

DATE: October 13, 1993
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

FILE

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
TUESDAY, OCTOBER 12, 1993,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of September 27, 1993.

DECISION - MINUTES CONFIRMED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Request to appoint "Mickey the Beaver" as an Official
Ambassador for the City of Red Deer . . . 1

DECISION - APPROVED REQUEST

- 2) Land and Economic Development Manager - Re: Former CP Rail Lands
Redevelopment Proposals . . . 9

DECISION - TABLED FOR 2 WEEKS

- 3) City Clerk - Re: Chiles Development Corporation Ltd./Request to Tie into the Joint Sanitary Sewage Disposal System . . 10

DECISION - APPROVED SUBJECT TO A NUMBER OF CONDITIONS

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/Q-93/Kentwood East Phase 1/R1 to R1A/12 Duplex Parcels and 1 Social Care Housing Site . . 37

(4) **REPORTS**

- 1) Director of Financial Services/City Assessor - Re: Proposal to Provide Assessment Services to Central Alberta Municipalities . . 39

DECISION - AGREED TO PROCEED WITH A REVIEW

- 2) Policing Committee - Re: Request to have Ad Hoc Taxi Review Committee rescinded . . 41

DECISION - APPROVED AND THAT THE TAXI COMMISSION BE THE BODY TO REVIEW TAXI ISSUES

- 3) Fire Chief - Re: County of Red Deer, City of Red Deer, Fringe Area Fire Emergency Responses . . 50

DECISION - APPROVED A MUTUAL RESPONSE AGREEMENT IN ORDER TO ENSURE COVERAGE IN FRINGE AREAS

- 4) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/S-93/Security Quarters Suite/Cass's Stagger Inn/5020 - 58 Street . . 53

DECISION - APPROVED 1ST READING

- 5) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/T-93/Rosedale Extension Phases 2B & 2C/Rosedale Meadows Development Inc./60 duplex parcels and 1 municipal reserve parcel . . 54

DECISION - APPROVED 1ST READING

- 6) Transit Manager - Re: Bus Purchase Tender/Purchase of two transit buses . . 55

DECISION - APPROVED PURCHASE

- 7) Parks Manager - Re: Parkvale Estates/Flooding Problems/Request to Develop a Swale into Barrett Park at the cost of the City . . 57

DECISION - DENIED REQUEST

- 8) Mayor Surkan - Re: Meeting with Hospital Board . . 61

DECISION - RECEIVED AS INFORMATION

- 9) Director of Engineering Services - Re: Feasibility Study/Downtown West Area . . 62

DECISION - AGREED TO STUDY

(5) **CORRESPONDENCE**

- 1) RAM Electrical & Instrumentation Ltd. - Re: Request for Tax Refund . 64

DECISION - APPROVED REQUEST

- 2) Express Signage & Promotions Corp. - Re: Request to Construct Billboards on Railway Crossing on 67 Street . . 68

DECISION - TABLED FOR 2 WEEKS

- 3) Parkside Holdings Ltd. - Re: Development of Ratzke Quarter Section/Parkside Holdings Ltd. . . 76

DECISION - RECEIVED AS INFORMATION

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/Q-93 - Land Use Bylaw Amendment/Kentwood East Phase 1/R1 to R1A/12 Duplex Parcels and 1 Social Care Housing Site - 2nd & 3rd readings . . 37

DECISION - 2ND & 3RD READINGS GIVEN

- 2) 2672/S-93 - Land Use Bylaw Amendment/Security Quarters Suite/Cass's Stagger Inn/5020 - 58 Street - 1st reading . . 53

DECISION - 1ST READING GIVEN

- 3) 2672/T-93 - Land Use Bylaw Amendment/Rosedale Extension Phases 2B & 2C/Rosedale Meadows Development Inc./60 duplex parcels and 1 municipal reserve parcel - 1st reading . . 54

DECISION - 1ST READING GIVEN

ADDITIONAL AGENDA

- 1) Personnel Committee - Re: Transit Union Contract Negotiation Ratification
- January 1, 1993 to December 31, 1994

DECISION - APPROVED AGREEMENT

A G E N D A

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UNFINISHED BUSINESSNO. 1

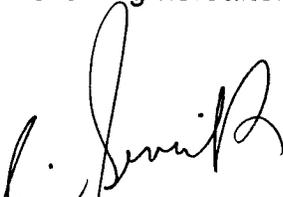
DATE: September 29, 1993
TO: City Council
FROM: City Clerk
RE: PROPOSAL "MICKEY THE BEAVER" AS AN OFFICIAL AMBASSADOR
FOR THE CITY OF RED DEER

At the Council Meeting of August 30, 1993, Wendy Martindale requested Council to consider appointing "Mickey the Beaver" as an Official Ambassador for the City of Red Deer.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the proposal pertaining to "Mickey the Beaver" be circulated to interested organizations, such as the Chamber of Commerce, the Westerner, Recreation, Parks & Culture Board and the Red Deer Visitor & Convention Bureau prior to a final decision being made by Council."

Following hereafter are the replies received.



C. Sevcik
City Clerk

CS/ds

September 8, 1993

Your Worship and Members of Council:

Further to my recent request that Mickey the Beaver be appointed an ambassador for the City of Red Deer, I wish to assure Council that it was not my intention that Mickey should replace the symbol of the red deer used in the City's logo and in many other ways to symbolize and represent our City.

When Mickey was the mascot for the 1988 Alberta Games, I was the Director of Promotions. The red deer was featured prominently as a major element of our logo for the Games. Mickey made many public appearances as the Games mascot. Merchandise was produced, some of which featured the logo including the red deer, and some featuring Mickey. At no time was there any suggestion of a conflict in using a Red Deer symbol and Mickey as the mascot.

When we developed Red Deer's bid for the 1995 Canada Winter Games, the red deer was a major element of the logo used for the bid. Mickey also played a significant role as an ambassador for Red Deer. Again, no conflict was perceived.

By continuing to use the red deer to graphically symbolize Red Deer, and by having Mickey the Beaver making appearances on behalf of the City, we can appropriately use both of these long-standing and widely recognized symbols of our City.

Yours truly,

A handwritten signature in cursive script that reads "Wendy Martindale".

Wendy Martindale

WM/eg



RED DEER CHAMBER OF COMMERCE

September 27, 1993

Mayor Gail Surkan and Council,
City of Red Deer,
Box 5008,
Red Deer, Alberta
T4N 3T4

Your Worship and Council:

The Chamber of Commerce surveyed a cross section of our membership at our September meeting. In addition to the direct responses, we had many people phone us with their opinion.

The following is a brief summary of the results as well as some of the comments.

TOTAL REPLIES:		75
Those favouring	of Mickey the Beaver	4
Those favouring the	Red Deer	71

Comments:

- I feel Mickey the Beaver will erode our deer symbol/image that has been with the Chamber for years.
- Keep it distinctive and re-enforce the message otherwise it confuses and baffles those outside the city.
- It is obvious that the "Red Deer" should be the official Ambassador of Red Deer. It is simple, clear, concise and most importantly obvious.
- Let's maintain continuity and promote the "Red Deer" more effectively.
- When you have a "natural" symbol why would a city try to introduce an unrelated new symbol. Ridiculous!

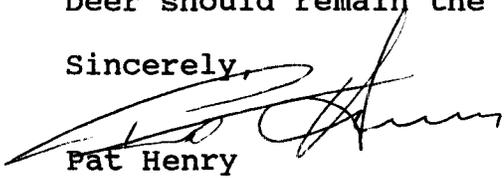
- Our name says it all. I can visualize a huge red deer in the design as above (logo on letterhead) located on all major roads leading into our fine city of Red Deer.
- I feel Mickey could be used but I would like to see the "Red Deer" kept as the official emblem.
- Need only one, not two ambassadors to confuse people. The Red Deer is symbolic and makes so much more sense.
- Why Change? "Red Deer" is synonymous with the name of the city!!
- Mickey this, Mickey that, this isn't Walt Disney - thank goodness!!
- I feel it only makes sense to keep "Red Deer". I never really heard of Mickey the Beaver until the controversies started. If the name of our fine city was anything other than "Red Deer" there may then be a reason for Mickey the Beaver. Also, for tourists, the "Red Deer" is familiar. I do not wish to see the beaver as a second mascot.
- Mickey was a nice news story in the 1930's but is too little known now for the main ambassador for the city. As a supporting figure representing the city for children's events, I think Mickey would be more easily developed used then the deer, but only as a secondary emblem. (If in doubt - keep Mickey out.)
- Why change a good thing? Let's get a character costume and go for it!! If we need a warm fuzzy additional ambassador, how about a fawn (small size) with those big velvety eyes. (off spring of our well known Red Deer Logo).
- Mickey is a minor association compared to the Red Deer. However, Mickey could be utilized as a tourism promo.
- Mickey the Beaver as secondary.
- The Red Deer should continue as official symbol. The beaver could be the ambassador.
- NO Mickey the Beaver for this cowboy!
- Mickey the Beaver has as much to do with Red Deer as men wearing turbans have to do with the R.C.M.P.
- We are known the world over for the "Red Deer"- Keep it that way!
- Don't abandon the Red Deer as the official ambassador. Mickey the Beaver could be an additional ambassador "to

add to" what we already have. Perhaps at Hockey games, the Briar, Skate Canada, Hockey Championships, etc.

- The "Red Deer" is good symbol. It shouldn't be replaced or watered down.
- I see no benefit to confusing our image by "splitting" our mascot personality. The "Red Deer" is distinct, clearly recognizable and classy - Beavers are more childlike and cute-
- I feel the official symbol should remain the Red Deer however, I believe Mickey the Beaver is a very appropriate representative at children's functions and activities. I also believe there should be a portable plaque that is displayed when Mickey appears so there is the tie in with the City of Red Deer (in - and the story continues..)
- I also like the idea of having Mickey the Beaver at special events, particularly where children are involved. May be he could represent the Recreation Department at it's events.
- While I like Mickey the Beaver for local events - particularly with children, I believe we have an appropriate and natural logo for national events. I believe that the "Red Deer Logo should be used.
- However, if appropriate Mickey could serve as an alternate (not official) ambassador for special events.
- I don't believe in fixing anything that is not broken.
- The Red Deer is one of the most admired pins I have ever traded. There are many names - creeks etc. that have Red Deer connotation in the area - it is natural and it is unique.

We believe that the responses reflect the feeling that the Red Deer should remain the official emblem of our city.

Sincerely,



Pat Henry
Executive Director

PH:jdf

**MEMORANDUM**

Date: September 29, 1993

To: C. Sevcik
City Clerk

From: Bernard Papp
Chairman
Red Deer Visitor and Convention Bureau

Subject: Proposal "Mickey the Beaver"

On behalf of the Red Deer Visitor and Convention Bureau, I am pleased to support the request that Mickey the Beaver be given official status as a representative of the City of Red Deer. We agree with the suggestion of the Recreation, Parks and Culture Board that Mickey be designated the City's official mascot. I am sure that many Red Deer residents who know Mickey have assumed this was already the case.

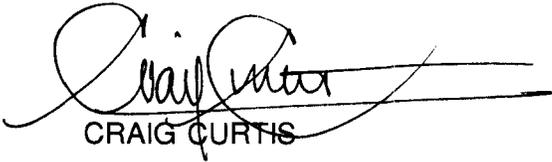
We do not feel that the appointment of Mickey to play this role changes or negatively impacts our use of the red deer image in the City's logo. Mickey is a widely known and popular representative of Red Deer who we would recommend retaining.

DATE: September 17, 1993
TO: City Council
FROM: Craig Curtis, Director
Community Services Division
RE: **MICKY THE BEAVER: APPOINTMENT AS OFFICIAL AMBASSADOR**
A letter from Wendy Martindale dated August 18, 1993 refers.

I am somewhat reluctant to comment further on the "status" of Mickey the Beaver. However, I support the compromise suggested by the Recreation & Culture Manager and supported by the Recreation, Parks & Culture Board.

RECOMMENDATION

It is recommended that City Council appoint Mickey the Beaver as an official mascot for the city of Red Deer, provided that a suitable representative can be identified to provide administrative support and coordination.



CRAIG CURTIS

:dmg

- c Lowell Hodgson, Recreation & Culture Manager
- Wendy Martindale, Visitor & Convention Bureau Manager
- Mark Jones, Recreation, Parks & Culture Board Chairman

DATE: September 16, 1993

TO: Mayor and Council

FROM: Mark Jones, Chairman
Recreation, Parks & Culture Board

RE: "MICKEY THE BEAVER" PROPOSAL

With respect to City Council's resolution of August 30, 1993, requesting comments from the Recreation, Parks & Culture Board, the following resolution was passed at the Board's regular meeting on September 14, 1993:

"That the Recreation, Parks & Culture Board, having considered report from the Recreation & Culture Manager dated August 31, 1993 re: Letter of Request/Mickey the Beaver, hereby suggest that Mickey the Beaver be named as the City mascot, as opposed to an official ambassador."

This concurred with the Recreation & Culture Manager's suggestion that Mickey be used in the activities contained in the proposal of Ms. Martindale, without interfering with the symbol of Red Deer.



MARK JONES

:dmg

- c Craig Curtis, Director of Community Services
- Lowell Hodgson, Recreation & Culture Manager
- Wendy Martindale, Visitor & Convention Bureau Manager

Commissioners' Comments

We concur with the recommendations of the Director of Community Services that Council appoint Mickey the Beaver as an official mascot for the City provided that a suitable representative can be identified to provide administrative support and coordination.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: AUGUST 31, 1993

TO: ✓ RED DEER CHAMBER OF COMMERCE
WESTERNER EXPOSITION ASSOCIATION
✓ RECREATION, PARKS & CULTURE BOARD
RED DEER VISITOR & CONVENTION BUREAU

FROM: CITY CLERK

RE: PROPOSAL "MICKEY THE BEAVER" AS AN OFFICIAL AMBASSADOR
FOR THE CITY OF RED DEER

At the Council Meeting of August 30, 1993 the enclosed proposal submitted by Wendy Martindale requesting that Council consider appointing "Mickey the Beaver" as an official ambassador for the City of Red Deer, received consideration.

Following is the motion which was passed by Council in regard to this suggestion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the proposal pertaining to 'Mickey the Beaver' be circulated to interested organizations such as the Chamber of Commerce, the Westerner, Recreation, Parks and Culture Board and the Red Deer Visitor and Convention Bureau prior to a final decision being made by Council."

In accordance with Council's direction, we would request that you consider this suggestion and provide us with your comments at your earliest convenience. Upon receipt of a report from each of the organizations referred to in the resolution, the matter will be represented to Council for a final decision.

We look forward to your report in due course.


G. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
Wendy Martindale

THE WESTERNER

exposition association

4900 DELBURNE ROAD, RED DEER, ALBERTA, CANADA
TELEPHONE (403) 343-7800 FAX (403) 341-4699

Submitted to City Council
Date: Oct. 12 '93

October 4, 1993

Mr. G. Sevcik
City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

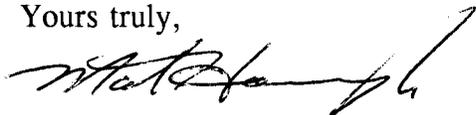
Dear Mr. Sevcik

Re: "Mickey the Beaver" as an Official Ambassador for the City of Red Deer

Thank you for your memo dated August 31, 1993. The Westerner Board of Directors reviewed your memo at their September meeting.

This letter will inform you that The Westerner Board of Directors support your request that "Mickey the Beaver" be appointed as one of the official ambassadors for the City of Red Deer.

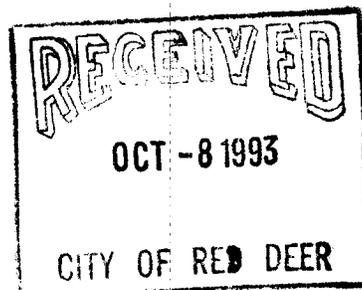
Yours truly,



Mal Hough
President

WESTERNER EXPOSITION ASSOCIATION

MH/dfm



DATE: OCTOBER 13, 1993

TO: WENDY MARTINDALE

FROM: CITY CLERK

**RE: "MICKEY THE BEAVER" AS AN OFFICIAL AMBASSADOR
 FOR THE CITY OF RED DEER**

Further consideration was given by Council of the City of Red Deer, at its meeting of October 12, 1993 to your proposal to appoint "Mickey the Beaver" as an official ambassador for the City of Red Deer.

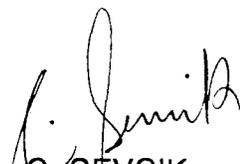
At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, hereby agrees to appoint "Mickey The Beaver" as an official mascot for the City, and as recommended to Council October 12, 1993. Council further supports the "Red Deer" as the official symbol/logo of the City of Red Deer."

The decision of Council in this instance is submitted for your information and appropriate action. It is assumed that you will pursue the identification of a suitable group to provide funds for the refurbishment of, administration and coordination of public appearances of "Mickey the Beaver".

Trusting you will find this satisfactory and wishing you every success in this endeavour.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Director of Community Services
 Recreation and Culture Manager
 Red Deer Visitor and Convention Bureau
 Chamber of Commerce
 Recreation, Parks and Culture Board
 The Westerner

NO. 2

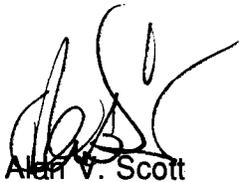
DATE: October 6, 1993
TO: Mayor and Members of Council
FROM: Alan Scott, Land and Economic Development Manager
RE: **FORMER CP RAIL LANDS REDEVELOPMENT PROPOSALS**

At the September 27 meeting of City Council, our department requested that presentations relating to Site B of the former CP Rail lands, be tabled for consideration until October 12. The reason for the request was that we received two applications for development of this site, both of which conformed with our proposal call. In view of the fact we received no proposals for Site C, we indicated that an attempt would be made to accommodate both proposals within the land area available.

A new proposal has been put forward since that date, by Camdon Construction Services Ltd., to acquire that portion of Site C fronting on 52 Street and including the parcel presently leased out for off-street parking.

In view of the change in the submission from what was originally considered, and the inclusion of a piece of land which is presently leased to a third party, we require an additional two weeks to finalize agreements with all parties involved.

We would therefore recommend that the matter be tabled for a further two weeks to October 25, 1993.



Alan V. Scott

AVS/mm

Commissioners' Comments

We concur that the matter be tabled for a further 2 weeks.

"G. SURKAN"
Mayor

DATE: September 28, 1993
TO: LAND & ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: DOWNTOWN WEST REDEVELOPMENT PROPOSALS

Your report dated September 21, 1993, pertaining to the above received consideration at the September 27, 1993 Council Meeting with the following motion being passed:

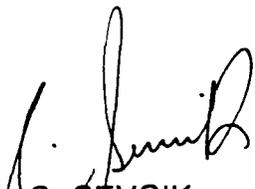
"RESOLVED that Council of The City of Red Deer, having considered report dated September 21, 1993 from the Land and Economic Development Department, re: Downtown West Redevelopment Proposals, hereby concurs with the recommendations with reference to Sites B & C."

As noted the decision on the sale of Site B was tabled in order to permit the Administration to meet with the parties expressing an interest in this site, in an effort to accomodate both proposals within the land area available. We look forward to your further report for inclusion on the October 12, 1993 agenda.

With regard to Site A, the following motion was passed agreeing that said site be not sold to Pro Collision and Frame.

"RESOLVED that Council of The City of Red Deer, having considered report dated September 21, 1993 from the Land and Economic Development Department re: Downtown West Redevelopment Proposals, hereby agrees that with reference to Site A, Council not approve the sale of Site A to Pro Collision and Frame of Red Deer.

I trust that you will notify Pro Collision and Frame of Council's decision and take whatever further action is deemed appropriate with regard to this matter.


C. SEVCIK
City Clerk

CS/sw

cc: Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
EL&P Manager
Fire Chief
Public Works Manager
Principal Planner

DATE: APRIL 27, 1993
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: FORMER CP RAIL RIGHT-OF-WAY

Your report dated April 16, 1993, pertaining to the above topic was considered at the April 26, Council Meeting with the following motion being passed in accordance with the recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated April 16, 1993, from the Land and Economic Development Manager, re: former CP Rail Right-of-Way, hereby agrees that the City engage an independent appraiser to establish values on all City owned properties contained within the redevelopment area, based on the proposed uses as outlined in the plan.

Council further agrees that the City advertise the availability of these parcels, together with approved prices and ask for proposals for each site and as recommended to Council April 26, 1993."

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

We trust that you will bring forth any proposals received for consideration by Council in due course.


C. SEVCIK
City Clerk

To Council Sept 27
and Oct 12

CS/cjd

cc: City Commissioner
Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Principal Planner
E. L. & P. Manager
Fire Chief
Land Supervisor

DATE: OCTOBER 13, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: FORMER CP RAIL LANDS REDEVELOPMENT PROPOSALS

Your report of October 6, 1993 pertaining to the above matter and, in particular, requesting that the matter be tabled for a further two weeks to October 25, 1993, appeared on the Council Agenda of October 12, 1993.

At the aforesaid meeting, Council accepted your report and passed the following motion:

"RESOLVED that the matter pertaining to "Former CP Rail Lands Redevelopment Proposals", be tabled for a further period of two weeks."

We look forward to your report on this matter for inclusion on the October 25th Agenda.

During discussion of the above matter, Council also indicated that they wished a report on the status of Site "A". As you are aware, we have a proposal for Site "A" which is also to be considered at the Council Meeting of October 25th. Your comments on this proposal are anticipated for inclusion on said agenda.


C. SEVCIK
City Clerk

CS/clr

NO. 3

DATE: October 6, 1993
TO: City Council
FROM: City Clerk
RE: CHILES DEVELOPMENT CORPORATION LTD. - REQUEST TO TIE INTO
THE JOINT SANITARY SEWAGE DISPOSAL SYSTEM

At the Council Meeting of September 13, 1993, consideration was given to a request from Chiles Development Corporation to tie into the joint sanitary sewage disposal system.

At the aforesaid meeting, the following motion was introduced.

Moved by Alderman Volk, seconded by Alderman Hull

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Subdivision, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

Page 2
City Council

Prior to voting on the aforesaid motion, however the matter was tabled pending review of said request by the Environmental Advisory Board. Following hereafter is a report from the said Board as requested by Council.

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

C. Seycik
City Clerk

CS/ds

CS-P-4.583

DATE: October 6, 1993

**TO: CHARLIE SEVCIK
City Clerk**

**FROM: GREG HALL, Chairman
Environmental Advisory Committee**

**RE: CHILES DEVELOPMENT CORPORATION LTD.
REQUEST TO TIE INTO THE JOINT SANITARY SEWAGE DISPOSAL
SYSTEM - SE3-39-27-W4
Your memo dated September 14, 1993 refers.**

The Environmental Advisory Board considered a presentation by Mr. Norman Chiles at their October 5, 1993 Board meeting, where he explained the extent of his proposed development on SE3-39-27-W4. In addition, further clarification was provided by Engineering Services in terms of a suggested alignment for the proposed connection to the Wastewater Treatment Plant (Attachment 1). Mr. Michael O'Brien, representing the Red Deer River Naturalists, also outlined some concerns with respect to the first phase of development proposed by Mr. Chiles (a mobile home park), as well as concerns for the long-term development proposals for this area (residential, golf course and river bridge). The report considered by the Environmental Advisory Board is outlined in Attachment 2.

The Board passed the following resolutions in response to City Council's direction to provide recommendations on the environmental impact that this development may have on the area:

That the Environmental Advisory Board support in principle and recommend to City Council that the request of Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat sewage from the proposed Chiles Mobile Home subdivision be approved subject to the following concerns being addressed:

1. Escarpment stability should be assured through all surface disturbances from excavations for road construction, basements and underground utilities.
2. Submission of a geotechnical evaluation of the escarpment and riverbank area as it relates to this development proposal, and a suitable top-of-bank setback area.

City Council
Page 2
October 6, 1993

3. The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements.
4. That the selected alignment not be on the old C.N.R. alignment, due to the significant tree loss and escarpment disturbance.
5. That the integrity of Lot R-2 (Municipal Reserve) contained in Waskasoo Park, zoned A-2 Environmental Preservation District not be jeopardized in terms of tree loss or escarpment protection.
6. Any further development on the site beyond the Mobile Home Park be referred to Alberta Environmental Protection for the determination of an environmental impact assessment study.



for GREG HALL

DB/ad
Atts.

OCT. 1993

PROPOSED DEVELOPMENT SITE (APPROXIMATELY)

RAILWAY

CHILES INDUSTRIAL PARK

CANADIAN NATIONAL

PROPOSED SANITARY SEWER ALIGNMENT

MUNICIPAL RESERVE LOT R-2

SEWAGE TREATMENT PLANT

EXISTING SANITARY SEWER



CS-P-4.574

DATE: September 30, 1993

TO: ENVIRONMENTAL ADVISORY BOARD

FROM: RICH WHITE, Assistant Planner, R.D.R.P.C.
DON BATCHELOR, Parks Manager

RE: CHILES DEVELOPMENT CORPORATION LTD. -
REQUEST TO TIE INTO THE JOINT SANITARY
SEWAGE DISPOSAL SYSTEM: SE 3-39-27-W4

At the City of Red Deer Council Meeting held on September 13, 1993, consideration was given to the above noted topic. At this meeting, the following motion was introduced:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

Prior to voting on the above resolution, same was deferred to the Environmental Advisory Board for comment on the environmental impact that this development may have on the area.

Environmental Advisory Board
Page 2
September 30, 1993

The area in question is as outlined on Attachments 1, 2 & 3 (Aerial Photo, Urban Growth Strategy/River Valley Concept and Blindman Industrial Area Structure Plan). At present, the quarter section is designated for industrial and mobile home park uses only (see Attachment 3).

This proposal will be presented by Mr. Chiles at the October 5, 1993 meeting. This proposal with respect to the desirability to connect to the City Wastewater Treatment Plant is outlined on Attachment 4.

The proposal, as outlined on Attachment 5, would have a significant impact on the River Valley escarpment from the following perspectives:

- The escarpment had significant slumping in 1991, and C.N. had to install a partial drainage tile system to provide some improved stability.
- The loss of any further tree cover on the escarpment area may substantially jeopardize the stability of the escarpment. This has been indicated as a concern by a geotechnical engineering study in the area immediately south of this proposed development.
- The area contains upland area, escarpment, natural tree stands and river valley flats.
- The Urban Fringe Policy presently in draft form designates the area of the escarpment and below as preservation for public or private use, and the area above the escarpment as industrial; development as proposed would represent fragmented land uses, with heavy industrial, residential, mobile homes and golf course in the same area.
- The River Valley Concept Plan and Urban Growth Strategy (Attachment II) identifies the area along the escarpment, the treed area and adjacent Red Deer River as future protected river valley corridor.
- Proposed lumbering and gravel removal operations would destroy the integrity of the river valley and escarpment and be contrary to the River Valley Concept Plan.

The request of Mr. Chiles to tie into the City of Red Deer Wastewater Treatment Plant seems reasonable compared to the alternative of a separate sewage lagoon installed on the Chiles property.

Environmental Advisory Board
Page 3
September 30, 1993

In view of all the above, the following recommendations are presented for the Board's consideration.

RECOMMENDATIONS:

1. That the Environmental Advisory Board support in principle and recommend City Council that the request of Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat sewage from the proposed Chiles Mobile Home Subdivision be withheld subject to the following concerns being addressed:
 - Escarpment Stability:
 - 1) Tree removal and landscape restoration.
 - 2) Surface disturbances resulting from gravel excavation operations and excavations for road construction, basements and underground utilities.
 - 3) Submission of a geotechnical evaluation of the escarpment and riverbank area as it relates to this development proposal.
 - Fragmented development as proposed on the City's urban fringe may jeopardize the present planning now in place between the County and the City to prevent non-compatible land uses in the same area (i.e. industrial, residential, mobile homes).
 - The River Valley Concept Plan identifies this area for long-term preservation; this would be compromised under this development proposal.
 - The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements.



RICH WHITE



DON BATCHELOR

DB:ad
Atts

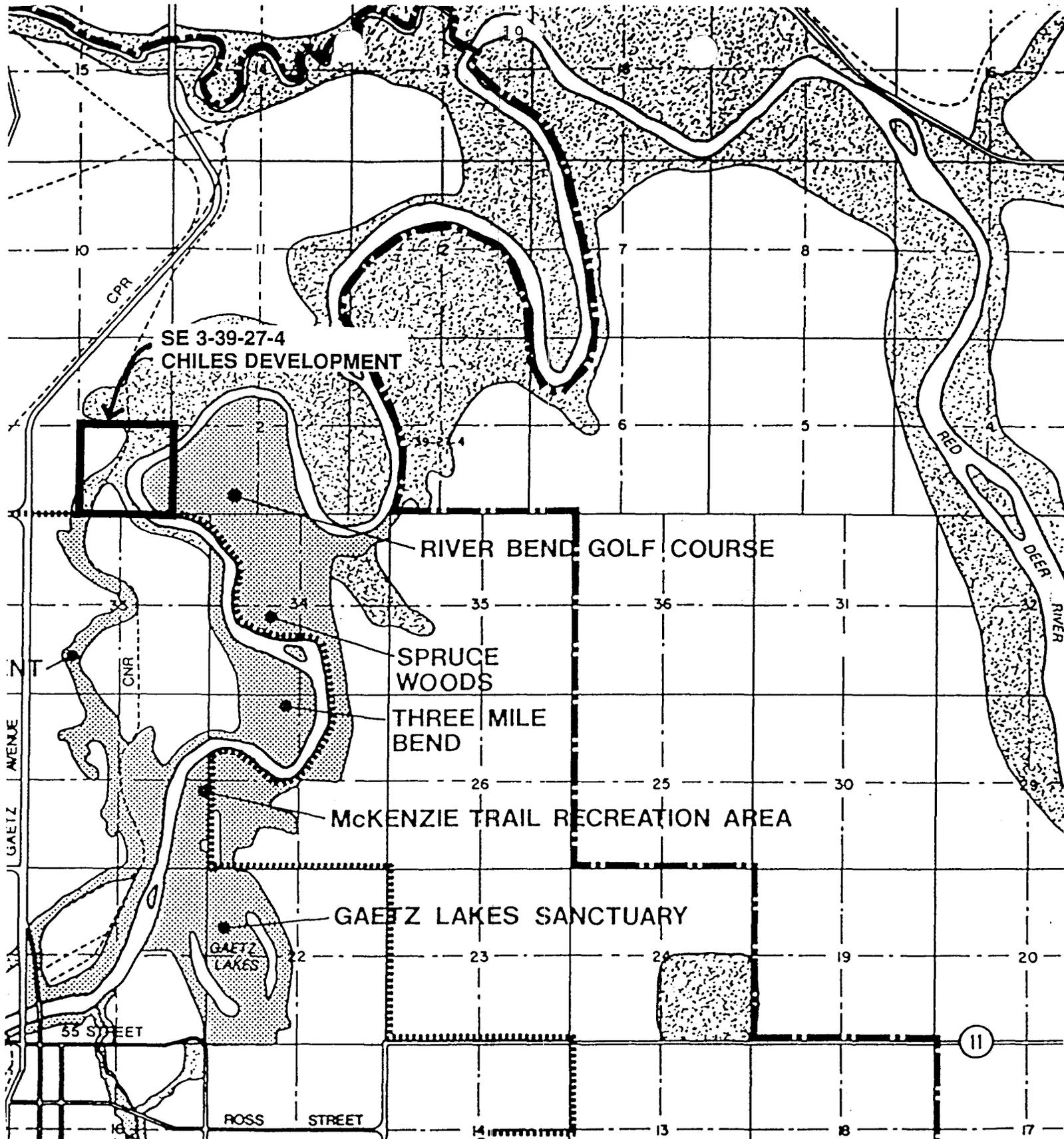
SE 3-39-27-4
CHILES DEVELOPMENT

89-028
89-10-19
05000
SINE
R5456
103



BEST ATTAINABLE
IMAGE

ATTACHMENT 1



SE 3-39-27-4
CHILES DEVELOPMENT

RIVER BEND GOLF COURSE

SPRUCE WOODS

THREE MILE BEND

McKENZIE TRAIL RECREATION AREA

GAETZ LAKES SANCTUARY

GAETZ LAKES

GAETZ AVENUE

55 STREET

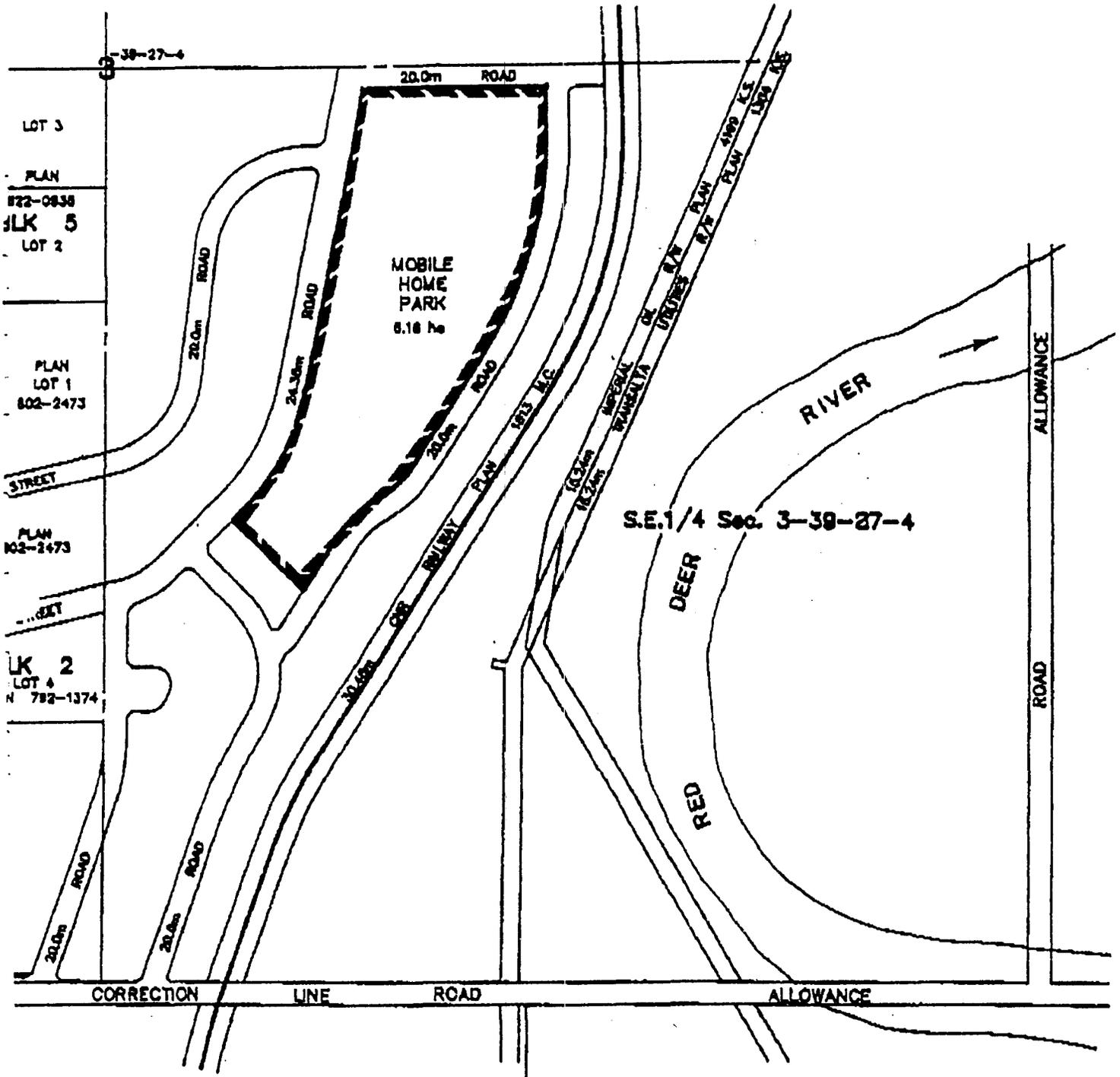
ROSS STREET



-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  WASKASOO PARK
-  RIVER VALLEY CONCEPT

CITY OF RED DEER
URBAN GROWTH STRATEGY
PLAN 28
RIVER VALLEY CONCEPT

SE 3-39-27-4



**BLINDMAN INDUSTRIAL
AREA STRUCTURE PLAN**



NO. 3

PHONES: 346-3800
347-3800
FAX: 340-3800*Chiles*

DEVELOPMENT CORPORATION LTD.

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

June 18, 1993

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

Dear Mayor Surkan and Council Members:

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

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

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

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

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

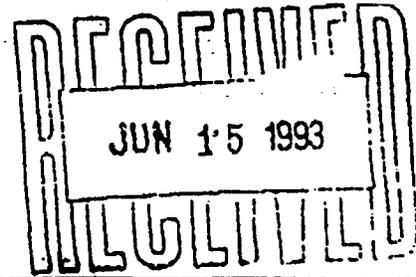
Before we start construction of a lagoon, I would again appeal to the City to reconsider my initial request of 1990 and allow us to tie into the joint facility.

Yours truly,


Norman E. ChilesAtts.
NC/mcCopy to: Mr. Lorne MacLeod, Administrator, Waskasoo Regional Services
4758 - 32 St., Red Deer, Ab.

Alberta

ENVIRONMENT
Environmental Protection Services
Standards and Approvals Division
Municipal Branch



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

June 4, 1993

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

Dear Mr. Gustafson:

RE: Chiles Mobile Home Subdivision
Wastewater Treatment System

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

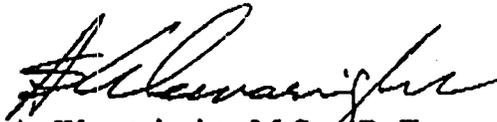
The Municipal Branch of Alberta Environmental Protection is unwilling to approve a mechanical wastewater treatment with continuous discharge into the Red Deer River from this development. A mechanical wastewater treatment facility with continuous discharges of treated effluent into the Red Deer River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

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

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

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

Yours truly,



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

cc: A. Kennedy



WASKASOO REGIONAL SERVICES BOARD

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



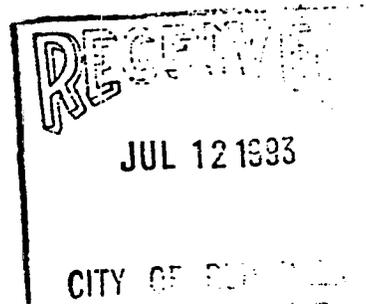
July 9, 1993

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

Attention: Kelly Kloss

Dear Sir;

RE: Chiles Development Corporation



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

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

Page 2
Chiles Development Corporation

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

Cordially yours,

WASKASOO REGIONAL SERVICES BOARD



Lorne McLeod
Administrator

LM/dkm

cc County of Red Deer
Chiles Development Corporation



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

JULY 26, 1993

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

Dear Mr. Kloss:

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

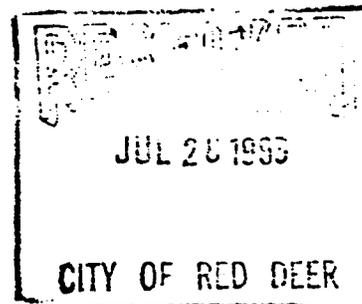
Your letter was presented to County Council at its regular meeting held on July 19, 1993.

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

Yours truly
COUNTY OF RED DEER NO. 23

G.J. Stebner
G.J. STEBNER
ASSISTANT SECRETARY MUNICIPAL

rac





No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

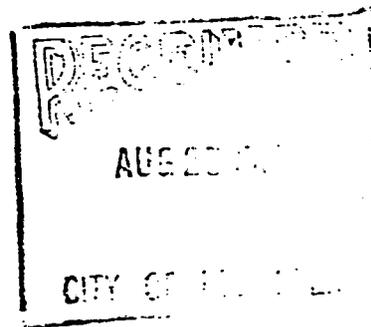
RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

AUGUST 20, 1993

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



Dear Mr. Kloss:

RE: CHILES DEVELOPMENT CORPORATION

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

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

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

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

MR. KELLY KLOSS

=2=

AUGUST 20, 1993

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

Yours truly

COUNTY OF RED DEER NO. 23



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

COUNTY COMMISSIONER

gg

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

c.c. Chiles Development Corporation



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: C. Sevcik, City Clerk

DATE: June 24, 1993

FROM: Paul Meyette, Principal Planner

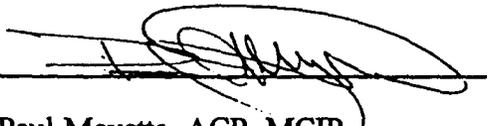
RE: CHILES DEVELOPMENT CORPORATION LTD.

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

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

RECOMMENDATION

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


Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

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



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

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

DATE: December 31, 1990

Background

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

Comments

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

"THAT the Municipal Planning Commission recommend refusal of the proposal to redesignate 6.16 ha (15.22 acres) from Industrial District "I" to Mobile Home Park District "MHP" in the County of Red Deer on behalf of Chiles Development Corporation since it creates a major residential area in the industrial area within 1 km of the City boundary."

2. The area was previously planned for large industrial parcels which did not require sewage services. The City has not had an opportunity to adequately address the long term implications of this development from a land use or servicing perspective.
3. There is no joint urban fringe plan or policy which will provide the City with certainty of land use in this area. The servicing of this development would further promote a fragmented approach to future development in the urban fringe.

MUNICIPALITIES WITHIN COMMISSION AREA

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

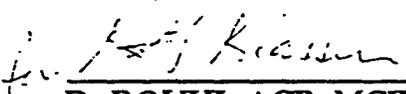
Mr. C. Sevcik, City Clerk

December 31, 1990

Recommendation

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

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



D. ROUHI, ACP, MCIP
SENIOR PLANNER

DR/pim

c/c Director of Engineering Services
Public Works Manager

400-043

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

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

HISTORY

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

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

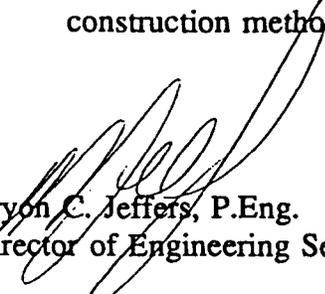
RECOMMENDATION

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

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

City Clerk
Page 2
August 30, 1993

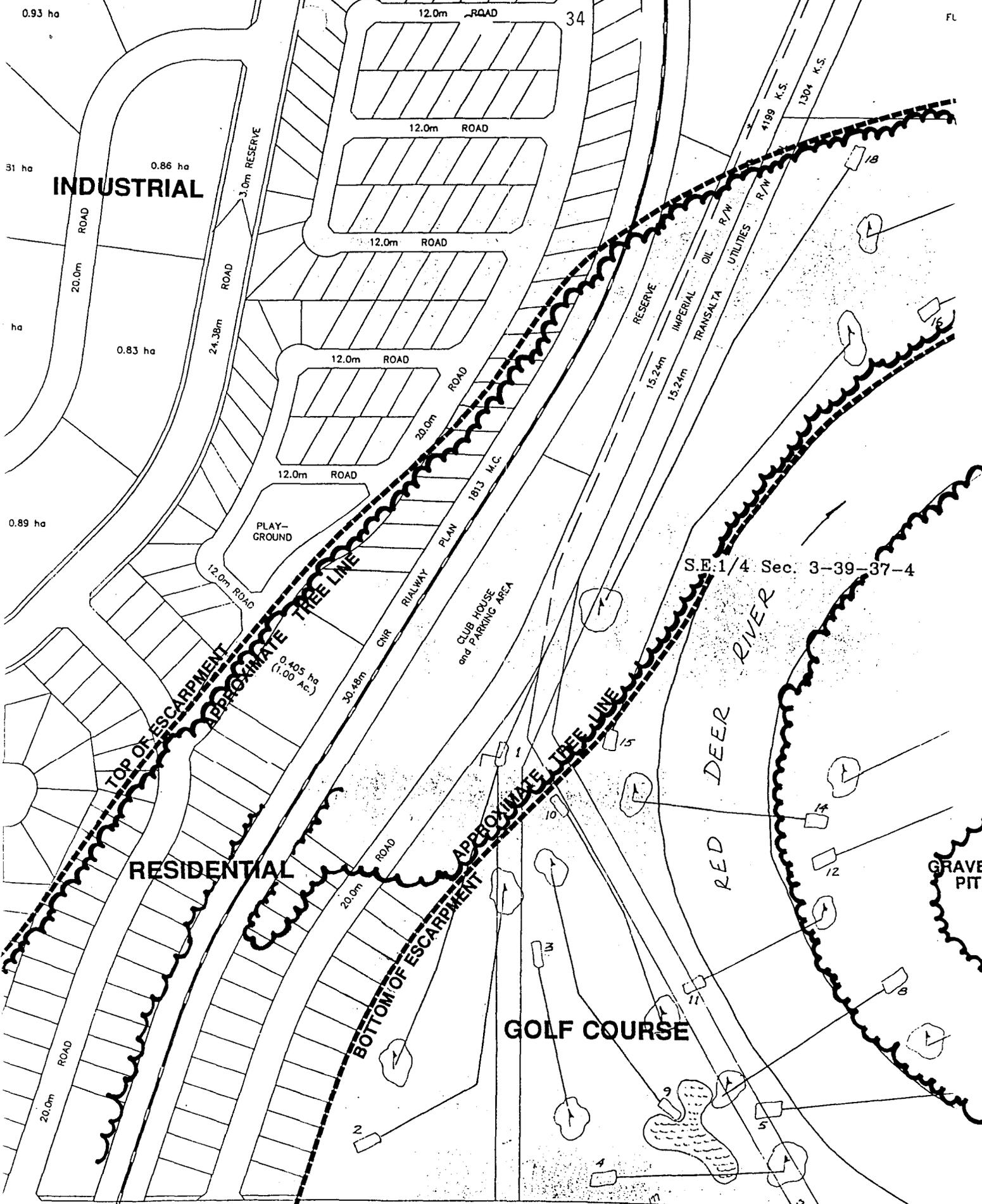
2. Our agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. They may choose to pass this expense and responsibility down to the County/Chiles; however, they would remain responsible to us.
3.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



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

BCJ/emg

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



0.93 ha

34

INDUSTRIAL

0.86 ha

31 ha

0.83 ha

ha

0.89 ha

RESIDENTIAL

0.405 ha
(1.00 Ac.)

GOLF COURSE

S.E. 1/4 Sec. 3-39-37-4

NORTH

CORRECTION LINE

ROAD

ATTACHMENT 5

CHILES DEVELOPMENT PROPOSAL

DATE: October 4, 1993
TO: ENVIRONMENTAL ADVISORY BOARD
FROM: DIRECTOR OF ENGINEERING SERVICES
RE: CHILES MOBILE HOME DEVELOPMENT - COUNTY OF RED DEER

The issue of the Chiles development came before the last regular meeting of City Council with particular reference to the matter of servicing the site. This development is situated north of the City of Red Deer, and east of the Chiles Industrial Park. At the time of the application for subdivision to the County, the City of Red Deer recommended refusal of the application as we did not consider it to be an appropriate development for the area.

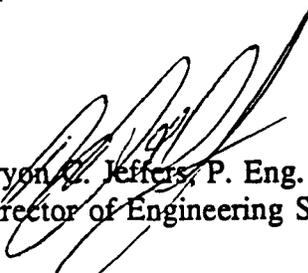
The subdivision was approved by County Council and Mr. Chiles is proceeding with the development. Mr. Chiles has now requested approval from the City to connect to a City sanitary sewer and have the sewage treated at the City Sewage Treatment Plant as part of our agreement with the Waskasoo Regional Services Board. Mr. Chile's alternative is to construct a sewage lagoon and dispose of the treated effluent to the Red Deer River. This is an alternative that the City had serious concerns about. These concerns were relayed to Alberta Environment. In discussing this issue at Council it was determined that the matter should go to the Environmental Advisory Board for their comment.

The proposed development is situated on cultivated land. The eastern boundary of the development is approximately 30 m from the escarpment edge. There is little or no natural vegetation on the site. The sewage main that would be required to connect to the City system will go over the edge of the escarpment and follow an old abandoned rail right of way to the City main. This would result in the destruction of some vegetation on the slope. While the development itself lies outside the City boundaries, much of the slope and vegetation affected lies within City boundaries.

While the City originally opposed this development, it has been approved by the County and in all likelihood will proceed. If the City does not allow Mr. Chiles to connect to the City sewerage system; it would appear that he will obtain permission to construct a sewage lagoon that will outfall to the Red Deer River once a year. Destruction of vegetation and disruption of the escarpment is a real concern. We will have some authority to dictate methods of construction, working widths, etc.; and if the project proceeds, we are in a position to mitigate the damages. The possible alternative (lagoon), is less desirable in our opinion.

Environmental Advisory Board
October 4, 1993
Page Two

Unfortunately, I will be unable to attend the Environmental Advisory Board meeting because of a prior commitment. Mr. Stewart will be present to address any questions.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services
BCJ/cy

Commissioners' Comments

We concur with the recommendations of the Environmental Advisory Board and recommend that these additional conditions be incorporated in the original motion through amendment.

We further recommend that the proposal be referred to the City/County Joint General Municipal Planning Committee for inclusion in the Joint General Municipal Plan, incorporating the following principles:

- 1) that development be allowed only above the escarpment.
- 2) that recreational and agricultural uses be allowed in the river valley below the escarpment; and
- 3) that the escarpment itself be retained in its natural state..

"G. SURKAN"
Mayor



THE CITY OF RED DEER

P.O. BOX 5005, RED DEER, ALBERTA T4N 2T4 FAX: (403) 346-8198

FILE NO.

City Clerk's Department 342-8132

DATE: 93.10.07

OUR FAX NO: (403) 346-8195

NUMBER OF PAGES INCLUDING THIS PAGE: 14

FAX TO: Chiles Development Corporation Ltd.

ATTENTION: Norman Chiles

THEIR FAX NO: 340-3800

FROM: Christie Smith

DEPARTMENT: City Clerk

MESSAGE AREA (if required):

- Attached are pages 10-20 and pages 35 and 36 from the Council Agenda of Oct 12'93. (Pages 21 to 34 are not being faxed because these are the same as the information contained in Sept. 13'93 agenda which you previously received.)
This item has been scheduled for discussion at 5:00pm Tuesday Oct. 12'93.



RCD-DCCR

a delight to document

CS

TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED (REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

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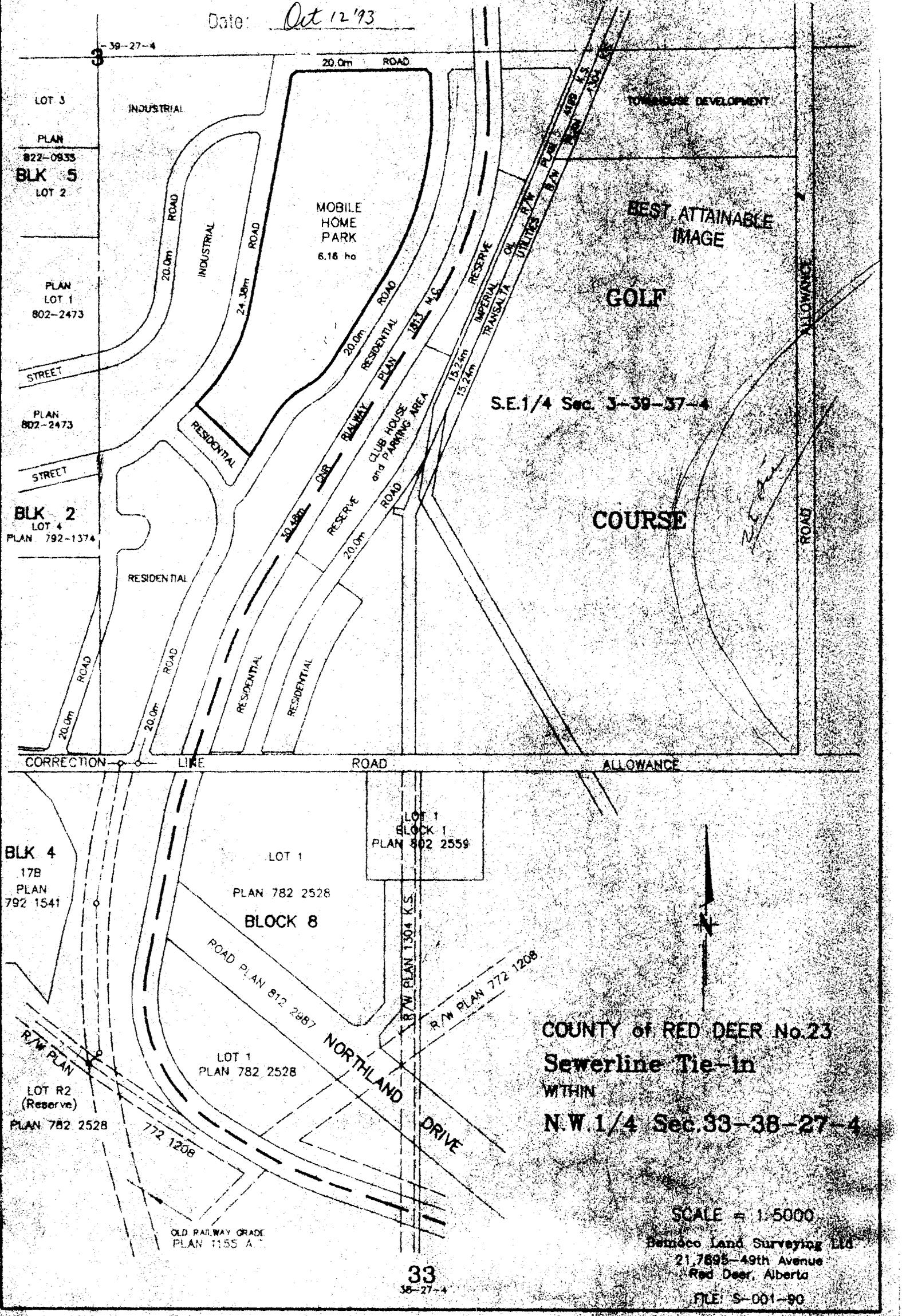
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NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD RI : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

Submitted to City Council

Date: Oct 12 '93



S.E. 1/4 Sec. 3-39-37-4

COURSE

BEST ATTAINABLE IMAGE

TOWNHOUSE DEVELOPMENT

INDUSTRIAL

PLAN 822-0935

BLK 5

LOT 2

PLAN LOT 1 802-2473

PLAN 802-2473

STREET

BLK 2

LOT 4

PLAN 792-1374

RESIDENTIAL

CORRECTION LINE

LINE

ROAD

ALLOWANCE

BLK 4

17B

PLAN 792 1541

LOT 1

PLAN 782 2528

BLOCK 8

LOT 1 PLAN 782 2528

PLAN 782 2528

LOT R2 (Reserve)

PLAN 782 2528

LOT 1 BLOCK 1 PLAN 802 2559

ROAD PLAN 812 2987

NORTHLAND DRIVE

R/W PLAN 1304 K.S.

R/W PLAN 772 1208

OLD RAILWAY GRADE PLAN 1155 A

COUNTY of RED DEER No.23

Sewerline Tie-in

WITHIN

N.W. 1/4 Sec. 33-38-27-4

SCALE = 1:5000

Bemco Land Surveying Ltd

21,7895-49th Avenue

Red Deer, Alberta

FILE: S-001-90

33

38-27-4

Submitted to City Council

Date: Oct 12 '93



1991 Small Business Award Recipient

Nursery Stock - Tree Farms - Large Tree Moving - Garden Centre - Greenhouses

FAX (403) 346-4440

RR2, RED DEER, ALBERTA T4N 5E2
PHONE (403) 346-5613

October 8, 1993

To Whom It May Concern;

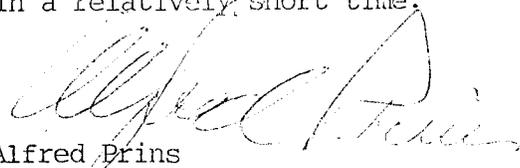
RE: Rejuvenation possibilities of native species established on abandoned railway

(right of way) on city of Red Deer property, adjoining the property of Mr. Norman Chiles. Mr. Chiles desires to do some work on this area which necessitates the removal of the native vegetation on an enclosed area of approximately 10M wide by 300 M long.

Having walked the above mentioned area, the native vegetation is observed to consist of the following species:

Eleagnus commutata :	Wolf Willow
Populus balsamifera:	Balsam Poplar
Populus tremuloides:	Aspen Polar
Amelanchier alnifolia:	Saskatoon
Cornus sericea:	Red Osier Dogwood
Shepherdia canadensis:	Canadian Buffalo berry
Prunus virginiana:	Chokecherry
Rosa acicularis:	Prickly rose

All of these are available from the nursery trade or can be propagated readily, as most will sucker and rejuvenate freely. Therefor, a native habitat can be re-established in a relatively short time.


Alfred Prins

Certified Horticulturalist

" Beautiful Gardens Guaranteed "

Submitted to City Council

Date: Oct 12 '93

12 October 1993

REPORT TO; NORMAN CHILES

CITY OF RED DEER

RE; AREA KNOWN AS RAILROAD LINE ON THE NE 1/4 3-38-27-W4

Upon walking this land, I found the following trees to be present:

Dogwood, Willow, Poplar

This is a natural growth that has been naturally seeded from the surrounding vegetation that has developed over the years.

I feel that after excavation, this will again re-seed itself naturally and there will be no harm to the landscape. It should also be noted that it appears that the poplar trees are somewhere between fifteen to twenty years old and approximately 30% to 40% are dead or dying.

Ron Roth

Ron Roth
Scenic Lawn Services

October 7, 1993

To: The City of Red Deer Environmental Advisory Board

From: Red Deer River Naturalists

Re: Chiles Development Proposal

The above noted development proposal affecting the river has recently come to our attention. Since the Red Deer River has been the focus of our organization for nearly a century, we therefore welcome this opportunity to mention certain natural history principals and pose certain questions to the Board prior to their making recommendations to City Council.

We would like to begin by complementing the City on being one of the first jurisdictions in the Province of Alberta to establish an Environmental Advisory Board - a body which allows a second look at proposals which might be a danger to the natural environment . Our organization believes that the proposed development poses a number of major environmental problems, and also problems of public health and safety and may, therefore, be one of the most important issues to have come before this Board to date.

Of importance are a number of environmental issues which bear examination. Since the problems are not immediately self evident and appear to have been missed by both the developer and the reviewing bodies, they will require some explanation. The issues include the following:

THE PROPOSED BRIDGE

- placement of a bridge near or on a curve in a river is an unorthodox and questionable proposal. Is this indeed a part of the proposal? Can that be changed?

- It is now well recognized that stabilized river flows, created by dam construction on a river, result in increased "chanelization" and erosion on that river. Simply put, stabilized river flow rates increase the cutting action of the river. We therefore feel that careful modelling of the river to determine where a bridge may be safely located is important vis a vie this development. It is not clear from the application that the developer has taken into careful consideration the effects of the Dickson dam on river flows and erosion patterns. An unstable, unsafe or even washed out bridge is more than just an environmental concern, it is also an issue of basic public safety.

It appears that the bridge and much of its approach paths would be in the flood plain and this reinforces our concerns with the quality of design and planning involved with the development. It should have been fairly obvious that any structure on the flood plain is very vulnerable to failure, yet the developer's plans seem not to take this into account at all.

Given the location of the approach roads and their design, it seems very probable



Given the location of the approach roads and their design, it seems very probable that the function of the river valley as a wildlife corridor will be impaired. Setting aside the foregoing objections, it is imperative that any construction take into account the wildlife corridor function of the river valley. We see no evidence of this concern being addressed in the development proposal.

Navigable Waters Act jurisdictional questions in relation to recreational boat traffic, fish and other wildlife habitat, (possible walleye spawning waters), and any other environmental questions they are now empowered to ask, should be answered and approved prior to the City becoming too involved - in view of the unusual placement of the bridge.

- We suggest that construction questions of the supports for the proposed bridge in relation to siltation, resultant downstream water quality and fish habitat disruption and the consequent involvement of Federal Fisheries jurisdictional questions will arise on the application to bridge the river.

Provincial Fisheries and Wildlife Branch involvement regarding Wildlife Riparian Habitat questions (identification of an affect on the existing riverside flood pools for amphibian, waterfowl, osprey, king fisher and heron feeding needs) as well as the identification of possible spawning areas should be conducted before any design work is undertaken since it will affect where and how a bridge can be placed. Is this being done?

- The appearance of the Bridge as it relates to aesthetics of the river valley and adjacent park should be considered. Considerable cost has been given to a compatible design for the nearby Waskasoo Park foot bridge. One would presume the province would want aesthetic as well as modern construction standards applied to the proposed bridge since it will impact visually on the previous Provincially funded project. Aesthetics should be an important concern to the region due to the important tourism value of the river for an appealing canoeing experience which should consistently provide an appropriate riparian habitat view.

RIVER VALLEY WILDLIFE CORRIDOR CONCERNS

- We suggest that wildlife corridor issues have been an ongoing concern of the City and therefore issues relating to any development in the river valley and escarpment land as it relates to a deterioration of wildlife habitat and freedom of movement must be given close examination and continue to have a high priority for preservation.

- The principles of the existing River Valley Concept Plan would be severely compromised if the proposed development were to involve removal of trees, (particularly any large, mature spruce or poplar), reduce or inhibit wildlife movement along the river, or destroy unusual or unique habitat features of the area. A hundred meter treed and undeveloped setback from the river should therefore be a minimum requirement of this or any other future development in our view and in the view of a local Fish and Wildlife officer we consulted in this matter. We expect this Board would concur.

- An examination of bird and mammal habitat implications is vital. The land on the east side of the river appears to be a less heavily treed extension of the best remaining stand of mature and dead poplar for cavity nesting birds of any in the existing Waskasoo Park system. Destruction of any large trees, whether dead or still living, should be avoided as they probably provide some of the best remaining natural cavity-nesting duck and pilated woodpecker habitat in the region. Therefore, we suggest that an examination and evaluation of the trees within the development area should be a function the Board should undertake or propose to be undertaken

- This general pocket, to the west of the Municipal golf course, may contain the only significant valley floor flood plain mature spruce in the area since the other stand, on the Northey property, is in the process of being logged and destroyed for gravel extraction. (The particularly sharp curve coupled with the serpentine nature of the river in the immediate upstream area has resulted in ice jams preventing the usual annual scouring, clearing action of the former dramatic ice break-ups which have helped shape the river valley in the thousands of years since the last ice age. Mature stands of large old spruce are therefore highly unusual in the length of the Red Deer River and would be a particularly interesting feature of a River Valley Park. The question of whether a few golf holes might accelerate the destruction of the remaining evidence of a rare natural geographical phenomena thousands of years in the making is an important question to be asked and examined. There may never be another opportunity, for this vulnerable pocket of old growth bottom-land forest may now be unique within the bounds of the proposed River Valley Park boundary, and this development might compromise or possibly destroy it through additional tree cutting and altered erosion patterns.

GOLF COURSE ISSUES

- There will be the potential for water run-off contamination of the river if the golf course land slopes towards the river, and if chemical use: whether herbicides, pesticides, mercury based fungicides, dew worm or rodent poison is contemplated. Resultant river water contamination in this particular area could result in danger to the local aquatic wildlife food chain, to human consumption of fish upstream and down, as well as problems for possible downstream human and industrial use of the water. (We must be prepared to consider the cumulative effect of development with regard to water quality and not just the one development in isolation, a principle being established in the Northern Rivers studies examining pulp mill impacts.

note: An examination of the existing City golf course might provide a rebuttal that it is not ideally located either. However, its design did provide a fairly good tree buffer between the fairways and the river, generally at least a hundred yards and often more, and much of the drainage is directed to containment ponds on the course. The City course also has the advantage of being on generally higher as well as flatter ground than much of the proposed Chiles development appears to be, and so the location and design of the City course provides a much greater soil buffer than would the one under discussion. Also, the City has chosen not to use many of the most obnoxious chemicals; this is being done due to a moral commitment rather than because of any presently existing laws.

- The stretch of water on this particular river bend tends to be the only one for miles which remains open through much of the winter and is thus a major feeding spot for waterfowl during winter and through much of the year. Both the open water and food rich water is probably due to the warm and nutrient-rich effluent from the City sewage treatment plant. However, we suggest the exact reason why this is such an unusually attractive area for waterfowl should be studied, and that the nature of the food source and the suspected danger of food chain contamination must be closely examined since it effects a migratory waterfowl resource as well as a particularly attractive and unusual viewing opportunity for park users in summer and skiers in winter. This migratory bird safety issue may be an issue regulated by international law. We expect the Board will want to take this into consideration since none of us would want to invite an international as well as a national issue to bring discredit on the developer, the County, or the City.

- We suspect that there is a possibility of gravel seams in the area. If so, this would lead to a higher than usual potential for groundwater contamination from golf course chemical use. Therefore, there seems an obvious need for hydrological studies to establish that the development area is not underlain by any gravel seams.

ESCARPMENT QUESTIONS

- There appears to be little set back for the trailer park in the plan, and that some of the development actually is on the river bank slope. Although on a steeper bank now, Riverview Park suffers from a similar problem, which has been estimated by an Alberta Environment study to cost 6 million 1984 dollars to fix. (It may be pertinent to note that the County has not notified the affected residents of the study nor yet begun work to attempt to remedy the problem although County Council was advised of the problem ten years ago.

Note also that the New Oriole Park subdivision, also on a steeper slope, has been provided with a set back of approximately 60 meters from the bank to minimize the possibility of property damage due to erosion and slumping. The less severe slope of the riverbank along the Chiles land is probably due to centuries of slumping, some of it only two years old. What reason is there to believe that this ancient geological process has been stopped by the rather minor remedial action and repair by the CPR? We suggest that it is highly unlikely that it has or even that it can be.

This raises the important question of responsibility and liability. Perhaps the need for a perpetual security bonding should be examined which would provide compensation in the event of property loss or loss of life. We also suggest that it be determined whether the County, the CPR, Mr. Chiles and his descendants, or the City will be responsible to provide the eventual remedy to the likely erosion and slumping problems of the escarpment.

- It should be explained that some of the C P Rail line has been swept away by slumping in recent years - within the boundaries of this very development. Also, about 3/4 of a mile upstream of the proposed trailer park development, a relatively small slump has recently appeared on a disturbed but grassed portion of the escarpment, even though it too is now several hundred yards away from the river and has long been removed from the eroding forces of the current. Our river valley soils (primarily composed of lake sediment) are not very stable. Allowing housing development

of any kind near or on the slopes would appear to be unwise. Loss of property and lives may or may not happen within Mr. Chiles's life time. So again, we suggest that long term liability should be established in view of the obvious risk and because it is likely that at least part of the development will eventually become part of the River Valley Park and under City ownership and responsibility.

- Apparently, government liability has already been established and money paid out in slumping situations in the Peace River area for properties which were allowed to be developed where they shouldn't have been. A call to the Land Use Branch of Environmental Protection will establish that in the opinion of that branch, the Municipality that issues a development permit, or the subdivision approving authority, is liable for damages that result from improperly placed development. It was also the opinion of the official spoken to that set back from a bank would normally be a minimum of the height of the bank - or a lot more depending on unfavourable geotechnical data.

Frankly, we cannot understand why the County would consider approval of such a development in this particular spot without having at least taken a wide environmental reserve for a set back at the top of the bank. Did they not take into account their own future liability and litigation if there are problems, or will it be only the taxpaying public that is liable for damages. We suggest that the examination and answer to this question deserves wide circulation for it may affect the situation of many people.

- The plan appears to show that there is roadway development close to the top of the escarpment as well as a residential subdivision. We hear that the Maskapatoon Park area was reputedly turned over to the City by the County for a very small sum, at least in part to avoid the high costs relating to inappropriate road placement near the escarpment and the resultant bank erosion in that area. We might point out that the near vertical bank in the Maskapatoon area may in fact consist of more stable conditions than in the Chiles area in view of the cliff face remaining largely in tact rather than having slumped and eroded into a slope as in this proposed development.

- Watering of lawns is said by soil engineers to be a primary cause of bank destabilization in residential areas. Enquiries should therefore be established to see that the County intends to place prohibitions to disallow the watering of gardens and lawns in this subdivision.

- Tree removal should be strictly avoided on the bank and escarpment since trees soak up natural moisture and help maintain some stability. Trees that are planted should have deep root systems.

We suggest that bank stability questions and the pretty obvious need for extensive geotechnical studies should be required for this proposal. You will recall that such studies were required of the Province on the recommendations of this Environmental Advisory Board earlier this year for any future housing development on the east escarpment of the Gaetz Lake Sanctuary. Again, that escarpment is well away from the present course of the river, but it is considered to be unstable.

PLANNING NEEDS

Lack of environmental considerations, long term planning objectives, or co-operation with the City in joint fringe area planning has long been seen as a standard feature and attitude of past County Councils. Private ownership rights and taxation opportunities generally have taken precedence over considerations of the environment or even consideration of the public good. We hope that this attitude and practice is changing.

This present development of residences and a golf course would appear to be so obviously and seriously flawed from both the viewpoint of the environment and public safety that it should provide the City and the County with a clear and timely opportunity to participate in a beneficial joint planning exercise.

RECOMMENDATIONS

The RDRN would support the Environmental Advisory Board in making recommendations on the following matters:

1. This Board or the City or the County request a formal E.I.A. (Environmental Impact Study) by the province for the Chiles subdivision and golf course prior to any aspect of it being approved or continuing, including the cutting of any trees or gravel extraction on the escarpment or the river plain.

2. Recommend to the County the advisability to hire independent and rigorous hydrogeological studies prior to their giving any further support to this development so as to avoid the kind of costly and divisive hearings that resulted from the Pine Lake Landfill issue being initially approved prior to thorough study.

3. Recommend to the City to have their solicitor determine the potential for eventual liability to the City, the County, the railway and the developer if the City should co-operate in facilitation of this development when problems relating to issues of public health and safety; wildlife movement and habitat disruption; and riparian food source contamination and possible resultant migratory bird damage have all been pointed out as possible problems that may result if this project proceeds in its present direction.

4. Recommend that the City point out to the County the advantages of establishing a politically independent Environmental Advisory Board such as your own, as urged by the Federal Government some years ago, since such a Board can assist in the evaluation of developments which may prove incompatible with country wide efforts to safeguard and improve environmental protection in Canada.

TO: ENVIRONMENTAL ADVISORY BOARD

FROM: ASSISTANT CITY CLERK

**RE: CHILES DEVELOPMENT CORPORATION LTD. -
REQUEST TO TIE INTO THE JOINT SANITARY SEWAGE DISPOSAL
SYSTEM**

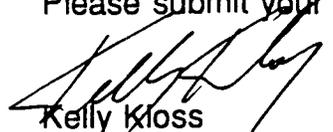
At the City of Red Deer Council Meeting held on September 13, 1993, consideration was given to the above noted topic. At this meeting, the following motion was introduced:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

Prior to voting on the above resolution, same was deferred to the Environmental Advisory Board for comment on the environmental impact that this development may have on the area.

Please submit your comments to Council at your earliest convenience.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Parks Manager
Public Works Manager



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 14, 1993

Chiles Development Corporation Ltd.
R.R. #1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

ATT: Norman Chiles

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, September 13, 1993, consideration was given to your correspondence dated June 18, 1993 concerning a request to tie into the joint Sanitary Sewage Disposal System. At the said meeting the motion, as set out hereunder, was introduced however, was not passed as a motion to refer this matter to the Environmental Advisory Board for comment was introduced and passed:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.

... / 2



*a delight
to discover!*

3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

This office will now forward this item to the Environmental Advisory Board for comment, following which we will advise you as to when this issue will be presented back to Council.

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

Sincerely,



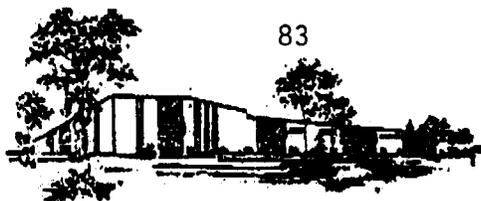
Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Director of Financial Services
Public Works Manager
Principal Planner

83

NO. 3

*Chiles*PHONES: 346-3800
347-3800
FAX: 340-3800

DEVELOPMENT CORPORATION LTD.

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

June 18, 1993

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

Dear Mayor Surkan and Council Members:

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

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

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

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

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

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

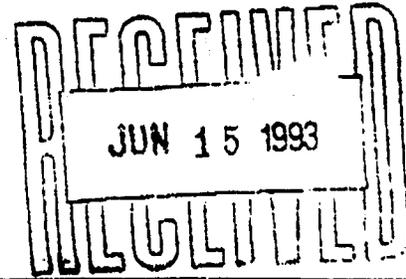
Yours truly,

Norman E. Chiles

Atts.
NC/mcCopy to: Mr. Lorne MacLeod, Administrator, Waskasoo Regional Services
4758 - 32 St., Red Deer, Ab.



ENVIRONMENT
Environmental Protection Services
Standards and Approvals Division
Municipal Branch



9820 - 106 Street, Edmonton, Alberta, Canada T5K 2J6 403/427-5877 Fax 403/422-4192

June 4, 1993

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

Dear Mr. Gustafson:

RE: Chiles Mobile Home Subdivision
Wastewater Treatment System

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

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

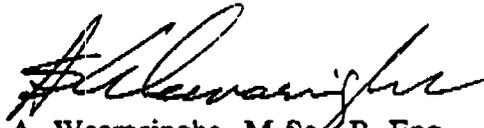
- a) A pipeline connection to the City of Red Deer sewage collection and disposal system. This would be the most environmentally acceptable solution to the problem;
- b) A wastewater stabilization pond with 12 month storage capacity and once a year fall discharge into the Red Deer River;
- c) A wastewater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

- 2 -

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

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

Yours truly,



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

cc: A. Kennedy


WASKASOO REGIONAL SERVICES BOARD

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



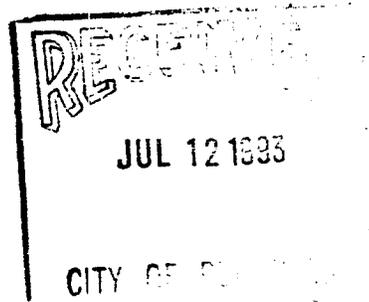
July 9, 1993

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

Attention: Kelly Kloss

Dear Sir;

RE: Chiles Development Corporation



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

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

Page 2
Chiles Development Corporation

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

Cordially yours,

WASKASOO REGIONAL SERVICES BOARD



Lorne McLeod
Administrator

LM/dkm

cc County of Red Deer
Chiles Development Corporation



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

JULY 26, 1993

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

Dear Mr. Kloss:

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

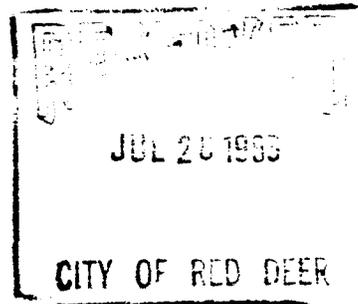
Your letter was presented to County Council at its regular meeting held on July 19, 1993.

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

Yours truly
COUNTY OF RED DEER NO. 23

G.J. STEBNER
ASSISTANT SECRETARY MUNICIPAL

rac





No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

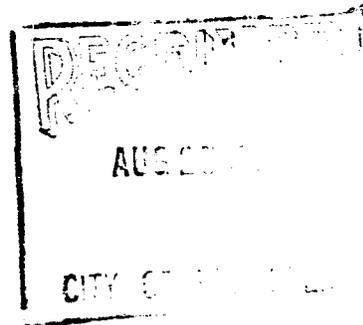
RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

AUGUST 20, 1993

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



Dear Mr. Kloss:

RE: CHILES DEVELOPMENT CORPORATION

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

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

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

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

MR. KELLY KLOSS

=2=

AUGUST 20, 1993

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

Yours truly

COUNTY OF RED DEER NO. 23

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

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

COUNTY COMMISSIONER

gg

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

c.c. Chiles Development Corporation



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: C. Sevcik, City Clerk

DATE: June 24, 1993

FROM: Paul Meyette, Principal Planner

RE: CHILES DEVELOPMENT CORPORATION LTD.

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

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

RECOMMENDATION

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

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

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



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

DATE: December 31, 1990

Background

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

Comments

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

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

MUNICIPALITIES WITHIN COMMISSION AREA

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

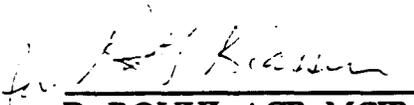
Mr. C. Sevcik, City Clerk

December 31, 1990

Recommendation

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

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



D. ROUHI, ACP, MCIP
SENIOR PLANNER

DR/pim

c/c Director of Engineering Services
Public Works Manager

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

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

HISTORY

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

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

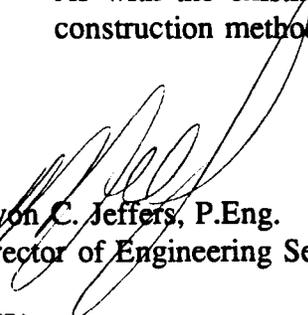
RECOMMENDATION

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

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

City Clerk
Page 2
August 30, 1993

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



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

BCJ/emg

Att.

c.c. Public Works Manager

c.c. Director of Financial Services

c.c. Red Deer Regional Planning Commission - Urban Planning

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

Alderman McGregor and Mayor McGhee registered dissenting votes.

MOTION CARRIED

CORRESPONDENCE

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

Moved by Alderman McGregor, seconded by Alderman Pimm

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



MOTION CARRIED

Consideration was given to correspondence from Scott Builders dated December 13, 1990 re: Capri Convention Centre/ Development Permit/ Commercial Retail Facility/ Access to 32 Street. Mr. Hans te Stroete of Scott Builders spoke to Council relative to this matter. Also, Mr. Al Pasutto spoke to Council relative to this matter. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman Surkan, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated December 13, 1990 from Scott Builders on behalf of the Capri Convention Centre pertaining to the existing access off 32 Street, hereby agrees to allow said access to continue subject to the following:

Commissioners' Comments

Council will recall that the original request laid out three options - a lagoon, to be installed next to our joint City/County Lagoon facility, a mechanical system to spread the effluent or a direct tie into the regional sewage line. Mr. Chiles now prefers to pursue the option of tying into the regional sewer line. Council considered this request in early January 1991 and tabled same until such time as the response of the County could be obtained regarding their willingness to take Mr. Chiles on as a direct customer and absorb his needs within their share of the regional system. The County has now agreed to do that and the request has come back to Council to finalize the arrangement. We concur with the recommendations of the Director of Engineering Services.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

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

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

* Denotes Professional Corporation

Your file:
Our file: GEN 06/93 THC

June 25, 1993

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

**ATTENTION: Charles Sevcik,
City Clerk**

Dear Sir:

RE: Chiles Development Corporation Ltd. - Request for Sewer Services

This will confirm that, under the provisions of the *Municipal Government Act*, the City does not have any statutory obligation to supply any utilities to any person or corporation outside of the boundaries of the City of Red Deer.

It is my understanding that the development of a mobile home park by Mr. Chiles was not part of the original Area Structure Plan which was approved by the County of Red Deer.

It is my understanding that the regional sewer line was never intended to accommodate a development such as Mr. Chiles' development in the location proposed. It was intended to provide services to the County of Red Deer and other municipalities lying south of the City of Red Deer, as well as increased capacity for future residential development of City owned lands.

The City should have some concerns as to whether such action would constitute a precedent, thereby inviting other developers along the route of the line to request similar services.

Yours truly,


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

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 2, 1993

Waskasoo Regional Services Board
P.O. Box 920
4758 - 32 Street
Red Deer, Alberta
T4N 0M8

Attention: Lorne McLeod, Administrator

Dear Sir:

Attached is a letter from Chiles Development Corporation requesting approval from the City of Red Deer to cross the City's lands and tie into the joint sanitary sewage disposal system and use the unused capacity of the Waskasoo Regional System.

As this request does affect the Waskasoo Regional Services Board, the Mayor and City Commissioner asked that the Board's comments be obtained prior to Mr. Chiles' letter being presented to City Council. In this regard, I would ask the Board's comments on the following:

1. Will the Waskasoo Regional Services Board allow Mr. Chiles to use the unused capacity of the Waskasoo Regional System
2. Currently the City has an agreement only with the Waskasoo Regional Services Board relative to this system. Will the Board be responsible for the construction, installation, inspection, metering, payment, collections, ongoing maintenance, etc. of the proposed expanded use. In other words, any agreement would be between Chiles and the Waskasoo Regional Services Board.
3. Any other comments the Board may have.

*a delight
to discover!*

Page 2
Waskasoo Regional Services Board

We are planning to present this letter to the August 3, 1993, Council meeting and as such, would request your response by July 26, 1993.

If you have any questions or are unable to meet the date of response, please do not hesitate to call.

Sincerely,

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

Kelly Kloss
Assistant City Clerk

KK/ds

TO:
FROM

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

CITY OF RED DEER
RECEIVED
 JUN 22 1993
 PUBLIC WORKS DEPT.

Engineering to respond on our behalf



TO:
FROM:

CITY CLERK

RE: CHILES DEVELOPMENT CORPORATION LTD.

Please submit comments on the attached to this office by June 28

for the Council Agenda of July 5/93

C. Sevcik
 C. SEVCIK
 City Clerk

DATE: June 22, 1993

FILE NO. 93-

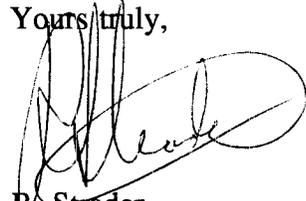
TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **CHILES DEVELOPMENT CORPORATION LTD.**

In response to your memo of June 21, 1993, regarding the above referenced matter, we wish to advise that we have no comments at this time.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', written over a horizontal line.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

TO:

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

FROM:

CITY CLERK

RE: CHILES DEVELOPMENT CORPORATION LTD.

Please submit comments on the attached to this office by June 28

for the Council Agenda of July 5/93


 C. SEVCIK
 City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 22, 1993

Mr. Norman Chiles
Chiles Development Corporation Ltd.
R.R. 1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

Dear Sir:

I acknowledge receipt of your letter dated June 18, 1993, re: tying into the joint sanitary sewage disposal system.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 5, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

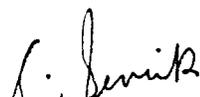
In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 2, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 2, 1993.

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

Yours truly,


C. Sevcik
City Clerk

CS/ds



*a delight
to discover!*

DATE: 28 June 1993
TO: City Clerk
FROM: City Assessor
RE: CHILES DEVELOPMENT CORPORATION LTD.

The Assessment and Tax Department has no comment regarding the above.



(for) Al Knight, A.M.A.A.
City Assessor

MC/AK/ngl



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 2, 1992

The County of Red Deer
 P.O. Box 920
 4758 - 32 Street
 Red Deer, Alberta
 T4N 0M8

Attention: Bob Stonehouse, County Commissioner

Dear Sir:

Attached is a letter from **Chiles Development Corporation** requesting approval from the City of Red Deer to cross the City's land and tie into the joint sanitary sewage disposal system and use the unused capacity of the **Waskasoo Regional System**.

As the development proposed by Chiles Development Corporation lies within the County of Red Deer and it is within the boundaries covered by the City/County Joint General Municipal Plan, the comments of County Council relative to the attached letter from Chiles is requested.

We are planning to take Mr. Chiles' **request to the August 3, 1993, Council meeting** and as such, would ask that your comments be forwarded to us by **July 26, 1993**. If you have any questions or are unable to meet the response date, please do not hesitate to call.

Sincerely,

Kelly Kloss
 Assistant City Clerk

KK/ds

Maybe Aug 6



a delight to discover!



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 2, 1993

Chiles Development Corporation Ltd.
R.R. #1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

Attention: Norman Chiles

Dear Sir:

RE: REQUEST TO TIE INTO THE JOINT SANITARY SEWAGE DISPOSAL SYSTEM

Further to our letter of June 22, 1993, relative to your letter dated June 18, 1993, concerning the above topic, I would advise that same will not be appearing on the July 5, 1993, Council Agenda in order to allow our office to obtain comments from Waskasoo Regional Services Board.

Upon receiving comments from this Board, we will present this matter to Council and advise you of the date so that you may be present. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/ds

c.c. City Solicitor
Land & Economic Development Manager
Director of Community Services
Principal Planner
Director of Engineering Services

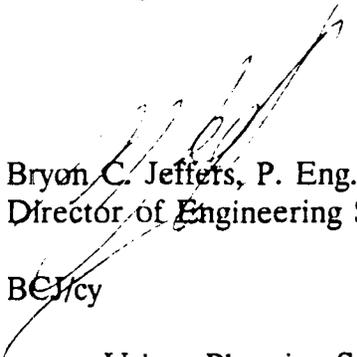


*a delight
to discover!*

RECOMMENDATION

Should Council wish to give this application serious consideration, then we would recommend the following:

1. Construction and maintenance of a sewage main to be the responsibility of the Board.
2. The line would be metered and the Board charged. They would in turn collect from Mr. Chiles.
3. Should Mr. Chiles proceed with the sewage lagoon option, further information be requested, including comments from Alberta Environment.
4. A review of the City-side mains be undertaken to determine if satisfactory alignments exist and if sufficient capacity exists.


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

BCJ/cy

c.c. Urban Planning Sections Manager

c.c. Director of Community Services

Commissioner's Comments

We would recommend that this matter be tabled as the County of Red Deer Council has not had an opportunity, as far as we know, to review this application. Their comments would be a requirement prior to Council considering this application. If Council agrees with this approach, we would also recommend that the comments of the administration be forwarded not only to the County Council, but also the Waskasoo Regional Services Board.

"R.J. MCGHEE"
 Mayor



Office of the Minister

ENVIRONMENT

130 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-2391 Fax 403/422-6259

August 19, 1991

His Worship R.J. McGhee
Mayor of the City of Red Deer
P.O. Box 5008
RED DEER, AB
T4N 3T4

Dear Mayor McGhee:

Thank you for your July 12, 1991 letter outlining your concerns regarding the possible construction of a new wastewater stabilization pond to service the Chiles Mobile Home Subdivision.

To date no applications for approvals related to servicing this proposed development have been received by Alberta Environment. As outlined in the June 12, 1991 correspondence to the developer's consultant from our Municipal Branch, Alberta Environment favours a connection from this subdivision to the City of Red Deer facilities for the treatment of wastewater. Based on your letter, we will advise the developer that such a connection should be pursued through the Waskasoo Regional Services Board or through the County of Red Deer as a member of this Board. We would, however, encourage the City to cooperate with the Board or County to facilitate such a connection. Should a connection to the City's system not be feasible or possible, I assure you that the developer will be required to install a treatment and disposal system which meets provincial standards and minimizes water quality impacts.

Three alternatives for the siting of a possible lagoon system servicing this development have been reviewed by our Water Resources Administration Division. Under the Canada/Alberta Flood Damage Reduction Program, the location of any work in a flood risk area, which is defined as an area inundated by a 1:100 storm event, requires that appropriate flood protection be provided. Should this development have to construct its own wastewater treatment system, then flood protection as per this Program will be required.

Thank you again for advising me of your concerns in this matter.

Sincerely yours,


RALPH P. KLEIN
Minister

RECEIVED
AUG 21 1991
CITY OF RED DEER

cc: Hon. John Oldring
Mr. Stockwell Day
M.L.A., Red Deer-North



ENVIRONMENT
Environmental Protection Services
Standards and Approvals Division
Municipal Branch

*Copied to: City Commissioner
Dir. of Engineering
Dir. of Community Services
Public Works Manager
Principal Planner*

9820 - 106 Street, Edmonton, Alberta, Canada T5K 2J6 403/427-5877 Fax 403/422-4192

*91/06/21
co.*

June 12, 1991

Lee Maher Engineering Associates Ltd.
Suite 25, 3515 - 27 Street N.E.
CALGARY, Alberta
T1Y 5E4



file

Attention: Billy Manning

Dear Mr. Manning:

Re: Chiles Mobile Home Subdivision

We have reviewed the engineering report submitted in support of the above noted project, and have the following comments for your consideration:

- The proposed water supply system will require approval under the Clean Water Act. Individual wells servicing single trailers will be exempted from the Clean Water approvals.
- In order to reduce the number of outfall into the Red Deer River and to minimize environmental impact on the receiving stream, the developer is strongly encouraged to pursue all possibilities of connecting in to Red Deer's wastewater collection system.
- Considering the nature of development, the per capita wastewater flow should be increased to 80 imperial gallons per day.
- Alberta Environment's current standard for wastewater stabilization ponds servicing small residential developments is a two month treatment cell (1.5 meter operating depth) followed by a twelve month storage pond (2.5 meter operating depth).
- The wastewater stabilization pond must be able to handle ultimate flows from the development, including the proposed golf course.
- Alberta Environment is not in favour of constructing any water or wastewater facilities within the flood plain. However, if our Water Resources Administration Division is willing to make an exception, all components of the water and wastewater systems built within the floodplain must be designed to protect against the 1:100 year flood.
- The proposed wastewater stabilization pond must be located to maintain a minimum buffer zone of 300 meters from any privately owned residences which are not a part of this development.

.../2

- An overflow from the proposed lift station will require installation of a standby power source at the facility.
- It is necessary to clearly establish the responsible parties for day-to-day operation and maintenance of this facility.
- Alberta Environment may request registration of a restrictive covenant against all individual titles stating that the owners are individually responsible for proper operative and maintenance of water and/or wastewater facilities.

If you require further clarification on these comments, please contact the undersigned at 427-5877.

We apologize for the delay in providing this response.

Yours truly,



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

cc: City of Red Deer
Municipal Field Services, Red Deer



WASKASOO REGIONAL SERVICES BOARD

P.O. BOX 920
4755 - 32 STREET, RED DEER, ALBERTA T4N 3B6



December 20, 1990

Norman Chiles
Chiles Development Corp.
R.R. #1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

Dear Sir:

RE: Proposed Mobile Home Park
SW 3-39-27-4

In response to your letter of 10 December 1990 requesting the ability to use up to 21,000 Imperial Gallons per day of the capacity of the Regional Board.

The Board has discussed this proposal and is agreeable to it on the following conditions:

- 1) All construction, installation and inspection would not be by the Board nor the responsibility of the Board;
- 2) All metering, payment, collections ongoing, maintenance, etc. would be between the City and Chiles and not the responsibility of the Board;
- 3) A full report of the operation must be delivered to the Board by the City immediately following the end of each fiscal year of operation.

If this needs further clarification, or information, please contact the undersigned.

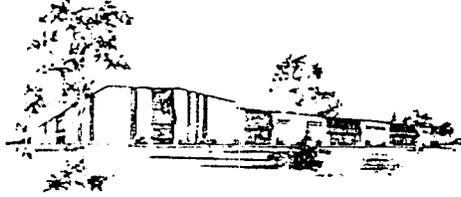
Yours truly,

REGIONAL SERVICES BOARD

Lorne McLeod
Administrator

LM/cb

Chiles



PHONES: 346-3800
347-3800
FAX: 340 3800

DEVELOPMENT CORPORATION LTD.

NO. 1 CHILES DRIVE
R. R. 1 - SITE 15 - BOX 10

RED DEER, ALBERTA T4N 6A5

December 21, 1990

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

Gentlemen:

Attached is a plan showing proposed development on the southeast quarter of 3 - 39 - 27 - W4.

Chiles Development has received zoning to put in a 70 stall mobile home park, which will require that we dispose of approximately 10,500 imperial gallons of sewer per day. We have two ways of disposing of this sewer:

1. In a private lagoon system which would be located across the road from your lagoon system within a proposed golf course.
2. With your approval, ^{33 ?} to tie into city sewer system within the northwest ³ 3 - 38 - 27 - W4 by extending a line from our quarter section down an old railroad bed into a metering station and your main line.

Attached is a letter from the Waskasoo Regional Services board authorizing use of joint plant capacity.

Chiles Development would appreciate your consideration and your approval to dispose of this sewer through your services.

Yours truly,

Norman Chiles

Atts.
NC/mc

July 12, 1991

The Honourable Ralph Klein
Alberta Environment
130 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Klein:

RE: CHILES MOBILE HOME SUBDIVISION

We are writing to you to voice our strong concern and opposition to the subject project. Our reason for concern and for opposing this development is that the developer is planning to construct a lagoon immediately north of the City limits, within the Red Deer River Valley and within the 1:100 year flood plain.

A letter from your Department indicates opposition to the lagoon as well (see attachment). The letter does leave the matter in doubt; however, as it refers to the Water Resources Administration Division, possibly making an exception.

When Mr. Chiles approached the City to request to City services, we indicated we would not accept his sewage unless this issue was dealt with through the Waskasoo Regional Services Board, an organization which administers a sewage utility to the south of the City. The City did not want to initiate contracts with each landowner around the City who may want sewage services.

PHONES. 346-3800
347-3800
FAX: 340-3800

Chiles



DEVELOPMENT CORPORATION LTD.

NO. 1 CHILES DRIVE
R. R. 1 - SITE 15 - BOX 10

RED DEER, ALBERTA T4N 6A6

December 21, 1990

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

Gentlemen:

Attached is a plan showing proposed development on the southeast quarter of 3 - 38 - 27 - W4.

Chiles Development has received zoning to put in a 70 stall mobile home park, which will require that we dispose of approximately 10,500 imperial gallons of sewer per day. We have two ways of disposing of this sewer:

1. In a private lagoon system which would be located across the road from your lagoon system within a proposed golf course.
2. With your approval, to tie into city sewer system within the northwest 1/4 3 - 38 - 27 - W4 by extending a line from our quarter section down an old railroad bed into a metering station and your main line.

Attached is a letter from the Waskasoo Regional Services board authorizing use of joint plant capacity.

Chiles Development would appreciate your consideration and your approval to dispose of this sewer through your services.

Yours truly,

Norman Chiles

Art...
NO/mc

Office of the Mayor



January 9, 1991

Chiles Development Corporation Ltd.
#1 Chiles Drive, R.R. 1, Site 15, Box 10
Red Deer, Alberta
T4N 6A5

Attention: Mr. Norman Chiles

Dear Sir:

**RE: CHILES DEVELOPMENT CORPORATION LTD.
PROPOSED MOBILE HOME PARK - S.W. 1/4 - 3-39-27-4**

Your letter of December 21, 1990 requesting approval to tie-in to the Waskasoo Regional Services Board Sanitary Sewage Transmission Facility was considered at the Council Meeting of January 7, 1991.

Following is the motion which was passed by Council in regard to your request:

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

.../2

Chiles Development Corporation Ltd.

Page 2

January 9, 1991

The decision of Council in this instance is submitted for your information, and I would further advise that we have written to the County of Red Deer and the Waskasoo Regional Services Board for their comments prior to Council of The City of Red Deer making a final decision. Upon receipt of the comments, the City Clerk's Office will advise you as to when the matter is once again to be considered by the Council of The City of Red Deer.

Trusting you will find this satisfactory.

Sincerely,



R. J. McGHEE
Mayor

/bd

c.c. City Clerk

DATE: June 25, 1993
TO: Charlie Sevcik, City Clerk
FROM: Alan Scott, Manager Land and Economic Development
RE: **CHILES DEVELOPMENT CORPORATION LTD.**

The applicant is requesting permission to dispose of sewage from a proposed mobile home development in one of the following two ways:

1. Construction of a lagoon with a twelve month storage capacity, to be installed next the City's joint facility.
2. A mechanical system with the effluent being spread for irrigation on a proposed golf course.

The approval of this request should be subject to the following:

1. Comments of the County of Red Deer and Waskasoo Regional Services Board as referred to in Mayor McGhee's letter of January 9, 1991.
2. City Engineering Department comments.
3. If a common facility is agreed to, then such things as ownership and maintenance of lagoons, location of lagoons on City lands, etc. will have to be finalized.



Alan V. Scott

AVS/mm

DATE: June 24, 1993

FILE NO. R-40487

**TO: Charlie Sevcik
City Clerk**

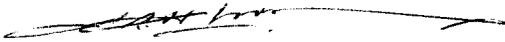
**FROM: Lowell R. Hodgson, Manager
Acting Director of Community Services**

RE: CHILES DEVELOPMENT CORPORATION LTD.

This memo is in response to your circular dated June 21, 1993, requesting comments on the proposal from Norman E. Chiles for the development of their proposed mobile home park and golf course development north of the City limits.

While the Community Services Division has no comments on the method of disposing sanitary sewage, we would question the desirability of locating a mobile home park and golf course adjacent to an industrial area and next to the City sewage treatment facility.

I expect the Director of Engineering Services will be commenting on the proposal for sanitary sewage disposal.



LOWELL R. HODGSON

/mm

DATE: December 28, 1990
TO: City Clerk
FROM: Director of Engineering
RE: CHILES DEVELOPMENT CORPORATION LTD.
DISPOSAL OF SEWER

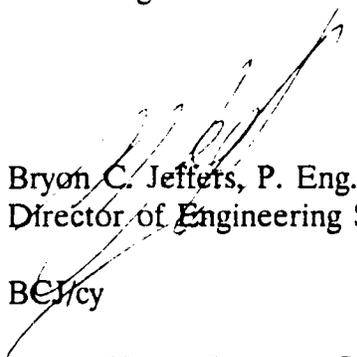
Review and consideration of Mr. Chiles', and the County of Red Deer's correspondence raises several points that would have to be addressed prior to a decision being reached.

1. Who would be responsible for the construction and maintenance of the sewer line? With the present system the Waskasoo Regional Services Board is responsible for these items.
2. A condition of the Boards' approval is that all metering, payment, etc. be between Chiles and the City. This is contrary to the established procedure.
3. What nature of report does the Board require of the City? If they don't wish to be involved, why do they require a report?
4. More information on both options; the sewage lagoon, on the hook up to the City system, would be required. A determination of the City main capacity at the point of hook up would have to be investigated.
5. As this is one area presently beyond City limits Council must consider the merits of providing sanitary sewer service to the area. Issues such as precedent and cross-jurisdictional arrangements must be considered.
6. While we have heard from Mr. Chiles and from the Waskasoo Regional Services Board, the County of Red Deer has not provided comments.

RECOMMENDATION

Should Council wish to give this application serious consideration, then we would recommend the following:

1. Construction and maintenance of a sewage main to be the responsibility of the Board.
2. The line would be metered and the Board charged. They would in turn collect from Mr. Chiles.
3. Should Mr. Chiles proceed with the sewage lagoon option, further information be requested, including comments from Alberta Environment.
4. A review of the City-side mains be undertaken to determine if satisfactory alignments exist and if sufficient capacity exists.


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

BC/cy

c.c. Urban Planning Sections Manager
 c.c. Director of Community Services

Commissioner's Comments

We would recommend that this matter be tabled as the County of Red Deer Council has not had an opportunity, as far as we know, to review this application. Their comments would be a requirement prior to Council considering this application. If Council agrees with this approach, we would also recommend that the comments of the administration be forwarded not only to the County Council, but also the Waskasoo Regional Services Board.

"R.J. MCGHEE"
 Mayor

DATE: June 24, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: CHILES DEVELOPMENT CORPORATION LTD.

Attached to this report is a series of correspondence and reports relating to this issue when it was initially discussed in 1990/91.

While there were some concerns voiced about the development of a mobile home park immediately on the boundary of the City of Red Deer, and adjacent to an industrial area, we did not absolutely recommend against the sewage from this development being routed to the regional line and treated at The City of Red Deer's Wastewater Treatment Plant.

What we did state at the time, and the position we still maintain, is that any arrangement to be made should be between the City and the Waskasoo Regional Services Board. Mr. Chiles should deal with the Board and they in turn would negotiate an arrangement with us.

We would not recommend the City entering into a separate agreement with Mr. Chiles. We presently have an agreement in place with the Board, for capacity at our Wastewater Treatment Plant. The Board should be our only customer.

The Board is responsible to pay the City for sewage flows on a relatively complex formula, it is required to meter flows and to maintain its regional line. To enter into another such complex agreement with another party does not seem logical. The Board, in their letter dated December 20, 1990, indicated they wanted no involvement in the matter directly. We would direct Council to the Engineering Department correspondence dated December 28, 1990 relating to this matter which outlines a number of questions that would have to be resolved.

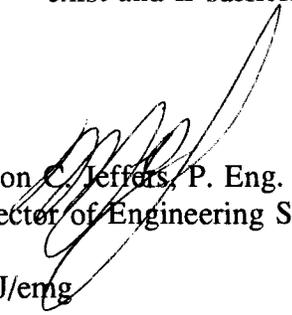
RECOMMENDATION

Our recommendation to Council remains unchanged from our December 28, 1990 report. These recommendations are:

1. Construction and maintenance of a sewage main to be the responsibility of the Board.
2. The line would be metered and the Board charged. They would in turn collect from Mr. Chiles.

City Clerk
Page 2
June 24, 1993

3. Should Mr. Chiles proceed with the sewage lagoon option, further information should be requested, including comments from Alberta Environment.
4. A review of the City-side mains be undertaken to determine if satisfactory alignments exist and if sufficient capacity exists.



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

BCJ/emg
Att.

- c.c. Director of Community Services
- c.c. Director of Financial Services
- c.c. By-laws and Inspections Manager
- c.c. City Assessor
- c.c. City Solicitor
- c.c. Land and Economic Development Manager
- c.c. Parks Manager
- c.c. Public Works Manager
- c.c. Urban Planning Sections Manager

Moved by Alderman Volk, seconded by Alderman Hull

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

Prior to voting on the above motion, the following tabling motion was introduced suggesting that this item not be considered until the City/County Joint General Municipal Plan is in place.

Moved by Alderman Pimm, seconded by Alderman Statnyk

"THAT Council of The City of Red Deer hereby agree to table consideration of correspondence from Chiles Development Corporation Ltd. dated June 18, 1993 re: Request to tie into the Joint Sanitary Sewage Disposal System, until such time as the City/County Joint General Municipal Plan is adopted by both the County and City Councils."

Alderman Schnell, Alderman Lawrence, Alderman Volk, Alderman Campbell-Cardwell and Mayor Surkan registered dissenting votes.

MOTION TO TABLE - DEFEATED



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Chiles Development Corporation Ltd.
R.R.#1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

Att: Mr. Norman E. Chiles

Dear Sir:

RE: CHILES DEVELOPMENT CORPORATION - REQUEST TO TIE INTO THE
WASKASOO REGIONAL SYSTEM

Your request to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Subdivision, received further consideration at the Council Meeting of October 12, 1993.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Subdivision, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.



*a delight
to discover!*

3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement.
5. Escarpment stability should be assured through all surface disturbances from excavations for road construction, basements and underground utilities.
6. Submission of a geotechnical evaluation of the escarpment and riverbank area as it relates to this development proposal, and a suitable top-of-bank setback area.
7. The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements.
8. That the integrity of Lot R-2 (Municipal Reserve) contained in Waskasoo Park, zoned A-2 Environmental Preservation District, not be jeopardized in terms of tree loss or escarpment protection.
9. Any further development on the site beyond the Mobile Home Park be referred to Alberta Environmental Protection for the determination of an environmental impact assessment study.
10. That the proposal be referred to the City/County Joint General Municipal Planning Committee for inclusion in the Joint General Municipal Plan, incorporating the following principles:
 - a. that development be allowed only above the escarpment; and
 - b. that recreational and agricultural uses be allowed in the river valley below the escarpment; and
 - c. that the escarpment itself be retained in its natural state."

October 13, 1993

The decision of Council in this instance is submitted for your information and appropriate action. It is assumed that you will be in contact with the Engineering Department and the other agencies to determine a mutually acceptable alignment for the sewage main and to work out the contractual arrangements.

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

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
Director of Engineering Services
Director of Community Services
Parks Manager
Principal Planner
Waskasoo Regional Services Board
County of Red Deer
City/County Joint General Municipal Planning Committee\
Environmental Advisory Board
Alberta Environment

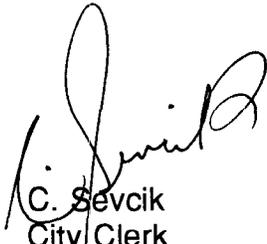
PUBLIC HEARINGSNO. 1

DATE: September 29, 1993
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/Q-93

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment to be held in the Council Chambers of City Hall on Tuesday, October 12, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/Q-93 provides for the redesignation of lands located in Kentwood East Phase 1 from R1 to R1A to accommodate the development of 12 duplex parcels and 1 social care housing site. The following is a map showing the area in question.

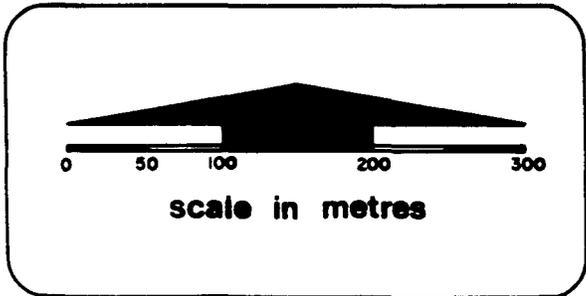
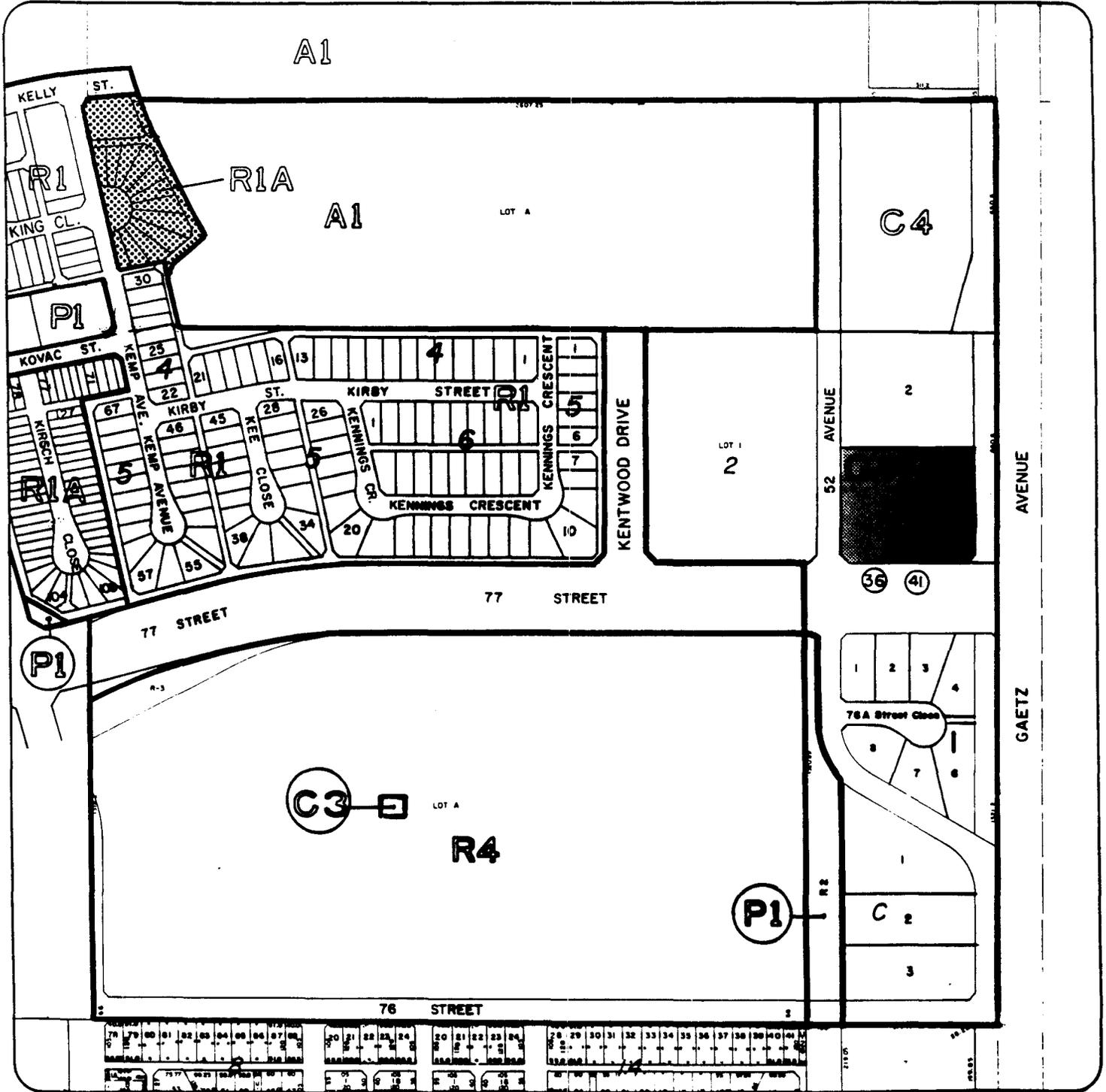
Following the Public Hearing, Council may choose to give the Bylaw second and third readings.



C. Sevcik
City Clerk
CS/ds

City of Red Deer --- Land Use Bylaw Land Use Districts

F-14



Revisions :

MAP NO. 12/93
(BYLAW No. 2672/Q-93)

Change from A1 to R1A .



THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

Avalon Homes (Red Deer) Inc.
4920 - 54 Street
Red Deer, Alberta
T4N 2G8

Dear Sir:

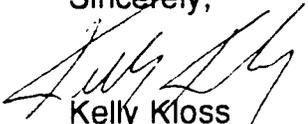
**RE: APPLICATION TO REDESIGNATE KENTWOOD EAST - PHASE I,
KUHNEN/MING PROPERTIES
LAND USE BYLAW 2672/Q-93**

At the City of Red Deer Council Meeting held on September 13, 1993, first reading was given to Land Use Bylaw Amendment 2672/Q-93, a copy of which is enclosed herewith.

Bylaw 2672/Q-93 provides for the redesignation of lands located in Kentwood East - Phase I from A1- R1A. It is our understanding the development will consist of twelve duplex parcels and one "social care housing". This office will now proceed with preparation of advertising for Public Hearing to be held on Tuesday, October 12, 1993 commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, September 24 and October 1, 1993. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost which in this instance is \$550.00. We require this deposit by no later than Tuesday, September 21, 1993 in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will either be invoiced for or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


Kelly Kloss
Assistant City Clerk

KK/clr

cc: Principal Planner
Council & Committee Secretary - Sandra



*a delight
to discover!*

DATE: SEPTEMBER 14, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: ASSISTANT CITY CLERK

RE: LAND USE BYLAW AMENDMENT 2672/Q-93

Council of the City of Red Deer at its meeting of September 13, 1993, gave first reading to the above noted Land Use Bylaw Amendment, a copy of which is attached.

Bylaw 2672/Q-93 provides for the redesignation of lands within the Kentwood East Subdivision, referred to as Kentwood East - Phase I containing 0.968 ha (2.39 acres) from A1 (future urban development district) to R1A (residential low density district) for a proposed 12 duplex parcel and one "social care housing" parcel project.

This office will now proceed with advertising for Public Hearing to be held on Tuesday, October 12, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.



Kelly Kloss
Assistant City Clerk

KK/clr
Attch.

cc: Director of Community Services
 Director of Engineering Services
 Bylaws & Inspections Manager
 City Assessor
 E. L. & P. Manager
 Fire Chief
 Council & Committee Secretary - Sandra



**RED DEER
REGIONAL PLANNING COMMISSION**

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

NO. 1

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

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

M E M O R A N D U M

DATE: September 9, 1993

TO: Charles Sevcik, City Clerk

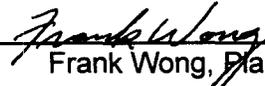
FROM: Frank Wong, Planning Assistant

SUBJECT: **PROPOSED LAND USE AMENDMENT 2672/Q-93
KENTWOOD EAST - PHASE 1
KUHNEN - MING PROPERTIES**

Enclosed is a proposed land use amendment pertaining to the Kentwood East Subdivision and containing 0.968 ha (2.39 ac).

Avalon Homes Inc. is proposing to develop 12 duplex parcels and 1 "Social Care Housing" parcel. The proposal conforms to the recently approved outline plan for the area.

We recommend that City Council proceed with the first reading of the proposed land use amendment.



Frank Wong, Planning Assistant

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

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

BYLAW NO.2672/Q-93

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 12/93 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

DATE: OCTOBER 13, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

**RE: LAND USE BYLAW AMENDMENT 2672/Q-93:
 KENTWOOD EAST - PHASE I FROM A1 TO R1A**

Council of the City of Red Deer, at its meeting held Tuesday, October 12, 1993, gave second and third reading to the aforementioned Land Use Bylaw Amendment, a copy of which is enclosed herewith.

Bylaw 2672/Q-93 provides for the redesignation of lands located in Kentwood East - Phase I, from A1 to R1A, to accommodate the development of 12 duplex parcels and one social care housing site.

Trusting you will find this satisfactory and that you will be sending us a revised district map for inclusion in the office consolidation copy, at your earliest convenience.


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
 Director of Engineering Services
 Bylaws & Inspections Manager
 City Assessor
 Land & Economic Development Manager
 E. L. & P. Manager
 Fire Chief



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Avalon Homes (Red Deer) Inc.
4920 - 54 Street
Red Deer, Alberta
T4N 2G8

Dear Sir:

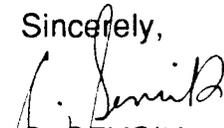
**RE: LAND USE BYLAW AMENDMENT 2672/Q-93
KENTWOOD EAST - PHASE I FROM A1 TO R1A**

Further to our letter of September 14, 1993 wherein we advised of a Public Hearing in regards to the aforementioned Land Use Bylaw Amendment, I wish to advise as follows.

At the Council Meeting of Tuesday, October 12, 1993, Land Use Bylaw Amendment 2672/Q-93 was given second and third reading by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned Bylaw Amendment as finally approved by Council. To proceed further with any proposed developments, it will be necessary for you to submit an application to the Bylaws and Inspections Manager for receipt of all permits and necessary approvals prior to any construction taking place.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*

REPORTSNO. 1

DATE: September 3, 1993

TO: City Clerk

**FROM: Director of Financial Services
- and -
City Assessor**

**RE: PROPOSAL TO PROVIDE ASSESSMENT SERVICES
TO CENTRAL ALBERTA MUNICIPALITIES**

The Provincial Government has been providing assessment services to small municipalities. The Province decided this year to eliminate providing assessment services to all municipalities with a population of 9,000 or more.

It appears the future intent of the Province is to phase out of the assessment business over the next few years, at least for municipalities capable of having their own assessment done. This is expected to include towns of greater than 4,000 to 5,000 population.

Some municipalities are negotiating with nearby larger centres to do their assessment. For example, the City of Airdrie is negotiating with the City of Calgary.

The City of Red Deer could offer assessment services to Central Alberta municipalities experiencing withdrawal of Provincial assessment services. Possible municipalities could include Lacombe, Rocky Mountain House, Stettler and Innisfail.

The advantage to The City of Red Deer of providing assessment services would be the recovery of some of its assessment costs. In addition, The City of Red Deer would be assisting Central Alberta municipalities. Any additional staff required would be funded from the assessment fees charged.

At this time Council's approval, in principle, to the proposal is requested. If this approval is received, discussions would be held with municipalities to determine interest. Should sufficient interest be obtained, more detailed information would be prepared for Council to review and approve, as well as obtain approval of the other municipalities involved before a final decision to proceed was made.

....2

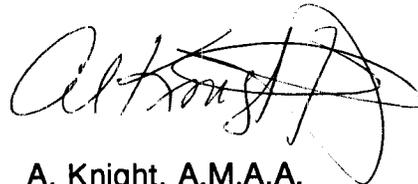
City Clerk
September 3, 1993
Page 2

Requested Action

That Council approve, in principle, contacting Central Alberta municipalities to determine interest in contracting with The City of Red Deer for the City to provide assessment services.



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



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

AW/AK/jt

PATH: alan\memos\assessrv.clk

Commissioners' Comments

We concur with the recommendations of the Director of Financial Services and the City Assessor.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: OCTOBER 13, 1993

TO: DIRECTOR OF FINANCIAL SERVICES
CITY ASSESSOR

FROM: CITY CLERK

RE: PROPOSAL TO PROVIDE ASSESSMENT SERVICES
TO CENTRAL ALBERTA MUNICIPALITIES

Your joint report pertaining to the above topic was considered at the Council Meeting of October 12, 1993, and at which meeting Council passed the following motion approving same in principle:

"RESOLVED that Council of The City of Red Deer, hereby approves in principle, The City contacting Central Alberta municipalities to determine interest in contracting with The City of Red Deer for The City to provide assessment services, and as recommended to Council October 12, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. It is understood, that, should there be sufficient interest, a detailed report would be submitted back to Council for a final decision.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Computer Services Manager

DATE: SEPTEMBER 22, 1993
TO: CITY COUNCIL
FROM: CHAIRMAN, POLICING COMMITTEE
RE: TAXI REVIEW COMMITTEE

The Policing Committee has been advised that at the Council meeting of September 13, 1993, Council passed a resolution setting out who the persons would be to review the Taxi Bylaw in 1994, as follows:

Alderman Volk, Alderman Pimm and Alderman Statnyk
1 Policing Committee representative
1 Representative from EACH cab company group
2 Driver Representatives from EACH cab company group.

Our first question was whether the Committee will consist of one representative from 3 cab companies or from 5 cab companies? Also would there be two driver representatives from 3 cab companies or from 5 cab companies. It would make quite a difference in the membership on the Committee, i.e. 3 cab companies would mean 13 members on the Committee, whereas 5 cab companies would mean 19 members.

Since our Policing Committee meeting of September 21, it has been brought to our attention that the original intention of those involved in the taxi issues in the spring of 1992, was that the Policing Committee/Taxi Commission would be holding the annual review, (to commence March 1994), and it, through the City Clerk, would receive submissions from members of the taxi industry in February of each year, (commencing February 1994). **The members of the Taxi Commission are the same members as the Policing Committee.** There are no members of the taxi industry on said Commission.

I enclose herewith the May 26, 1993 Policing Committee/Taxi Commission Minutes in their entirety, as it is relevant to show who was in attendance and that all agreed to the decision made at this meeting.

Under the circumstances, I would request that the Policing Committee/Taxi Commission undertake the Annual Review of the Taxi Bylaw each year, and that the Committee appointed by you on September 13 be rescinded.


for JAMES B. MITCHELL

Chairman
POLICING COMMITTEE/TAXI COMMISSION

M I N U T E S

of the **POLICING COMMITTEE/TAXI COMMISSION** meeting,
held on Wednesday, **MAY 26, 1993**, at the R.C.M.P. City
Detachment Building (Lower Level), commenced at 8:00 p.m.

PRESENT:

MEMBERS:

J. Mitchell, Chairman
B. Buruma
Alderman J. Volk
P. Todd
T. Burns
C. Palichuk

STAFF:

Inspector R. Beaton
Bylaws & Inspections Manager, R. Strader
Council & Committee Secretary, S. Ladwig

MEDIA:

Radio 7 CKRD News & Sports, Lorne Starko
Radio 7 Practicum Student, Patrick Rauch

MEMBERS OF THE TAXI INDUSTRY:

ASSOCIATED CAB:

Dan W. Smith
Daryl Frenette
Wayne Boyd
Paul Richard
Steve Metherinham
David Hanson

RED DEER CABS:

Rodger Riley
Bob Holmes

CITY CABS:

Vicki LaRue
Morgan Erickson

ALBERTA GOLD:

Fred A. Lowe
Don Scott
Lloyd Komber

The Chairman welcomed members of the taxi industry and introduced to them members of the Policing Committee/Taxi Commission.

Annual Review:

It was the intention of the Ad Hoc Taxi Committee that there be an annual review of the Taxi Bylaw. This meeting was called for the purpose of reaffirming with members of the taxi industry when annual review will take place each year.

In discussions with the members of the Policing Committee at their meeting of March 23, 1993, it was felt that a spring review would be more efficient. The Policing Committee is busy in the fall with budget discussions, and in October there are new members placed on the Policing Committee, as well as one new Alderman. March would give the new members an opportunity to familiarize themselves with the various aspects of policing and the taxi industry, various acts and bylaws. It was also agreed that if there are to be any rate increases, those would be better decided in the spring, giving lead time of 6 months to gain Council approval and implement the increase. Changes in the bylaw will be implemented only by City Council at their sole discretion.

Written Submissions:

It was also felt that submissions to be heard at the annual review in March be in writing and submitted to the City Clerk for distribution to the members of the Policing Committee/Taxi Commission, as well as members of the industry by February 15th.

The first annual review of the Taxi Bylaw will be held at the Policing Committee regular meeting in March 1994, with written submissions to be in the hands of the City Clerk by February 15th, 1994.

Availability of Written Submissions:

It was agreed by all present that the written submissions will be forwarded to all members of the Policing Committee/Taxi Commission, with one copy to be sent to each taxi company for copying and submission to its employees as soon after February 15th as possible. Anyone in the industry wishing a copy may request same at the office of the City Clerk, 2nd Floor, City Hall, and depending on the size of the submissions, there may be a photocopying charge at the discretion of the City Clerk.

The following motion was introduced and passed reaffirming the above.

Moved by C. Palichuk

"THAT the Red Deer Policing Committee/Taxi Commission hereby establish Annual Review of Taxi Business Bylaw 3076/92 to be held at the regular March Policing Committee meeting each year, commencing March 1994, with written submissions for discussion to be delivered to the City Clerk on or before February 15 in the year of said Annual Review;

AND FURTHER that a copy of said written submissions will be forwarded to members and staff of the Policing Committee/Taxi Commission and to each taxi company;

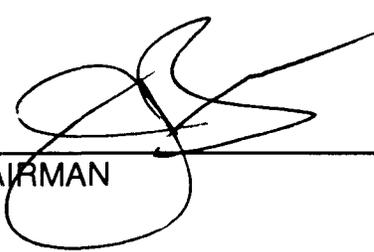
AND FURTHER that a copy of the written submissions will be made available to members of the taxi industry upon request at the office of the City Clerk, 2nd Floor of City Hall, possibly at a nominal fee to cover the cost of duplicating the written submissions."

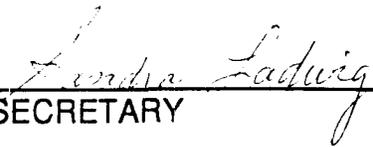
MOTION CARRIED

SECRETARY'S NOTE: The above motion was unanimously agreed to by all members of the Policing Committee/Taxi Commission and all members of the taxi industry who were in attendance this date.

ADJOURNMENT

The Wednesday May 26, 1993 meeting of the Policing Committee/Taxi Commission adjourned at 8:20 p.m. on a motion by B. Buruma.


CHAIRMAN


SECRETARY

Bob Holmes
 6 Dunham Close
 Red Deer, Alberta
 T4R 2J5
 4 October 1993

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

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	1:50 pm.
DATE	Oct. 4 '93
BY	<i>C. Smith</i>

Dear Sir:

On September 13 Council passed a resolution to create a Taxi Review Committee. I am sure they were not aware that a process was already in place at the Taxi Commission level.

In the spring of this year the Taxi Commission agreed to the following method of reviewing the Taxi By-law:

1. Anyone in the industry or in the community can propose changes to the By-Law by presenting the proposed changes in writing to the City Clerk's office not later than February 15 of any year.
2. All proposed changes will be made available by the end of February each year at the City Clerk's office to any interested person.
3. The Taxi Commission will review the proposed changes at there March meeting each year.

The above method was debated at two separate Taxi Commission meetings. On both occasions the Taxi Commission approved the above method to be used for the annual review the By-law. In both cases there were representatives of the taxi industry present.

The arguments for the above method are as follows:

1. By having the proposed changes to the By-Law in writing available to any interested person for almost a month in advance of the March meeting of the Taxi Commission allows:
 - a. The Brokers, Drivers and General Public ample time to discuss the proposed changes prior to the March meeting.
 - b. Time to prepare a statement for or against any proposed change.
2. The Taxi Commission would have to review anything put forward by a committee anyway.

3. By having proposed changes in writing there are no surprises and allows ample time to ascertain whether any proposed change is:
 - a. Legal.
 - b. Workable within the By-Laws office.
4. There are three distinct groups that benefit or are injured by the By-Law they are the Citizens of Red Deer, the Taxi Drivers and the Taxi Brokers. The above method allows any or all of the groups equal input to an important By-Law.
5. The Taxi Commission is made up of seven members. The make up, if not the members, is consistent and using the above method allows the By-Law to be reviewed in the same way for many years to come.

The arguments against a Taxi Review Committee as approved by Council are as follows:

1. The proposed committee would, at present, have nineteen members. A nineteen member committee would be unworkable.
2. The time needed to review even one item would be so drawn out with 19 members that little if anything could be accomplished.
3. The make up of the committee is unfair for the following reasons:
 - a. Presently there are 5 Brokers in the City and the number of taxis affiliated to them are:

Alberta Gold Taxi Ltd.	18 taxis
Associated Cab (Alta) Ltd.	10 taxis
Associated Chinook Cab Ltd.	32 taxis
City Cab (1990) Ltd.	5 taxis
Red Deer Cabs Ltd.	37 taxis

It can be readily seen that there is a wide variation in size but they would all have equal representation on the proposed committee.

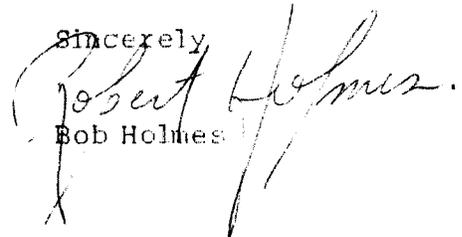
- b. Associated Cab (Alta) Ltd., Associated Chinook Cab Ltd., and City Cab (1990) Ltd. realistically if not legally is one Broker and would have 9 representatives on the proposed committee which is again unfair.
- c. There are 74 self-employed Taxi Licensee's who are not Brokers and numerous Taxi Drivers that could submit changes to the Taxi Commission but have been and will be stifled by Brokers in the proposed committee.

In conclusion I sat on the Ad Hoc Taxi Committee that reviewed the By-Law during 1992 and the intent of that committee was that the By-Law would be reviewed by the Taxi Commission yearly. The Taxi By-Law in its present

form is not only good but one of the best I have reviewed. It is better than Edmonton's, Calgary's, Lethbridge's, Medicinehat's, Camrose's, etc. hands down walking away. Granted there are adjustments that need to be made but the fundamental By-Law is sound. There are adjustments that are needed to clarify wording, to make the intent of parts of the By-Law clear. There will be from time to time be the necessity to add new things to the By-Law as there will be the necessity to delete things from it. I fully support the method approved by the Taxi Commission in the spring as a long term thoughtful way of reviewing the By-law for many years to come as do most of my associates. I must regretfully state that I am not supportive of any committee to do the yearly review of the Taxi By-law.

I will make myself available at any meeting to clarify anything I have failed to put in this letter.

Sincerely,

A handwritten signature in cursive script that reads "Robert Holmes". The signature is written in dark ink and is positioned to the right of the typed name.

Bob Holmes

DATE: October 5, 1993

FILE NO. 93-1690

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: POLICE COMMITTEE - TAXI COMMISSION

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

Currently, the Police Committee functions as the Taxi Commission as the result of a recommendation from the Personnel Committee to City Council in 1985. At that time, there was not a Taxi Commission; only an ad hoc committee. The Police Committee is well suited to act as a Taxi Commission; it deals with a number of community issues and the majority of its membership is from the public.

The proposed size of the review committee would make any review painstakingly slow, given the experience with the previous ad hoc committee. Under the format for review proposed by the Police Committee, any interested party can make a presentation and any decision will be reviewed by Council. This process ensures more than adequate access by the public and the taxi industry.

Recommendation: That the Taxi Commission remain as a function of the Police Commission and that the bylaw review be undertaken by that body.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

As Council will recall, we had recommended that the annual review in March be undertaken by the Ad Hoc Committee established to generate the bylaw that was subsequently approved by Council. As is pointed out in Mr. Holmes' letter and reflected clearly in the Minutes of the Policing Committee of May 22, 1993, the intention of both the members of the Ad Hoc Committee, the Policing Committee/Taxi Commission and in fact the representatives of the taxi industry in attendance at the time, was that the review would be undertaken by the Policing Committee/Taxi Commission.

In light of this, we would recommend that Council rescind its decision of September 13, 1993, and refer the matter to the Policing Committee/Taxi Commission as originally contemplated. The Committee will be in a position to hear representations from all stakeholders.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Mr. Bob Holmes
6 Dunham Close
Red Deer, Alberta
T4R 2J5

Dear Mr. Holmes:

Enclosed herewith is our memo to the Policing Committee, outlining Council's decision with regard to the annual review of the Taxi Bylaw.

On behalf of Council, I wish to thank you for your supporting letter of October 4th, 1993 confirming the annual review process originally contemplated by the Policing Committee/Taxi Commission. Your letter clearly outlined the review process as stated in the minutes of the Policing Committee/Taxi Commission of May 26, 1993 and no doubt assisted Council in its reconsideration of this matter.

Trusting you will find this satisfactory.

C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Policing Committee/Taxi Commission
Bylaws & Inspections Manager

DATE: OCTOBER 14, 1993
TO: POLICING COMMITTEE/TAXI COMMISSION
FROM: CITY CLERK
RE: TAXI BYLAW REVIEW

Further to my memo of October 13, 1993 to the Policing Committee pertaining to the annual review of the Taxi Bylaw, which is to be undertaken by the Policing Committee/Taxi Commission in March of 1994, I wish to submit the following information.

At the September 13, 1993 Council Meeting, suggested changes by Mr. David Frenette pertaining to the Taxi Bylaw 3067/92, were referred by Council to the Committee which will be undertaking the review. I am enclosing herewith the changes suggested by Mr. David Frenette, for consideration in the March 1994 review of the Bylaw.

Trusting you will find this satisfactory and that the suggested changes by Mr. Frenette will be given due consideration.



C. SEVCIK
City Clerk

CS/clr

cc: Bylaws and Inspections Manager

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

DATE: OCTOBER 13, 1993
TO: POLICING COMMITTEE
FROM: CITY CLERK
RE: TAXI REVIEW COMMITTEE

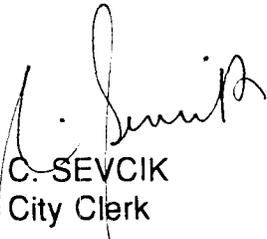
Your report of September 22, 1993 drawing to Council's attention that the original intention of those involved in the taxi issues in the Spring of 1992, was that the Policing Committee/Taxi Commission would be undertaking the annual review of the Taxi Bylaw, received consideration at the Council Meeting of October 12, 1993.

At the aforesaid meeting, Council passed the following motion rescinding its resolution of September 13th:

"RESOLVED that Council of The City of Red Deer, hereby agrees that the Council resolution of September 13, 1993 appointing a Taxi Review Committee, be rescinded and that the annual review of the Taxi Bylaw be referred to the Policing Committee/Taxi Commission as originally contemplated, and as recommended to Council October 12, 1993."

The decision of Council in this instance is submitted for your information and we thank you for bringing this matter to Council's attention.

Trusting you will find this satisfactory and that you will proceed with the Taxi Bylaw review as originally intended.



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Bylaws and Inspections Manager

Bob Holmes
6 Dunham Close
Red Deer, Alberta
T4R 2J5

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

NO. 3

DATE: September 30, 1993
TO: City Clerk
FROM: Fire Chief
RE: COUNTY OF RED DEER, CITY OF RED DEER
FRINGE AREA FIRE EMERGENCY RESPONSES

At the meeting of the County/City Liaison Committee of August 20, 1993, the Committee heard concerns from their respective Fire Chiefs regarding the number of incidents that have occurred because callers reporting a fire have been unsure whether the fire is in the County or City's jurisdiction.

This has led to response delays as the respective dispatchers attempt to determine the appropriate emergency service to respond.

In order to ensure the effective levels of service to residents in the fringe areas are not compromised, and in order to protect both jurisdictions from possible liabilities, the Committee recommended that both Councils be approached for a resolution consistent with the discussions.

Recommendation:

That the resolution, County of Red Deer and City of Red Deer Fringe Area Fire Emergency Response, be approved by Council of the City of Red Deer.



R. Oscroft
Fire Chief

RO/dd

c: Fire Chief M. Carson

Commissioners' Comments

We concur with the recommendations of the Fire Chief.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

RESOLUTION

**COUNTY OF RED DEER and CITY OF RED DEER
FRINGE AREA FIRE EMERGENCY RESPONSES**

Whereas there have been a number of previous incidents where a caller of a fire emergency is unsure of the exact location in either jurisdiction when reporting a fire in the fringe areas of the County of Red Deer or the City of Red Deer;

and

Whereas this sometimes results in delays in dispatching emergency equipment as the County or City dispatchers attempt to determine which emergency service to dispatch, or they dispatch the wrong emergency service;

and

Whereas this results in an invoice from either party being sent to the other party for service provided;

and

Whereas delays in dispatching an emergency service can result in higher property or life loss, and could lead to lawsuits against either party;

Therefore be it resolved that in order to ensure an effective level of emergency fire service to City and County residents in the fringe areas of either municipality, and in order to prevent dispatching delays for that service, the respective dispatchers will immediately dispatch the fire department they believe should provide that service. Should the dispatch be in error, the first responding fire department would initiate fire control procedures and notify the correct fire department to respond. The first responding fire department would remain on scene until the arrival of the second responding fire department and together they will complete the fire extinguishment. There would be no charge by either municipality for the service of the other in this instance.

DATE: October 4, 1993
TO: City Clerk
FROM: Director of Financial Services
RE: FRINGE AREA FIRE EMERGENCY RESPONSES

There is no information from the Fire Department on the expected cost of the proposal or the possible frequency of additional responses that may be required by the City. When the City responds to a fire call in the fringe area, it may be that additional firefighters are called in. This would result in additional overtime costs that would not be recoverable.

The possible additional costs should be considered but the risk of legal responsibility in the event of an inadequate response is also important. Any possible delays resulting in loss of life and/or property is, of course, also important.

The report also recommends no charge be made by the responding municipality. There is no information on whether the City would respond to more calls in the County than vice versa.

In summary, the proposal does appear to be effective in ensuring that calls are responded to quickly. Without more information, however, it is not possible to determine if the City's costs will be significantly increased.



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

AW/jt

c. Fire Chief

DATE: OCTOBER 13, 1993

TO: FIRE CHIEF

FROM: CITY CLERK

RE: COUNTY OF RED DEER / CITY OF RED DEER
FRINGE AREA FIRE EMERGENCY RESPONSES

Your report dated September 30, 1993 pertaining to the above topic, was presented to Council October 12, 1993.

At the aforesaid meeting, Council passed the following motion:

"WHEREAS there have been a number of previous incidents where a caller of a fire emergency is unsure of the exact location in either jurisdiction when reporting a fire in the fringe areas of the County of Red Deer or the City of Red Deer; and

WHEREAS this sometimes results in delays in dispatching emergency equipment as the County or City dispatchers attempt to determine which emergency service to dispatch, or they dispatch the wrong emergency service; and

WHEREAS this results in an invoice from either party being sent to the other party for service provided; and

WHEREAS delays in dispatching an emergency service can result in higher property or life loss, and could lead to lawsuits against either party;

THEREFORE be it resolved, that in order to ensure an effective level of emergency fire service to City and County residents in the fringe areas of either municipality, and in order to prevent dispatching delays for that service, the respective dispatchers will immediately dispatch the fire department they believe should provide that service. Should the dispatch be in error, the first responding fire department would initiate fire control procedures and notify the correct fire department to respond. The first responding fire department would remain on scene until the arrival of the second responding fire department and together they will complete the fire extinguishment. There would be no charge by either municipality for the service of the other in this instance.

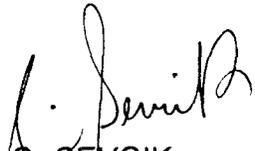
Council further agrees that this matter be reviewed in six months time with a report to be brought back to City Council."

Fire Chief
Page 2
October 13, 1993

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

You will note that Council wants a review of this matter in six months time, with a report to be brought back to Council specifically outlining a comparison of the call-outs and costs incurred by the City and the County.

Trusting you will find this satisfactory and we look forward to your report in six months time.



C. SEVCIK
City Clerk

CS/clr

cc: Director of Financial Services
County of Red Deer



**RED DEER
REGIONAL PLANNING COMMISSION**

NO. 4

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

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

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

MEMORANDUM

TO: Charles Sevcik, City Clerk

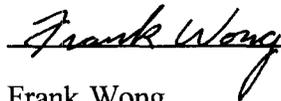
DATE: September 28, 1993

FROM: Frank Wong, Planning Assistant

**RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S-93
5020 - 58TH STREET (LOTS 1 & 2, BLOCK 30, PLAN 7604 S)**

As per Council's resolution of September 27, 1993, we are attaching herewith a proposed land use amendment to permit a "security quarters suite" as part of Cass's Stagger Inn located at 5020 - 58th Street, as an exception to the bylaw.

The required land use amendment is attached hereto for City Council's consideration.



Frank Wong
Planning Assistant

FW/eam

Encl.

Commissioners' Comments

We recommend Council give the draft bylaw 1st reading following which same will be advertised for a Public Hearing in 4 weeks' time.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

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



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Mr. Cass Trahan
5020 - 58 Street
Red Deer, Alberta
T4N 6S8

Dear Mr. Trahan:

**RE: LAND USE BYLAW AMENDMENT 2672/S-93
SECURITY QUARTERS SUITE - CASS'S STAGGER INN
5020 - 58 STREET, RED DEER, ALBERTA**

At the Council Meeting of October 12, 1993, first reading was given to Land Use Bylaw Amendment 2672/S-93, a copy of which is enclosed herewith. Bylaw 2672/S-93 provides for a "Security Quarters Suite" in connection with the operation of Cass's Stagger Inn, at 5020-58 Street.

As indicated to you in our letter of September 28, 1993, this office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, November 8, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine. The advertising will appear in the Red Deer Advocate on Friday, October 22nd and Friday, October 29th and in accordance with the Land Use Bylaw, you are required to deposit with the City Clerk an amount equal to the estimated cost of said advertising, which in this instance, is \$500.00.

We will require this deposit by no later than Tuesday, October 19, 1993 in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for, or refunded the balance.

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

Sincerely,

C. Sevcik
C. SEVCIK
City Clerk

CS/clr

Encls.

cc: Frank Wong, Planning Assistant
Council & Committee Secretary, Sandra

* ADVERTISING NOTE TO SANDRA
ON HER COPY ONLY *



*a delight
to discover!*



**RED DEER
REGIONAL PLANNING COMMISSION**

NO. 5

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

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

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

MEMORANDUM

TO: Charles Sevcik, City Clerk **DATE:** October 4, 1993

FROM: Frank Wong, Planning Assistant

RE: **PROPOSED LAND USE AMENDMENT 2672/T-93
ROSEDALE EXTENSION - PHASES 2B & 2C
ROSEDALE MEADOWS DEVELOPMENT INC.**

Enclosed is a proposed land use amendment pertaining to a portion of Rosedale Extension Subdivision and containing 4.08 ha (10.08 acres).

Rosedale Meadows Development Inc. (c/o Charles R. Allard, 13723 Summit Point, Edmonton, Alberta, T5N 3S6) is proposing to develop 60 duplex parcels and 1 municipal reserve parcel. The proposal conforms to the approved outline plan for the area.

We recommend that City Council proceed with the first reading of the proposed land use amendment.

Sincerely,

Commissioners' Comments

Frank Wong
Planning Assistant

FW/eam

We concur with the recommendations. Following first reading, it will be necessary to advertise for a Public Hearing which will be held in 4 weeks' time.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

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



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Rosedale Meadows Development Inc.
c/o Charles R. Allard
13723 Summit Point
Edmonton, Alberta
T4N 3S6

Dear Sir:

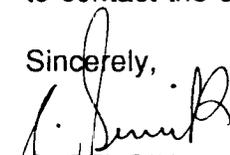
**RE: LAND USE BYLAW AMENDMENT 2672/T-93
ROSEDALE EXTENSION - PHASES 2B AND 2C**

I would advise that Council of the City of Red Deer, at its meeting held Tuesday, October 12, 1993, gave first reading to Land Use Bylaw Amendment 2672/T-93, a copy of which is enclosed herewith. Bylaw 2672/T-93 pertains to the redesignation of lands in Rosedale Extension (Phases 2B and 2C) from A1 to R1A and PS designation, to enable the development of 60 duplex parcels.

This office will now proceed with preparation of advertising for Public Hearing to be held on Monday, November 8, 1993, commencing at 7:00 p.m., or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, October 22nd and 29th. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of said advertising which in this instance, is \$600.00. We will require this deposit by no later than Tuesday, October 19, 1993 to proceed with the advertising as scheduled above. Once the actual costs are known, you will either be invoiced for, or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. SEVCIK
City Clerk

CS/clr

Encls.

cc: Frank Wong, Planning Assistant

Council & Committee Secretary, Sandra

*ADVERTISING NOTE TO
SANDRA ON HER COPY ONLY*



*a delight
to discover!*

DATE: OCTOBER 13, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

RE: LAND USE BYLAW AMENDMENTS 2672/S-93 AND 2672/T-93

Council of the City of Red Deer at its meeting held Tuesday, October 12, 1993, gave first reading to the above noted Bylaws.

Bylaw 2672/S-93 provides for a "Security Quarters Suite" in connection with the operation of Cass's Stagger Inn, located at 5020 - 58th Street.'

Bylaw 2672/T-93 pertains to the redesignation of lands in Rosedale Extension, Phases 2B and 2C, from A1 to R1A and PS designation, to allow for the development of 60 duplex parcels.

Enclosed herewith is a copy of the aforesaid Bylaws. This office will now proceed with advertising for Public Hearing to be held on Monday, November 8, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



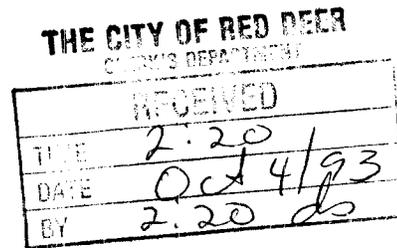
G. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
 Director of Engineering Services
 Bylaws and Inspections Manager
 City Assessor
 Land & Economic Development Manager
 E. L. & P. Manager
 Fire Chief
 Public Works Manager

NO. 6

DATE: October 4, 1993
 TO: City Clerk
 FROM: Transit Manager
 RE: **BUS PURCHASE TENDER**



On July 19, 1993, the Transit Administration received approval to purchase two transit buses that will be required for September 1994. Following the approval the Transit Administration with the assistance of the Civic Garage and other transit systems, drafted a specification for these buses and solicited tendered bids from the bus suppliers. These were to be our first low-floor accessible buses.

On September 29, 1993 two tender bids were received. One from New Flyer Industries of Winnipeg and the other from Ontario Bus Industries of Mississauga.

As Council may recall the Transit Administration had estimated that the purchase price of these buses would be approximately \$225,000 per unit. That estimate was based on the known price of \$214,500 that was quoted to St. Albert and Edmonton two years ago. Unfortunately, the low bid submitted by New Flyer Industries is somewhat higher than estimated at \$247,232 per unit. In speaking with a New Flyer representative the price difference is due to two factors. First of all our engine and transmission specification were different than St. Albert's which resulted in a slightly higher cost. Secondly, is that the cost of exchange to the United States suppliers has increased. Many components of the bus are supplied by American vendors. Notwithstanding this, the price still reflects a 7.5% per year increase.

This means that the cost for the two buses is approximately \$44,100 more than our original estimate to Council. As an aside, this also demonstrates the problem City departments are having with 0% budgets when private sector supply costs are increasing, in this case, at approximately 7.5% per annum.

Also, low-floor buses are approximately \$7,000 higher than conventional buses.

It should be pointed out, however, that the purchasing of these buses remain cost sharable with Alberta Transportation at 75% Provincial and 25% City funding.

City Clerk
October 4, 1993

In addition, these buses would be eligible for a one-time grant of \$15,000 per bus that was offered to other systems for the purchase of low-floor buses. A written request for this one-time grant has been forwarded to Alberta Transportation.

The following outlines the costs associated with the purchase of these buses.

		ONE-TIME GRANT	PROVINCIAL SHARE	CITY SHARE
Price Quote	\$494,464	\$30,000	\$348,348	\$116,116
Estimate	\$450,000	\$30,000	\$315,000	\$105,000
Difference	\$44,464	ϕ	\$33,348	\$11,116

As stated in the original July 19, 1993 report to Council, these buses are necessary to accommodate the future changes to our system with the opening of Hunting Hills High School.

RECOMMENDATION:

It is respectfully recommended that the Transit Administration be authorized to proceed with the purchase of the two buses, and that the tender be awarded to the low bidder, New Flyer Industries Ltd.



Grant Beattie
Transit Manager

GB/slm

p.c. Director of Engineering Services

Commissioners' Comments

We concur with the recommendations of the Transit Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

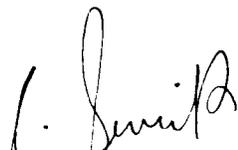
DATE: OCTOBER 13, 1993
TO: TRANSIT MANAGER
FROM: CITY CLERK
RE: BUS PURCHASE TENDER

Your report dated October 4, 1993 pertaining to the above matter, received consideration at the Council Meeting of October 12th and at which meeting, Council passed the following motion in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer, having considered report dated October 4, 1993 from the Transit Manager re: Bus Purchase Tender, hereby authorizes the Transit Administration to proceed with the purchase of the two buses and that the tender be awarded to the low bidder, New Flyer Industries Ltd., and as recommended to Council October 12, 1993."

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

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: Director of Financial Services
 Director of Engineering Services
 Purchasing Agent

NO. 7

CS-P-4.575

DATE: October 4, 1993
TO: CITY CLERK
FROM: DON BATCHELOR
Parks Manager
RE: PARKVALE ESTATES - FLOODING PROBLEMS
Your memo of September 8, 1993 refers.

Based on the September 3, 1993 letter received from the Parkvale Estates Society (attached), Harold Jeske of the Recreation & Culture Department and I met with Mr. Fred Horn on site to discuss their drainage problem.

The rear yards of the Parkvale Estates properties were developed too low in elevation in relation to the surrounding existing grades and, consequently, water ponding occurs in a few of their rear properties. Mr. Horn has indicated that this drainage problem occurs only in the spring, and that for the balance of the year an existing swale on their property adequately handles stormwater run off. Snowmelt from the Arena parking lot does not drain into the area in question; for the most part, the spring flooding in the rear yards of their property is from snow on both their property and adjoining lands.

Mr. Horn, on behalf of the Society, has suggested that to alleviate the spring flooding problem, a long swale be developed extending to the south onto Barrett Park (Attachment 1). Mr. Horn has further requested that the City fund the development of the swale and associated re-landscaping.

In reviewing the site, I am of the opinion that the City of Red Deer as an adjacent property owner (i.e. Barrett Park) is not responsible for resolving a drainage problem on private property. In addition, Mr. Horn's proposal is questionable in terms of how effective it may be in resolving the problem. A swale with a minimal gradient and in excess of 100 m would have to be cut into Barrett Park to attempt to drain the rear yards of Parkvale Estates. The cost for such an undertaking has been estimated by a landscape contractor at ±\$2,000.

Mr. Horn has requested that this issue be placed before City Council.

RECOMMENDATION:

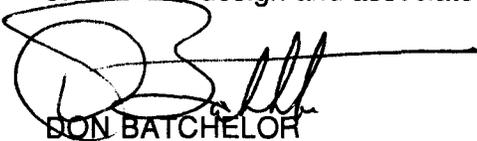
That City Council deny the request of the Parkvale Estates Society to develop a swale into Barrett Park for the purposes of draining the rear yards of their properties.

.../2

City Clerk
Page 2
October 4, 1993

Alternately, City Council may wish to consider a resolution which would support the development of the swale as proposed by the Parkvale Estates Society subject to the following:

1. A survey shall be conducted for the purpose of designing the exact length of the swale, its depth, gradient and disturbed landscape area in order for the swale to be effective.
2. Based on the survey, that the Parkvale Estates Society assume all costs associated with the necessary survey, regrading and landscape restoration.
3. The design and associated work proceed in accordance with City of Red Deer standards.



DON BATCHELOR

Att.

- c. Craig Curtis, Director of Community Services
Harold Jeske, Recreation Facilities Superintendent
Gord Stewart, Public Works Manager

Commissioners' Comments

We concur with the recommendations of the Parks Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

PARKVALE ESTATES (1985) SOCIETY
 13 -4240 46A Avenue Crescent
 Red Deer, Alberta T4N 6T8

September 3, 1993

Your Worship Mayor Gail Surkan and members of the Red Deer
 City Council,
 Red Deer City Hall.

Residents in Parkvale Estates have a major problem. The west side of our property line is next to the arena and curling rink parking lot. The snow blows across the large lot and drifts on our property on the west side of Parkvale Estates. While our elevation is adequate to drain all heavy rainstorms in summer we have a real problem with the snow in the spring run-off.

The snow melts and runs down a slight slope from the east side of the parking lot and then freezes into ice which continues to build up and force the thawing snow water into houses on the west side of Parkvale Estates.

We have fought this condition for the past six years and still have the same problem each spring. We started by buying one fifty foot section of snow fence, and last year had three fifty foot sections and still have had little or no results.

We engaged a party with a transit level and feel strongly that the only solution is to have a twelve to fourteen inch deep swale dug on the city park property which adjoins our land. The swale should not create any inconvenience to the grass cutting in the park area. We feel that this is a reasonable request on our part and that it should rectify the problem.

Although the problem is on our property, most of the snow comes from the parking area. We would appreciate having a city official discuss the situation with us at your earliest convenience.

Thank you in advance for your kind consideration of this matter.

Respectfully,

Irma Hall

Mrs. Irma Hall, Secretary
 Telephone: 347-1362

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	12:45 pm
DATE	93.09.07
BY	lh. ps.

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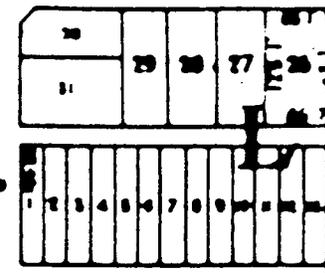
AVENUE

ATTACHMENT 1

STREET

45

47



STREET

44

43 ST.

1

2

43

43 STREET

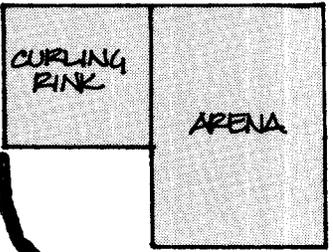
R3

V18

H8

3

43 STREET



CURLING RINK

ARENA

PARKVALE ESTATES

46A AVE. CR.

8 M.P.

D

4.37 AC.

PROPOSED SWALE

A2

BARRETT PARK



WASKASOO CREEK

M.R.



PARKS DEPARTMENT



KINEX

47



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Parkvale Estates (1985) Society
 #13, 4240 - 46 A Avenue Crescent
 Red Deer, Alberta
 T4N 6T8

Att: Mrs. Irma Hall
 Secretary

Dear Mrs. Hall:

RE: PARKVALE ESTATES - FLOODING PROBLEMS

This is to advise that your letter of September 3, 1993 pertaining to the above matter, was presented on the Council Agenda of October 12th, along with Administrative Comment, a copy of which is enclosed herewith (pages 57 - 60).

At the aforesaid meeting, Council passed the following motion supporting the development of a swale as proposed by the Parkvale Estates Society, subject to certain conditions:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Parkvale Estates (1985) Society, re: Flooding Problems, hereby supports the development of a swale as proposed by the Parkvale Estates Society, subject to the following:

1. A survey shall be conducted for the purpose of designing the exact length of the swale, its depth, gradient and disturbed landscape area in order for the swale to be effective.
2. Based on the survey, that the Parkvale Estates Society assume all costs associated with the necessary survey, regrading and landscape restoration.
3. The design and associated work proceed in accordance with City of Red Deer standards,

and as recommended to Council October 12, 1993."



*a delight
to discover!*

Parkvale Estates (1985) Society

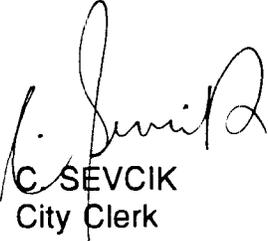
Page 2

October 13, 1993

The decision of Council in this instance is submitted for your information. If the Parkvale Estates Society is prepared to accept the conditions imposed by Council, the survey and design of the swale must be approved by the Parks Manager before any regrading takes place. In addition, the regrading and landscape restoration must be undertaken to the satisfaction of the Parks Manager.

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

Sincerely,



C. SEVCIK
City Clerk

CS/clr

Encls.

cc: City Commissioners
Director of Community Services
Parks Manager
Recreation Facilities Superintendent
Public Works Manager

Mr. Fred Horn
28, 4240 - 46 A Avenue Crescent
Red Deer, Alberta
T4N 6T9

NO. 8

DATE: October 5, 1993
TO: City Council
FROM: Mayor Surkan
RE: MEETING WITH HOSPITAL BOARD

This is to confirm that arrangements have been completed for a meeting to be held with the Hospital Board on Monday, November 1, 1993, from 4:30 - 6:00 p.m. in the private dining room, Red Deer Regional Hospital.

Gail Surkan
Mayor

NO. 9

DATE: October 6, 1993

TO: City Clerk

FROM: Director of Engineering Services

RE: FEASIBILITY STUDY - DOWNTOWN WEST AREA

At a recent Council meeting, when considering sale of a piece of land, some discussion took place with respect to a study to determine the economic and technical feasibility of the current preliminary planning considerations for the area in question.

There is presently no budget set aside in any department to carry out such a study. In the past, Public Works has placed an amount in their budget to do some preliminary work with respect to satellite yard location. However, this budget item was never approved, given recent budget constraints.

There was some preliminary work done by the Engineering Services Division and the Land and Economic Development Department at the time this issue was first proposed by the Red Deer Planning Commission. If Council wishes to obtain further information with respect to the ramifications of the Downtown West proposal, we would suggest that there are two options available.

First, Council could budget now or in the 1994 Budget for the study to be done by a private consultant. It is difficult to estimate the cost of such a study, as it is a combination of economic and technical issues; however, we would estimate the cost at approximately \$20,000.

Another option Council may wish to consider would be to direct the writer and Economic Development Manager to take their initial preliminary work and expand upon that somewhat. We would not be able to produce as comprehensive a report as we would expect from a consultant because the commitments on staff are intense at present and not likely to diminish in the future. We do feel confident that we could produce a report by early 1994 that would give Council a basic appreciation for the benefits and costs of implementing the present proposal. This report could be executed using existing staff time at little or no extra cost to the City.

Memo to City Clerk

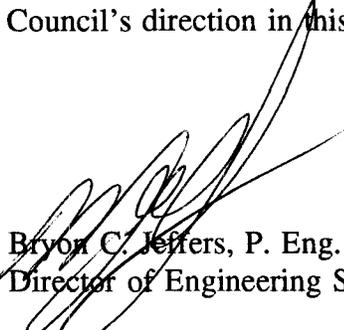
Page 2

October 6, 1993

When this report is received, Council has two or three options open to it.

1. The report could be accepted by Council and they could act on the information to either proceed with the plan as presently proposed or could alter the plan.
2. Council could receive this plan and decide to use it as a basis for going out to a private consultant for further information,
3. Council may wish to gauge the value of the plan and properties by receiving expressions of interest from the private sector with respect to purchase of the West Yard site and relocation of the operation to another acceptable location. This is probably premature at this time, but before it is discounted it could be discussed with private sector developers.

Council's direction in this matter is respectfully requested.



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

BCJ/sab

Commissioners' Comments

We recommend that Council direct the Director of Engineering Services and the Land & Economic Development Manager to proceed with a preliminary investigation as noted. Should further work be required, Council would be in a position to use this base work as a foundation for any more detailed analysis.

"G. SURKAN"
Mayor

DATE: OCTOBER 13, 1993

TO: DIRECTOR OF ENGINEERING
LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: FEASIBILITY STUDY - DOWNTOWN WEST AREA

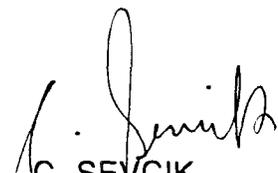
The report dated October 6, 1993 from the Director of Engineering Services pertaining to the above matter, appeared on the Council Agenda of October 12, 1993.

At the aforesaid meeting, Council passed the following motion agreeing that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as suggested:

"RESOLVED that Council of The City of Red Deer, having considered report dated October 6, 1993 from the Director of Engineering Services re: Feasibility Study - Downtown West Area, hereby directs that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as outlined in the aforesaid report and as presented to Council October 12, 1993."

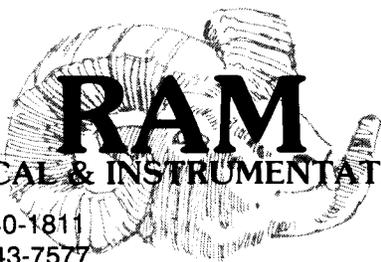
The decision of Council in this instance, is submitted for your information and appropriate action. It is our understanding that you will be in a position to produce the called for report by early 1994.

Trusting you will find this satisfactory and we look forward to your report in due course.


C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Director of Community Services
 Director of Financial Services
 Public Works
 Transit Manager
 Principal Planner

**ELECTRICAL & INSTRUMENTATION LTD.**

PH. (403) 340-1811

FAX (403) 343-7577

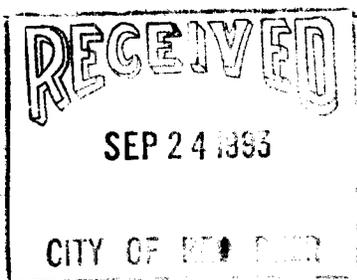
R.R. 3, RED DEER

ALBERTA T4N 5E3

NO. 1

September 20/93

Attn: Red Deer City Council
Re: Property Assessment



We received our 1993 Property Assessment Notice. This notice was paid on June 30/93, then in July we received another Property Assessment Notice for additional \$732.61. We explained to Mr Knight that we had already negotiated a lease agreement with our tennant when we received our June Assessment. He said there was nothing that could be done about this matter. We feel maybe council could remove this additional assessment cost for this year, and that this matter was not properly handled. We understand where the mistake was made (improper land assesment) but do not understand why it should cost us money for your mistake.

Regards

Martin Touchette

DATE: 1 October 1993
TO: City Clerk
FROM: City Assessor
RE: RAM ELECTRIC & INSTRUMENTATION LTD.

Values for all 19,000± properties, both land and improvements, were re-established for 1993 taxation. In the subject instance, the land valuation, done manually in this circumstance, was transposed with a residential parcel in error. As a result, the owner of the residential parcel received a substantial increase in property assessment and taxes, and the subject received a decrease. The owner of the residential property with the increase reviewed the assessment during the open house (time to appeal and question assessments), and the error was discovered. The owner of the subject parcel did not question the reduction or come in to review, even though it would seem that a \$16,400 land value as opposed to the correct \$52,160 would be evident and recognized as an error from a value perspective.

Section 63(1) of the *Municipal Taxation Act* reads:

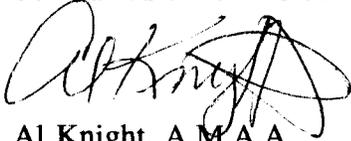
"The assessor may at any time during the taxation year correct an error in any assessment and thereafter instruct the Municipal Secretary to amend his assessment roll accordingly."

An amended assessment and tax notice was mailed June 28, 1993, to both parties concerned. Allowances were made to due dates on the revised notices to allow the owners to complain or review the assessments. No complaints were lodged.

If the assessment and taxes were so critical and a lease was based on this, and with the value looking somewhat suspect on land, I would have thought that a phone call at least would have been in order to verify the valuation.

RECOMMENDATION

We can and do sympathize with the property owner, to a point. We do, however, feel that the onus is on the taxpayer\property owner to question the valuation, especially if it is as obvious as this. We cannot recommend that Council refund any or all of the tax increase.



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

AK/ngl

c.c. Director of Finance

DATE: October 4, 1993
TO: City Clerk
FROM: Director of Financial Services
RE: RAM ELECTRIC AND INSTRUMENTATION LTD.

I concur with the recommendations of the City Assessor to not refund any or all of the tax increase.

It should be recognized that if any of the portion of taxes collected for requisitioning authorities was refunded, the City would not be able to recover the refund from the requisitioning authorities.



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

AW/jt

Commissioners' Comments

We appreciate the points made by the City Assessor; however, we made an error and for this year, we believe that the City should absorb the cost of that error.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

TO:

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

*If any question
contact U Wilcock
or Myron as
a Knight is
going to be on
Holiday (week)*

FROM:

CITY CLERK

RE: RAM ELECTRICAL & INSTRUMENTATION LTD.
LATE PAYMENT OF TAXES PENALTY

Please submit comments on the attached to this office by October 4
for the Council Agenda of October 12/93.

C. Sevcik
C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 24, 1993

Mr. Martin Touchette
RAM Electrical & Instrumentation Ltd.
R.R. 3
Red Deer, Alberta
T4N 5E3

Dear Mr. Touchette:

I acknowledge receipt of your letter dated September 20, 1993, re: Property Assessment.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Tuesday, October 12. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, October 8, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, October 8.

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

Yours truly,

C. Sevcik
City Clerk



*a delight
to discover!*



THE CITY OF RED DEER

P.O. BOX 2000, RED DEER, ALBERTA T4N 0T4 FAX: (403) 346-6195

FILE No.

City Clerk's Department 342-6132

DATE: 93.10.07

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 5

FAX TO: Ram Electrical & Instrumentation Ltd.

ATTENTION: Martin Touchette

THEIR FAX NO: 343-7577

FROM: Charlie Jencks

DEPARTMENT: City Clerks

MESSAGE AREA (if required):

- Attached are pages 64-67 of the October 12'93 Council Agenda.
This item has been scheduled for consideration at 5:20 pm Oct. 12. (Tuesday)
cc.



RED DEER

a delight to discover!

TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED (REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 5
TOTAL PAGES CONFIRMED : 5

*** SEND ***

Table with 7 columns: No., REMOTE STATION, START TIME, DURATION, #PAGES, MODE, RESULTS. Row 1: 1, [blank], 10- 7-93 11:53, 2:57", 5/ 5, [blank], COMPLETED 9600

TOTAL 0:02:57" 5

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD RI : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Ram Electrical and Instrumentation Ltd.
R.R. #3
Red Deer, Alberta
T4N 5E3

Att: Mr. Martin Touchette

Dear Sir:

RE: 1993 PROPERTY ASSESSMENT NOTICE

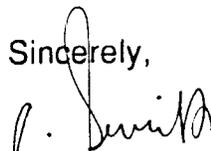
Your letter of September 20, 1993 pertaining to the above matter, received consideration at the Council Meeting of October 12, 1993.

At the aforesaid meeting, Council passed the following motion agreeing that the City absorb the cost of the City's error in this instance, for this year:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ram Electrical and Instrumentation Ltd. regarding a property assessment notice received in July for an additional \$732.61, hereby agrees, that as The City made an error in this instance, The City absorb the cost of said error for this year, and as recommended to Council October 12, 1993 by the City Commissioners."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. We thank you for bringing this matter to Council's attention. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: Director of Financial Services
City Assessor *

Please refund all of the tax increase for this year, as approved by Council *



*a delight
to discover!*

NO. 2

**express****24****SIGNAGE & PROMOTIONS CORP**

September 10th, 1993

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

Dear Sir:

Please accept this letter as a request to construct Billboards on the railway crossing located on 67th Street.

It is the intention of my firm to construct and install billboards of a professional, quality, nature to subsequently rent to firms wishing advertising space in Red Deer. My Firm would also offer Free space to the City of Red Deer to promote various Public events when the billboards are vacant.

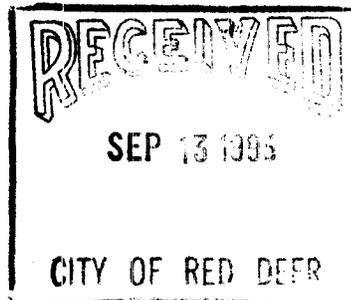
I believe we could mutually benefit by way of a rental contract over a 10 year term in the area of \$2,000 annually.

If at all possible, because of the nature of my business, it would be appreciated if this application could be treated in confidence.

Thank you for your consideration.

Yours truly,

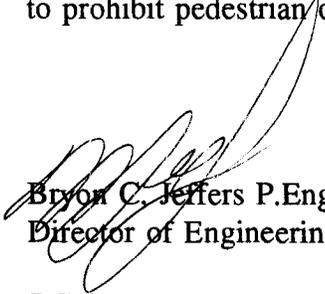
Ray McBeth
General Manager



DATE: September 15, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: EXPRESS SIGNAGE - BILLBOARDS

Engineering Services has no specific comments to make with the request from Express Signs to place billboards on the abandoned 67th Street CPR Bridge structure. The departments directly involved with administration of the Sign By-law should comment on this issue.

We would point out to Council that the structure in question is considered to be structurally sound at this time. It is our intention to install chain link fencing at each end of the structure to prohibit pedestrian or any other kind of use of the bridge.



Bryon C. Jeffers P.Eng
Director of Engineering Services

BCJ/emg

c.c. Director of Community Services
c.c. Director of Financial Services
c.c. By-laws and Inspections Manager
c.c. Land and Economic Development Manager
c.c. Parks Manager
c.c. Principal Planner

DATE: September 16, 1993
TO: Charlie Sevcik
City Clerk
FROM: Craig Curtis, Director
Community Services Division
RE: Express Signage

I have discussed the Express 24 Signage proposal for the 67 Street railway overpass with the Recreation & Culture and Parks Department Managers. We are opposed to this proposal due to the fact that 67 Street is a major entrance to the city and visitors should not be greeted with a very dominant commercial sign stretched over the roadway.

City Council has a clear policy dealing with billboards on City property (Council Policy 819), as follows:

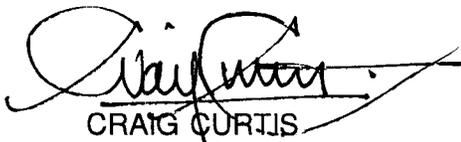
"Space on City property shall not be leased for the placement of billboard signs."

In addition, the Land Use Bylaw clearly defines aesthetic standards for buildings and landscaping for development on major entry arteries (Bylaw 2672/W-92).

The policies and bylaws in place are intended to provide architectural and development control in order to ensure that the entrances to the city remain attractive and representative of the city's natural landscape features. The subject proposal would totally jeopardize the image that is now portrayed along all major arterial road entrances to the city.

RECOMMENDATION

It is recommended that City Council deny the request from Express 24 Signage and Promotions to construct billboards on the former railway bridge, across 67 Street.



CRAIG CURTIS

DB:dmg

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



MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** September 19, 1993

FROM: Paul Meyette, Principal Planner

RE: Express Signage Billboards

Express Signage and Billboards is requesting permission to place billboard advertising on the old railway bridge across 67th Street.

The issue of billboards has been studied extensively. On January 2, 1990, Council expressed concern regarding the need to improve entranceways to the City and passed the following motion:

"Whereas the City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67th Street West; and

Whereas the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

Therefore be it resolved that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major arteries, to be used as guidelines in the issuance of building permits for such developments."

This study included a review of billboard locations at City entryways.

On February 5, 1990, Council requested a study of all billboard locations and passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered recommendations from the Municipal Planning Commission re: Billboards in Industrial Areas, hereby agrees that a complete review of this subject be undertaken as soon as possible, and that in the interim, Land Use Bylaw Amendments be considered changing Billboard Use from a permitted use to a discretionary use in all industrial areas."

This review of billboards reviewed all billboard locations within the City and included consultation with the billboard industry.

MUNICIPALITIES WITHIN COMMISSION AREA

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

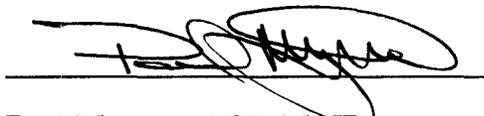
Page 2
Express Signage Billboards

Both the Entryway study and the Billboard study were adopted by City Council; each study recommended that no additional billboards should be allowed along the entryways to the City. These recommendations along with landscaping standards on entryways were incorporated in the Land Use Bylaw. The Land Use Bylaw specifically prohibits the placement of any new billboards along 67th Street between Highway #2 and 59th Avenue(see attachment). In addition to the foregoing studies, there is also an existing Council policy which states:

Space, on City owned property, shall not be leased for the placement of Billboard signs."
Policy #819

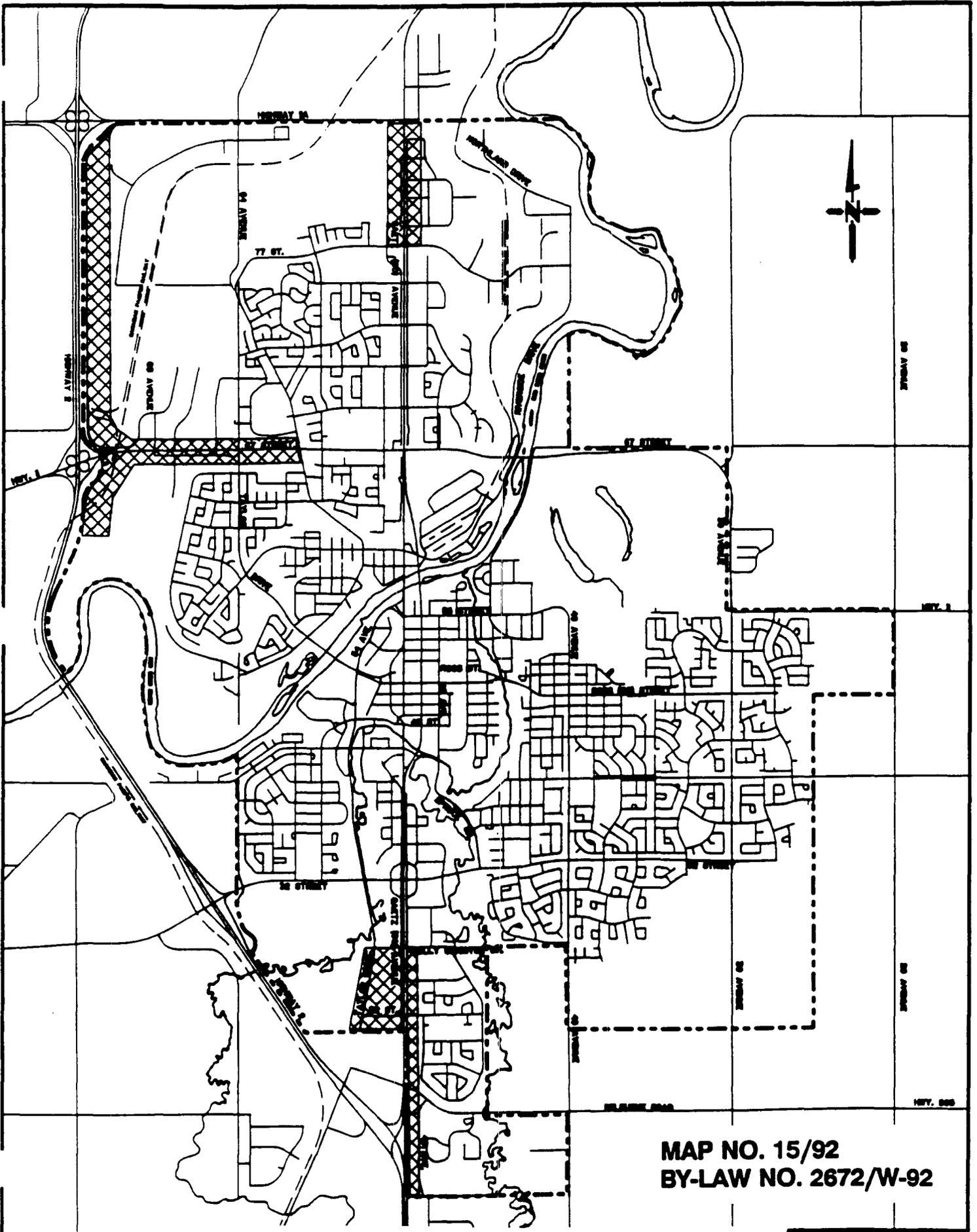
RECOMMENDATION

Planning staff recommend that Council deny the request to place billboards on the old railway bridge crossing on 67th Street. Billboards in this location are contrary to City policy as expressed in the reports entitled "Building and Landscape Design Standards for Development on Major Entry Arteries" and "City of Red Deer Recommendation for Billboards within the City of Red Deer". The proposal is also contrary to the Land Use Bylaw and City Council Policy #819.



Paul Meyette, ACP, MCP
PRINCIPAL PLANNER, SECTION A

cc. Director of Engineering Services
Director of Community Services
Director of Financial Services
Bylaws and Inspections Manager
Land and Economic Development Manager
Parks Manager



AREA WHERE NO BILLBOARDS MAY BE INSTALLED

DATE: September 20, 1993

FILE NO. 93-1660

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: EXPRESS SIGNAGE - BILLBOARDS

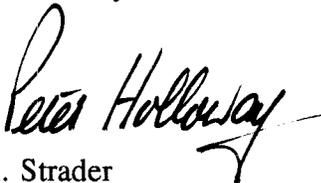
Further to the request from Express Signage to construct billboards adjacent to the abandoned railway crossing on 67 Street, we would submit the following comments for Council's consideration.

Upon verbal discussion with Mr. Ray McBeth, General Manager of Express Signage, it was determined that they were requesting Council's approval to construct and install billboards on the north and south sides of the existing bridge on 67 Street.

The subject lands, the former railway right-of-way is presently designated I1 Industrial (Business Service) district, which does not permit the use of billboard type signs. Section 6.3.1.3.(17) of the Land Use Bylaw describes that billboard type signs are a discretionary use in an I1 district "except on sites fronting on Gaetz Avenue between 28 Street and the southern boundary of the City, on 67 Street between 59 Avenue and the western boundary of the City and on sites adjacent to Highway 2, within the City boundary."

Recommendation: The Bylaws and Inspections Department cannot support the application as the proposed use does not meet the intent of the Bylaw, and City Council's direction in 1991 to prohibit such means of advertising on the main entrances to the City. Recommend the application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

Commissioners' Comments

We concur with the recommendations of the administration that the request be denied for all of the reasons pointed out in the attached comments. You will recall, Council recently had the opportunity to consider relaxation in their signage policy related to inflatable signs and decided in the interests of the long term objectives of the community to retain existing signage policy. We feel this is a critical part of the City's long term vision.

It should also be noted that other outdoor advertising interests have been pressing for some time for additional public locations in the City and have been consistently denied.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

TO:

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

FROM:

CITY CLERK

RE: EXPRESS SIGNAGE - BILLBOARDS

Please submit comments on the attached to this office by Sept. 20/93

for the Council Agenda of Sept. 27/93


C. SEVCIK
 City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 13, 1993

Mr. Ray McBeth
Express Signage & Promotions Corp./24
4418 - "B" Gaetz Avenue
Red Deer, Alberta
T4N 3Z6

Dear Mr. McBeth:

I acknowledge receipt of your letter dated September 10, 1993, re: request to construct billboards on the railway crossing located on 67th Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, September 27, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, September 24, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, September 24, 1993.

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

Yours truly,

Kelly Kloss
Assistant City Clerk



*a delight
to discover!*

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
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- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- _____

CONFIDENTIAL

FROM:

CITY CLERK

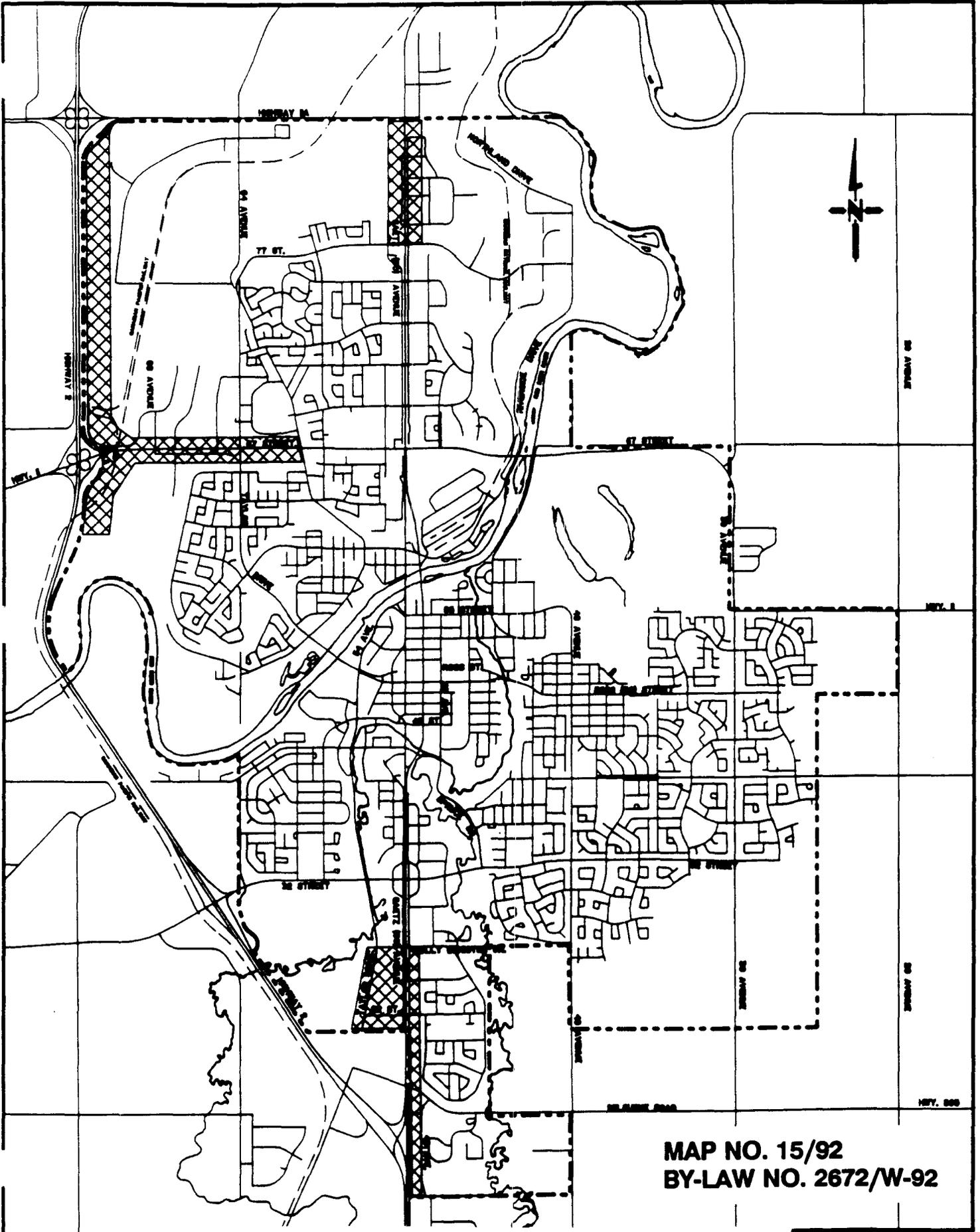
RE: EXPRESS SIGNAGE - BILLBOARDS

Please submit comments on the attached to this office by Sept. 20/93

for the Council Agenda of Sept. 27/93

No objection
[Signature]

[Signature]
C. SEVCIK
City Clerk



AREA WHERE NO BILLBOARDS MAY BE INSTALLED

MAP NO. 15/92
BY-LAW NO. 2672/W-92



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 2T6 FAX: (403) 346-6196

FILE NO.

City Clerk's Department 342-8132

DATE: 93-10-07

OUR FAX NO: (403) 346-6196

NUMBER OF PAGES INCLUDING THIS PAGE: 9

FAX TO: Express 24 Signage and Promotions Corp
ATTENTION: Ray McBeth
THEIR FAX NO: 342-7446

FROM: Charis Smith
DEPARTMENT: City Clerk

MESSAGE AREA (if required):

- Attached material appears on Council Agenda of October 12 '93.
As requested over the phone I will request Council to table the matter for 2 weeks, for consideration at the Council meeting of October 25 '93.



RED DEER

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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED (REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 9
TOTAL PAGES CONFIRMED : 9

*** SEND ***

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TOTAL 0:05'45" 9

NOTE:

No.: OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD R1 : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Express 24 Signage and Promotions Corp.
4418 - "B" Gaetz Avenue
Red Deer, Alberta
T4N 3Z6

Att: Mr. Ray McBeth
General Manager

Dear Sir:

RE: EXPRESS SIGNAGE - BILLBOARDS 67TH STREET CPR BRIDGE STRUCTURE

Your letter of September 10, 1993 and administrative comments relative to the above topic, appeared on the Council Agenda of October 12, 1993. The material which appeared on said agenda, was faxed to you on October 7th.

As per your verbal request over the phone, Council agreed the matter be tabled for a period of two weeks. Accordingly, said item will once again be placed on the Council Agenda of October 25, 1993 and we will advise you on or about the 22nd as to the approximate time the item will be scheduled for discussion.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

CS/clr



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Parkside Holdings Ltd.

HEAD OFFICE
#18, 7815 49 AVE.
Red Deer, Alberta
T4P 2B4
Phone: (403) 342-5045
Fax: (403) 342-5022

September 15, 1993

City of Red Deer
Mayor's Office
P.O. Box 5008
Red Deer, Alberta

ATTENTION: MAYOR GAIL SURKAIH and MEMBERS OF CITY COUNCIL

Re: Development of Ratzke Quarter Section
(S.E. 1/4 sec. 14-38-27-W4)
By Parkside Holdings Ltd.

Your Worship:

Parkside Holdings Ltd. has attempted to evaluate all reasonable alternatives directed towards proceeding with development of the above noted quarter section. From the time when the Council of the City of Red Deer agreed to revise the previously approved area structure plan for South East Red Deer, to include provision for a middle school site on the Ratzke quarter section, as requested by Red Deer Regional Planning Commission, we have been adamant that a middle school and a manufactured home park for seniors could not co-exist. We have continued to evaluate alternatives since that City Council meeting of March 15, 1993. We have now concluded, that the non refundable portion of costs, which have to be paid by Parkside Holdings Ltd. for provision of facilities for a middle class school located on the Lancaster Meadows East quarter section (S.E. 1/4 sec. 11-38-27-W4), as an alternative to locating a middle school on the Ratzke quarter section, is too high. Accordingly, the reasonable business decision is to delay proceeding with the development of the Ratzke quarter section until the proposed middle school is constructed elsewhere. That is now our intended course of action.

To help clarify our rationale for this decision, we will re-iterate some of the events which have lead to this decision.



Parkside Holdings Ltd.

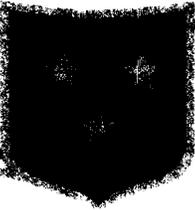
HEAD OFFICE
 #18, 7895 - 49 AVE.
 Red Deer, Alberta
 T4P 3B4
 Phone: (403) 342-5045
 Fax: (403) 342-5022

At the time when the original outlined plan was prepared for the Ratzke quarter section, it included a central park site. There was a possibility that an elementary school might be constructed on this central park site, which Parkside Holdings Ltd. did not object to. After several preliminary meetings with approving authorities, we were advised the outlined plan would likely have to be revised to allow for a middle school site located adjacent to Ross Street. As we illustrated in our meeting with you on July 15, 1993, from a planning perspective, the combination of a manufactured home park at the north east corner of the quarter section and a 13.5 acre park site located adjacent to Ross Street does not work well. We accordingly reviewed other alternatives to attempt to resolve the problem of the middle school location.

As you know, originally, the site proposed for this middle school was located within the Deer Park (Melcor) quarter section. Objections from existing residents finally resulted in City Council agreeing to locate the middle school elsewhere. As part of this decision, the Public School Board was guaranteed they would be provided with an alternate site, with services available when demand dictated a new middle school was required. It is expected a new middle school may be required as early as 1998, and no later than 2001.

The first choice for an alternate site was the quarter section located directly east of the new Hunting Hills High School. This quarter section is legally described as the S.E. 1/4 sec. 11-38-27-W4, and is described as the Lancaster Meadows East quarter section. There were a number of concerns with this location as a viable middle school site.

The first major concern which surfaced was that Red Deer Regional Planning Commission noted they might not be able to get access to a + 15 acre park site on the Lancaster Meadows East quarter section in time for the middle school to proceed. At a meeting with Red Deer Regional Planning Commission, on May 18, 1993, Parkside Holdings Ltd. confirmed they were prepared to purchase the + 15 acres required from the current land owner to ensure this constraint would not exist.



Parkside Holdings Ltd.

HEAD OFFICE
 #16, 7895-49 AVE.
 Red Deer, Alberta
 T4P 3B4
 Phone: (403) 342-5045
 Fax: (403) 342-5022

The second major concern which surfaced was that storm sewer and sanitary sewer trunks might not be available on time to service a middle school if it were located on the Lancaster Meadows East quarter section. As noted above, the new middle school is not required until at least 1998, and possibly not until 2001. Accordingly, we feel there is a good possibility the sanitary sewer and storm sewer trunks will be available when they are required. However, to resolve this concern, Parkside Holdings Ltd. commissioned Al-Terra Engineering Ltd. to prepare a report which clarified how the Lancaster Meadows East school site could be serviced on a temporary basis, if required, and the estimated cost was provided to the City of Red Deer Engineering Department on June 14, 1993.

The third major concern surfaced following submission of the above noted report. Suitable access for a middle school site on the Lancaster Meadows East quarter section was not available presently. No funding was available in the foreseeable future for the extension of 32nd Street, a major arterial roadway. To provide access for a middle school site on the Lancaster Meadows East quarter section, 32nd Street would have to be extended approximately 650 metres. Again we suggested a possible solution for this problem. If funds were not available when 32nd Street had to be extended for a middle school, Parkside Holdings Ltd. would front end the cost to extend a temporary access road to the school site. The intent would be to construct a temporary road structure which could be incorporated into the future arterial roadway structure. Our representative, Al-Terra Engineering Ltd., met with the Engineering Department to discuss this matter on July 27, 1993. The Engineering Department was not opposed to this concept. However, they noted the Public School Board would have to agree to a temporary access road and would require at least the following facilities even for a temporary access road:

- * Street lighting.
- * Some kind of a sidewalk or walkway system adjacent to the temporary access road.
- * Landscaping of ditches and side slopes to assist in weed control would likely be required.

As well, Parkside Holdings Ltd. would not be compensated for any costs associated with provision of non-permanent facilities. Parkside Holdings Ltd. would not be compensated for any carrying costs for even the permanent parts of construction associated with the temporary access road.



Parkside Holdings Ltd.

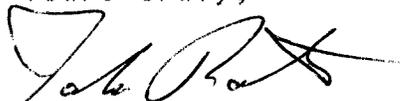
HEAD OFFICE
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Red Deer, Alberta
T4P 2B4
Phone: (403) 342-5045
Fax: (403) 342-5022

Initially, it appeared that most costs which Parkside Holdings Ltd. would agree to front-end would be refundable in due course. Now it appears, a substantial part of these front ended costs would not be refunded.

Parkside Holdings Ltd. has made an honest attempt to resolve a reasonable alternative to having a middle school on the Ratzke quarter section, a problem that was forced on us. As noted earlier in this letter, we have now resolved that the best alternative for us now is to delay development.

We thank you for your attempts to assist us with this problem.

Yours truly,



John Ratzke
PRESIDENT
PARKSIDE HOLDINGS LTD.

JR/cb

cc: Red Deer Regional Planning Commission
Attention: Mr. Paul Meyette, M.C.I.P., A.C.P.

Red Deer Public School Board
Attention: Mr. Ray Congdon

CS-4.166

DATE: October 5, 1993

TO: CITY CLERK

**FROM: CRAIG CURTIS, Chairman
Joint Planning Committee**

**RE: DEVELOPMENT OF RATZKE QUARTER SECTION
(S.E. 1/4 SEC. 14-38-27-W4)
PARKSIDE HOLDINGS LTD.**

The Joint Planning Committee considered Mr. Ratzke's letter of September 15, 1993 at their meeting of September 29, 1993. The Committee reconfirmed existing plans to retain the proposal of a middle school on the Ratzke quarter section, as per the East Hill Area Structure Plan and the Joint Use Agreement (see attached).

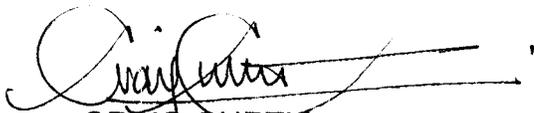
Although Mr. Ratzke has attempted to provide some concessions in terms of focusing a middle school in the Lancaster Meadows Neighbourhood versus his quarter section, the financial realities of it make it impractical for Mr. Ratzke to do so.

The Public School Board has reiterated that only one middle school will be required to be located in either the Ratzke or Lancaster Meadows quarter sections, and that the school will be developed by approximately the year 2000.

Servicing and road access to a proposed middle school is the critical focus that has yet to be determined, especially in terms of the schedule or date of installation/construction. The Public School Board and the Joint Planning Committee feel that both location options must be retained at this point. A single site will be finalized at the time that servicing and road access is readily available to one of the sites.

RECOMMENDATION

That Mr. John Ratzke's letter of September 15, 1993 be received as information.



CRAIG CURTIS

DB/ad

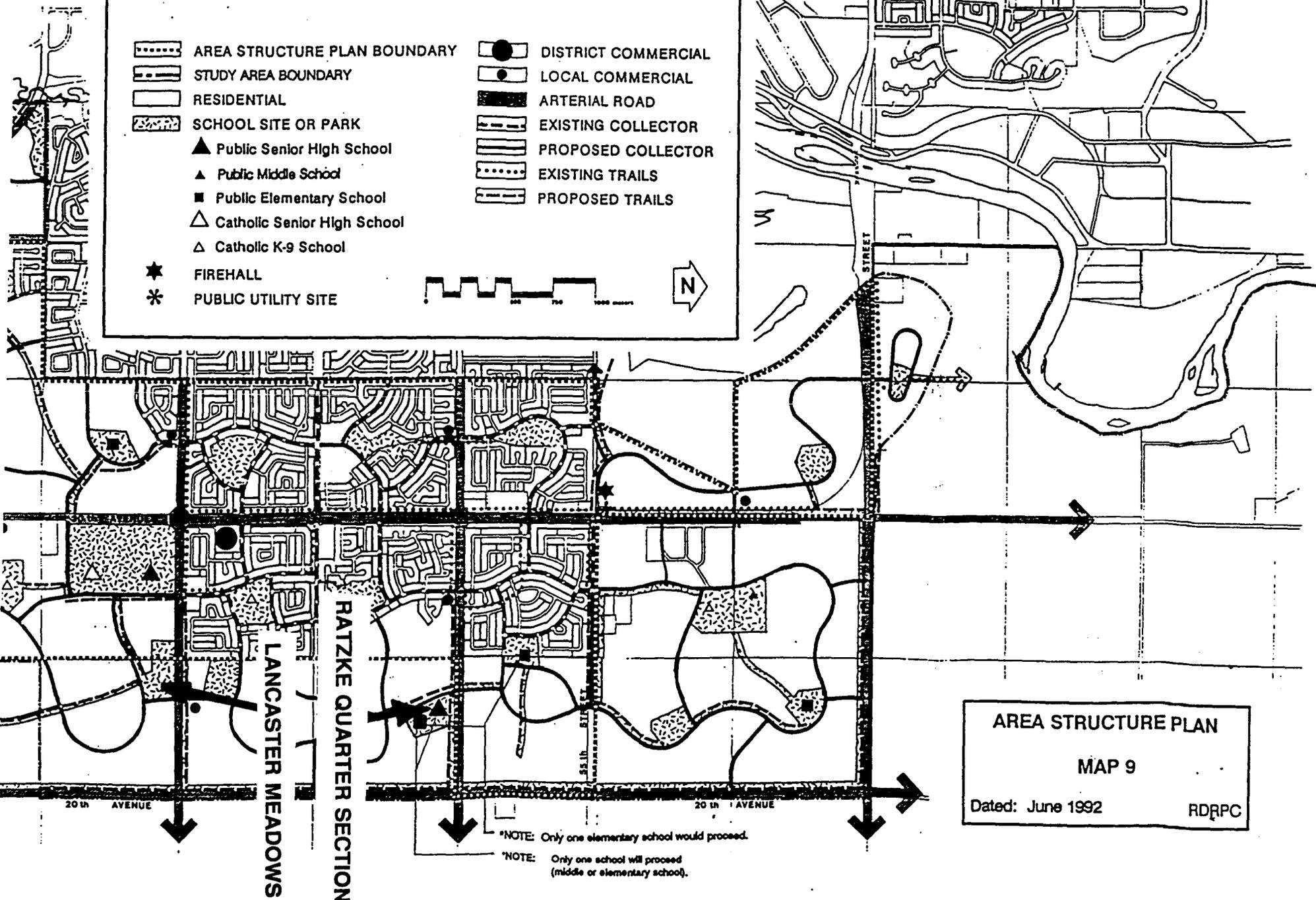
Atts.

c. Joint Planning Committee Members

CITY OF RED DEER

EAST HILL AREA STRUCTURE PLAN

- | | | | |
|---|------------------------------|---|---------------------|
|  | AREA STRUCTURE PLAN BOUNDARY |  | DISTRICT COMMERCIAL |
|  | STUDY AREA BOUNDARY |  | LOCAL COMMERCIAL |
|  | RESIDENTIAL |  | ARTERIAL ROAD |
|  | SCHOOL SITE OR PARK |  | EXISTING COLLECTOR |
|  | Public Senior High School |  | PROPOSED COLLECTOR |
|  | Public Middle School |  | EXISTING TRAILS |
|  | Public Elementary School |  | PROPOSED TRAILS |
|  | Catholic Senior High School | | |
|  | Catholic K-9 School | | |
|  | FIREHALL | | |
|  | PUBLIC UTILITY SITE | | |



AREA STRUCTURE PLAN
 MAP 9
 Dated: June 1992
 RDPC

*NOTE: Only one elementary school would proceed.
 *NOTE: Only one school will proceed (middle or elementary school).

Commissioners' Comments

This is a regrettable situation. Unfortunately there appears to be no resolution at present. We commend Mr. Ratzke for working very hard to find a reasonable solution. As soon as we have a clearer idea what the potential timing is on Lancaster Meadows, we can immediately work to resolve the problem.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE 93.09.22

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

*NOTE: To go to
Joint School City Committee
Meeting Scheduled
for Sept. 29 '93*

FROM: CITY CLERK
RE: Parkside Holdings Ltd.

Please submit comments on the attached to this office by Oct 4
for the Council Agenda of October 12.

✓ ACKNOWLEDGE

C. SEVCIK
City Clerk

|



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 23, 1993

Parkside Holdings Ltd.
#18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Mr. John Ratzke
President

Dear Sir:

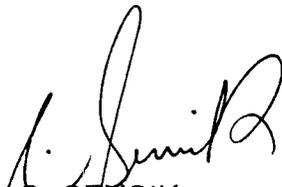
**RE: DEVELOPMENT OF RATZKE 1/4 SECTION S.E. 14-38-27-W4,
PARKSIDE HOLDINGS LTD.**

I wish to acknowledge with thanks your letter of September 15, 1993 pertaining to the above matter.

Your letter aforementioned will be placed on the Council Agenda of Tuesday, October 12, 1993. On or about Friday, October 8, 1993 we will advise you of the approximate time that Council will be discussing this item. We will also provide you with a copy of any administrative comments appearing on the Agenda relative to said item.

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

Sincerely,



C. SEVCIK
City Clerk

CS/clr



*a delight
to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 6T4 FAX: (403) 346-6195

FILE NO.

City Clerk's Department 342-6132

DATE: 93.10.07

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 4

FAX TO: Parkside Holdings Ltd.

ATTENTION: John Ratzke

THEIR FAX NO: 342-5022

FROM: Charlie Smith

DEPARTMENT: City Clerk

MESSAGE AREA (if required):

- Your Sept 15 letter (4 pages) to Council re: Development of the Ratzke Quarter (S.E. 14-30-27-4) appears on the Council Agenda of Oct 12 '93. Enclosed are the Administrative comments appearing on said agenda (pages 80-82). This item has been scheduled for consideration at 5:15pm Tuesday Oct 12 '93.



RCD-DCCR

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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED (REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 4
TOTAL PAGES CONFIRMED : 4

*** SEND ***

Table with 7 columns: No., REMOTE STATION, START TIME, DURATION, #PAGES, MODE, RESULTS. Row 1: 1, +403 342 5022, 10- 7-93 13:02, 1'38", 4/ 4, EC, COMPLETED 9600

TOTAL 0:01'38" 4

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD RI : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

DATE: MARCH 16, 1993
TO: PRINCIPAL PLANNER
FROM: CITY CLERK
RE: EAST HILL AREA STRUCTURE PLAN AMENDMENTS

Your report dated March 10, 1993, pertaining to the above matter received consideration at the Council Meeting of March 15, 1993, and at which meeting resolutions were passed as follows:

"RESOLVED that Council of The City of Red Deer having considered report dated March 10, 1993, from the Principal Planner, re: East Hill Area Structure Plan proposed amendments, hereby agrees that the East Hill Area Structure Plan (Bylaw 3075/92) be amended as follows:

*Ratzke's
Quarter*

1. To designate the school site within northeast Deer Park (southeast 1/4 of 14-38-27-W4) for either an elementary or junior high/middle school and its relocation adjacent to Ross Street.

"RESOLVED that Council of The City of Red Deer having considered report dated March 10, 1993, from the Principal Planner, re: East Hill Area Structure Plan proposed amendments, hereby agrees that the East Hill Area Structure Plan (Bylaw 3075/92) be amended as follows:

1. To include an additional "Local Commercial" site within northeast Deer Park (southeast 1/4 of 14-38-27-W4) adjacent to Ross Street."

"RESOLVED that Council of The City of Red Deer hereby agrees to reconsider its decision of March 1, 1993, pertaining to a commercial site in the northeast 1/4 of 14-38-27-4."

"RESOLVED that Council of The City of Red Deer having considered the report from the Red Deer Regional Planning Commission dated February 19, 1993, re: Rosedale Extension Outline Plan - N.E. 1/4-14-38-27-4, hereby approves in principle the commercial site within said Plan."

Principal Planner
Page 2
March 16, 1993

"RESOLVED that Council of The City of Red Deer hereby agrees that the East Hill Area Structure Plan (Bylaw 3075/92) be amended to include an additional "Local Commercial" site within the Rosedale east subdivision (northeast 1/4-14-38-27-W4)."

The decisions of Council in this instance is submitted for your information and I trust that you will be coming to back to Council in due course with amendments to the East Hill Area Structure Plan as approved in principal by Council.

*Allard Quarter
to Council
April 26/93*

I trust that you will be in contact with the owners of the two quarters (Ratzke and Allard) in order to finalize their respective outline plans and bring them forward for Council approval.

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

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/cjd

cc: City Commissioner
Director of Community Services
Director of Engineering Services
Red Deer Public School Board
UMA Engineering Limited
ATTENTION; Mr. B. L. Blieske, Senior Planner
2540 Kensington Road N. W.
Calgary, Alberta
T2N 3S3
Mr. John Ratzke
c/o Park Side Holding Ltd.
18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

DATE: MARCH 16, 1993
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: MUNICIPAL RESERVE AGREEMENT WITH SCHOOL BOARDS

Your report dated March 8, 1993, pertaining to the above matter was considered at the Council Meeting of March 15, 1993, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report dated March 8, 1993, from the Director of Community Services, re: Municipal Reserve Agreement with School Boards hereby agrees as follows:

1. To approve the revised Municipal Reserve Agreement, subject to the school site within the northeast portion of Deer Park (southeast 1/4 14-38-27-W4) being designated for either an elementary or junior high/middle school and the site being located adjacent to Ross Street to facilitate convenient vehicular access.
2. To direct the Administration to prepare an amendment to the East Hill Area Structure Plan (Bylaw 3075/92), incorporating the change in school site designation.
3. To request the Joint/School Planning Committee to review the site in the northeast 1/4 of 11-38-27-W4 to determine whether it should be allocated for an elementary school on a tentative basis."

In addition a second motion was passed, directing the Administration to prepare an amendment to the East Hill Area Structure Plan in accordance with #2 of the above noted resolution:

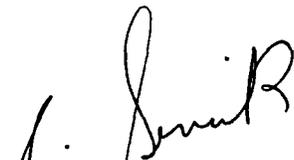
"RESOLVED that Council of The City of Red Deer having considered report dated March 10, 1993, from the Principal Planner, re: East Hill Area Structure Plan proposed amendments, hereby agrees that the East Hill Area Structure Plan (Bylaw 3075/92) be amended as follows:

1. To designate the school site within northeast Deer Park (southeast 1/4 of 14-38-27-W4) for either an elementary or junior high/middle school and its relocation adjacent to Ross Street.

Director of Community Services
Page 2
March 16, 1993

The decision of Council in this instance is submitted for your information and I trust that you will ensure the Municipal Reserve Agreements are executed by all parties in due course. Also, please ensure that the Joint/School Planning Committee undertakes the review as requested in #3 of the first resolution.

Trusting you will find this satisfactory and that you will take appropriate action.



C. SEVCIK
City Clerk

CS/cjd

cc: City Commissioners
Parks Manager
Recreation & Culture Manager
Principal Planner
Public School Board
Catholic School Board



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 13, 1993

Parkside Holdings Ltd.
#18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Mr. John Ratzke
President

Dear Sir:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION (S.E. 14-38-27- W4)

Your letter of September 15, 1993 pertaining to the above topic, was presented on the Council I Agenda of October 12, 1993, along with administrative comment. The material which appeared on the said agenda was faxed to you on October 7, 1993.

At the aforesaid meeting, Council agreed to accept your letter aforementioned as information and agreed that same be filed.

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Sevcik".

C. SEVCIK
City Clerk

CS/clr

cc: Director of Community Services
City County Joint General Municipal Planning Committee



*a delight
to discover!*

BYLAW NO.2672/S-93

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of the City of Red Deer.

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

- 1 Section 4.13.1 is amended by adding the following:
 - (51) on those sites or portions thereof, hereinafter listed, "security quarters suite" is a permitted use as part of Cass's Stagger Inn.
 - (a) Lots 1 & 2, Block 30, Plan 7604 S (5020 - 58th Street)
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1993.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1993.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1993.

MAYOR

CITY CLERK

BYLAW NO.2672/T-93

Being a Bylaw to amend Bylaw No.2672/80, the Land Use Bylaw of The City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 13/93, attached hereto and forming part of the Bylaw.

- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

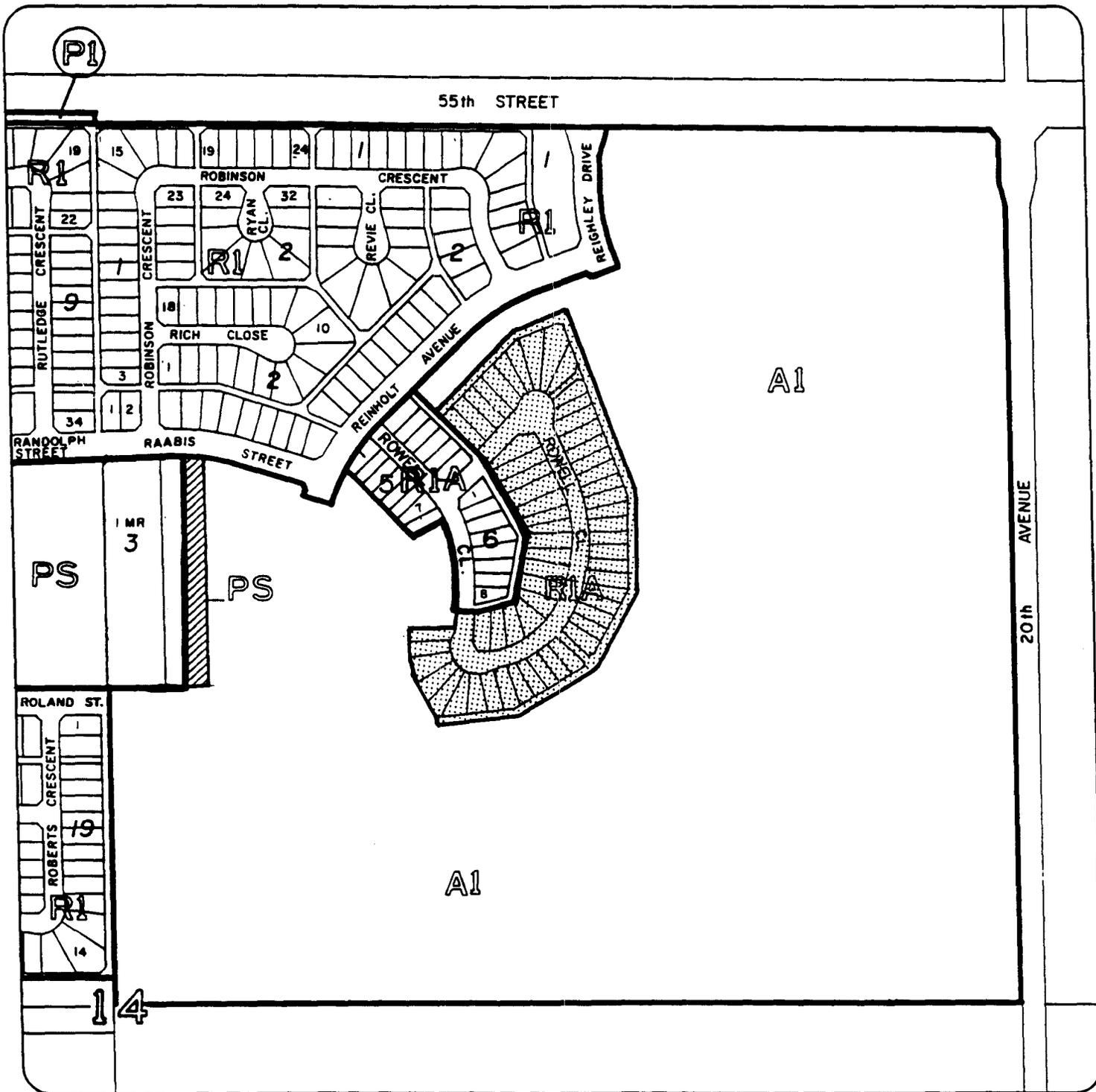
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw Land Use Districts

L 9



MAP NO. 13 / 93

(Bylaw 2672 / T - 93)

Change from A1 to RIA  & PS 



scale in metres