

# A G E N D A -----

For the meeting of City Council to be held in the Council Chambers on Monday, May 11th, 1959, at 5.00 p.m.

## 1. Present:

Confirmation of the minutes of the Regular meeting held April 27th, 1959.

## 2. Petition:

Page No.

Residents on 46th St.      Re: Condition of Road.      1 & 2  
between 43 & 47A Ave.

## 3. Deligation:

B.A.Oil Co.      Re: Proposed Service Station      3.

## 4. Correspondence:

1. R.D.D.P.Com.      Re: Proposed subdivision      3.  
N.E.  $\frac{1}{4}$  7-33-27-4 M.D.Red Deer.

2. Rec.Director.      Re: Portion N.W.  $\frac{1}{4}$ -8-33-27-4      4.  
(West Park)W.of 57 Ave. to W.  
City boundary & S.of 35 St.  
to C.P.R. right-of-way.

3. J.L.Robinson      Re: Sacred Heart Church.      5.

4. Pioneer Electric.      Re: Parcel 31, Plan 2126ET.      6.

5. Govt.Prov.of Alta.      Re: Adanac Merchandise Dist.      6.

## 5. Aldermen's New Business:

## 6. By-laws:

By-law No. 1991 - 2nd & 3rd Reading.      7.3. & 9.

By-law 1362H - amendment to Licensing By-law.      10.11 & 12.

By-law 1995 - Land Sale Agreements.

NAME	LOT	BLK.	PLAN	ADDRESS	PUR. PRICE	FLOOR AREA Sq.ft.
ARROW AGENCIES LTD.	3	13	4323KS	3913-37 Ave.	2940.20	1000
ARROW AGENCIES LTD.	7	13	4323KS	3917-37 Ave.	2940.20	1000
ENGINEERED HOMES LTD.	40	40	5137KS	5350-38 St.Cl.	2480.60	900
LAZLOCK.C.J.& A.R.	27	13	-	4013-Embury Cre.	2940.20	1000
BROWN.G.F.& H.A.	35 & 36	A	4359AH.	5910-59 Ave.	535.00	750
SMEDDON R.W.& A.M.	5	40	5187KS	3817-59 Ave.Cr.	2127.26	350
MACDONALD H.N.& S.Y.	14	40	5137KS.	5329-41St.Cr.	2166.52	350
CUTHILL.J.I.& E.K.	12	22	-	3935-35A Ave.	2760.60	900
ROMANS K.R.& P.E.	11	22	-	3939-35A Ave.	2611.76	900
STUPPARD H.T.& A.	12	12	-	3949-35 Ave.	2940.20	1000
GRAY C.T. & N.L.	7	12	-	3923-35AAve.	2940.20	1000
ANDREWS G.E. & R.M.	9	12	-	3931-35A Ave.	300.20	1000
ENGINEERED HOMES LTD.	1	33	5187KS	5765-41 St.Cr.	2540.60	900
ENGINEERED HOMES LTD.	2	33	5137KS	5761-41 St.Cr.	2083.00	300
ENGINEERED HOMES LTD.	20	15	3227KS	3912-33 Ave.	2799.44	900

7. REPORTS:

Page No.

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|--|---------------|
| 1. Govt. of the Province of Alberta.   | 13.           |
| 2. Red Deer Health Unit Water Analysis April/1959                            | 13.           |
| 3. Red Deer Health Unit Milk Report April/1959                               | 13.           |
| 4. Business & Professional <sup>Licenses</sup> <del>Lices</del> - April/1959 | 14.           |
| 5. Memorial Centre Management Comm. Meeting.                                 | 15. & 16.     |
| 6. Building Inspector re Lot 29, Blk. 15, Plan K.                            | 16.           |
| 7. R.C.M. Police Report for April/1959                                       | 17.           |
| 8. Set Backs   | 18, 19. & 20. |
| 9. 1958 Financial Statement explanation by Mr. Sheridan.                     | 21.           |
| 10. R.D. Recreation Commission Summary of Activities April 1959              |               |
| 11. Budget Performance Statement for the 1st Quarter of 1959                 |               |
| 12. Red Deer Health Unit First Quarterly Report 1959                         |               |
| 13. Building Permits for April 1959.   |               |

8. New Business:

Resolution of Council adopting a replotting scheme.

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PETITION:

1.

From: Taxpayers on 46th Street between  
48th Ave. and 47A Ave.

The City Commissioners,  
Red Deer, Alberta.

Secretary: G.N.Finn,  
4519-43 Avenue,  
Red Deer, Alta.

Gentlemen:

Re: 46th Street East of 48th Ave. to 47A Ave.

We wish to draw your attention to the deplorable condition of the above-noted piece of road.

This strip of road was dug up for the storm sewer, with the result that was a fair gravelled road has now become a dirt road which ruts six inches deep after snow or continued rain, and is a slippery mess after every rain.

The road is used by a continual procession of trucks loaded with fill-in clay or (now) by black top-soil.

This road services the garages of D.A.Prescott and G.N.Finn who have been paying taxes for 20 years. We do not think they deserve this lack of road service from the City.

The road is also used by a number of car Owners on 47A. Ave., and 48th Ave., that is from garages situated on the lanes behind these two Avenues.

We feel that those who happen to live on the site of a storm sewer should not bear all the discomfort of a ruined road, especially when that road is over-run by scores of heavily laden trucks carrying dirt for park purposes.

We would respectfully ask for the gravelling of this strip of road to restore it to the condition prior to the excavation for storm sewer purposes. We think the taxpayers in this locality deserve at least this consideration.

Incidentally, the present dirt road has to be graded after every rain. Surely a few loads of gravel would pay for themselves in gasoline and wages saved.

May we look for a favourable reply at your early convenience?

TAXPAYERS ON 46th St. East of 48th Ave. to 47A. Ave.

(Signed) D.A.Prescott, G.N.Finn, Harry Clay, Douglas Krogman, I.Nordfors,  
M.V.Bettenson, G.R.Clay.

It would be easy to multiply these names by three, if one had the time and the energy. We hope for speedy action. G.N.F.

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To City Commissioners  
From City Engineer.

Re: Attached Petition.

The street in question is in the same category as several miles of street in the City. After a long rainy spell, or in Spring, these roads are in bad condition but as soon as the roads dry we grade them and they are quite good. Adding gravel to these roads is a waste of money unless a very great deal is added. This gravel will then be lost on reconstruction.

About two years ago, after a wet spell, the Public Works crews spent a great deal of money on this sort of work. Then the Public Works Committee took a very close look at the problem and brought it

to the attention of Council. It was discussed thoroughly at Council and as a result Council adopted the policy that gravel should not be placed on these roads and lanes. We have held to this policy quite rigidly.

N.J.DECK.

NOTE:

We agree with the Engineer's report and suggest a letter of explanation be sent to the petitioners.

COMMISSIONERS.

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DELEGATION:

Re: Proposed B.A. Service Station  
Corner of 34 Street & Gaetz Avenue.

Mr. Oliver and Mr. MacDonald of the B.A. Oil Co., wish to appear before Council, we understand they intend to protest the City requirement of prepaid services in the amount of \$6,676.80, this is arrived at on 260' @ \$25.68 per foot.

This policy was adopted by Council and we see no reason to recommend any change.

COMMISSIONERS.

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CORRESPONDENCE:

Letter No. 1.

April 23, 1959.

Mr. E. Newman,  
 City Commissioner,  
 City of Red Deer.

Dear Sir,

Re: Proposed subdivision of one acre in the  
N.E. 1/4 7-38-27-4 Located in the M.D. of  
 Red Deer.

Consideration was given to the above proposal by the Commission at the April 20th meeting.

As the site is located in an area of joint approval the Commission agreed to refer the proposal to the Councils of the M.D. of Red Deer and the City of Red Deer for consideration.

The minimum size parcel permitted in this district is 20 acres, and, only with Council approval are smaller acreages allowed. Directly North of the site is located a Country Residence District "A" and directly to the East is the West Park subdivision.

The Commission recommended to both Councils that the subdivision be not approved.

Yours truly,  
 Niall C. Carney,  
 Secretary,  
 Red Deer District Planning Commission.

NOTE:

Suggest we advise R.D.D.P.C. that City Council support the above mentioned recommendation.

COMMISSIONERS.

The Mayor & Council,  
City of Red Deer.

May 7th, 1959.

Gentlemen:

Re: Portion N.W. $\frac{1}{4}$ -8-38-27-4 (West Park). West of  
57 Ave. to West City Boundary & South of 35 St.  
to C.P.R. right-of-way.

We have been informed by the Red Deer District Planning Commission that the above area, comprising approximately 20 acres, is available for use as a sports field.

Council is probably aware of the need for such in Red Deer - the demand for ball fields and soccer pitch being particularly acute.

We would ask that the City take steps to set this area aside as well as making some provision for levelling and seeding of same. In all probability interested local organizations could be approached re erection of necessary facilities once the land is ready for use.

As it will take approximately two years to get such a field in playing condition we would suggest the need for action on this project in the near future.

The ultimate development of this area will also require sanitary arrangements. While this matter is not pressing at the moment it should be considered in future plans.

Yours sincerely,  
C. Jarvis Miller,  
Recreation Director.

NOTE:

Recommend that the above mentioned area be reserved for the uses mentioned, however, no monies have been provided in the budget for any development this year, but as we are using some of the clay from this area, our Engineer is going to examine the possibility of doing some of the levelling work in conjunction with the contractor.

With respect to services, it is possible that a short sewer and water line could be extended into this field for a short distance, just off 59 Avenue Crescent, this would, of course, necessitate the building being located close to these services when the organizations concerned are prepared to build same, we also suggest that the building should be an attractive type to suit the area.

We therefore once again recommend that Council agree to these suggestions.

COMMISSIONERS.



John L. Robinson,  
Secretary,  
The Board of The Sacred  
Heart Parish  
Red Deer, Alberta.

4944-Ross Street.

May 5th, 1959.

E. Newman Esq.,  
City Commissioner,  
City of Red Deer,  
Red Deer, Alberta.

Dear Sir,

Re: Sacred Heart Church, Red Deer.

Further to the interview of Mr. Pollock and Mr. Dowler with yourself and the City Engineer, N. Deck, a meeting of the Board of The Sacred Heart Parish was held on May 3rd, at which time it was agreed to submit the following for the approval of the City of Red Deer:

1. The Parish requests that the existing sidewalk in front of the new church and being approximately 75 feet in length be replaced at a replacement cost of \$3.50 per lineal foot, and that this work be carried out by the City immediately in order to facilitate the installation of the Parish sidewalk, ramp and steps constituting the entrance to the new church. Proper levels will be arrived at which will be suitable in any future changes in the street contemplated by the City.

2. The City are asked to give immediate approval to the removal of one tree from the boulevard on 55 Street immediately in front of the new church.

3. That the City construct a curb cut-out 22 feet in width on the sidewalk on the North side of 55 Street and at a point immediately North of the centre line of 49th Avenue and make necessary repairs to the sidewalk in this area. It is understood that the City will perform this work without any cost to the Parish.

4. That the City grant to the Parish permission to use the road allowance area North of 55th Street and being the proposed extension of 49th Avenue for parking purposes, but that the Parish will not interfere with the parking of tenants occupying the Robinwold Apartments.

5. It is requested, and was agreed upon by the Parish Board, that the City remove as soon as possible the trees on the boulevard throughout the total frontage of the church property (201 feet), thereby widening 55th Street by 4 feet in width. It is understood that this will not entail any cost to the Parish, but that at a later date when the street is rebuilt and repaved the regular frontage charges of the City for pavement only will be assessed on a debentured basis.

If the above meets with the approval of City Officials, would you please confirm the same to me at your earliest convenience.

Yours very truly,  
John L. Robinson.

NOTE:

Item 1. This work has already commenced on a prepaid basis.

Item 2. Agreed.

Item 3. Recommend approval, but not a 22' curb cut, but suggest this be constructed to the full width of the proposed extension of 49 Ave., when the contractor is working on 55 Street.

Item 4. Recommend approval until we need it for extension of 49 Avenue.

Item 5. Recommend this be considered when this portion of 55 Street is rebuilt, possibly in 1960.

COMMISSIONERS.

Letter No. 4.

Pioneer Electric Alberta Limited.

May 6th, 1959.

City of Red Deer,  
Red Deer, Alberta.

Gentlemen.

Re: Parcel 31 Plan 2126 E.T.

Confirming my telephone conversation with Mr. Newman this morning, we hope to obtain the approval of the Canadian Pacific Railway to cross their line West of 58 Street.

Should they grant their approval (we would close the present crossing) we would be interested in purchasing in either purchasing parcel 31 or obtaining easement on same.

Our present concern is that, since this parcel might in future be sold to some party, we would like to indicate at this time our interest in purchasing it.

Yours very truly,  
E.A.Dillon, P.Eng.  
General Manager.

NOTE:

We have checked the need of this parcel for future utility extensions and do not recommend selling same, however, there would appear to be no other reason why we should not grant Pioneer Electric an easement for a crossing, providing the C.P.R. agree.

We would further recommend that the approach be constructed at their expense, with a culvert if necessary and clearly marked "private road to Pioneer Electric only" and that the S.E. corner of their property be fenced off.

COMMISSIONERS.

Letter No.5.

Government of the Province of Alberta

Mr. F.A.Amy,  
City Clerk,  
City of Red Deer.

April 27th, 1959.

Dear Sir,

Re: Almac Merchandise Distributors Ltd.,  
5904-54 Avenue. Red Deer, Alta.

This office has received an application for a Retail Trade License, from the above firm and before taking action to issue a License, we would appreciate receiving the views and opinions of your Council, as far as it concerns Fire, Health, Zoning, and Building By-laws which may be infringed upon.

If your Council also wish to express any other opinions regarding the establishment of this business, we wish to assure them that their views will be considered.

Yours truly,  
G.J.Armstrong,  
Chief Licensing Officer.

NOTE:

Recommend approval for balance of 1959 only until nature of business and manner of operation is proven. COMMISSIONERS.



BY-LAW NO.1991

A By-law to provide for a uniform rate for local improvements to be undertaken by the City of Red Deer.

WHEREAS Section 585 of the City Act provides that the Council, by by-law, may fix a uniform rate based on estimated average costs throughout the City for any type of work undertaken as a local improvement; and

WHEREAS the Council deems it expedient to pass a by-law fixing such a uniform rate to apply to local improvements in order that the Engineer may hereafter and from time to time advertise various proposed local improvement programs in the manner provided in the City Act;

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

1. That there is hereby imposed and authorized to be levied and collected the following assessment rates based upon a uniform rate consisting of estimated average costs throughout the City, namely:

<u>Type of Improvement</u>	<u>Period of Assessed Years</u>	<u>Annual Rate Per Assessable Foot</u>	<u>Cash Cost Per Assessable Foot</u>
Water Main (including Fire Protection)	20	48¢	5.96
Sewer - Sanitary	20	32¢	3.96
Paved Roads	20	87¢	10.81
Paving on Existing Gravel	20	59¢	7.41
Deep Base Gravel Lanes	5	44¢	1.90
Paved Lanes	20	43¢	5.40
Curb & Gutter	20	25¢	3.10
4'6" Sidewalk only	20	25¢	3.10
11' Sidewalk only	20	64¢	8.00
Concrete Curb, Gutter and 5' Sidewalk OR Concrete Curb, Gutter and separate 4'6" Sidewalk	20	49¢	6.08
Concrete Curb, Gutter and 11' Sidewalk	20	88¢	10.91
Spur Track Assessment	--	10¢	---
Street Lighting	20	5¢	.60

Period of-2- Annual Rate Per Cash Cost Per  
Assessed Years    Assessable Ft. Assessable Foot

Basic Charge for 6" Sewer and

3/4" Water Connections \$125.00

6' Monolithic Sidewalk                      20                      56¢                      7.00

9' Monolithic Sidewalk                      20                      80                      10.00

Per Lot

Additional Charges for

1. Tunnelling Sidewalk, Curb, Gutter 25.00

2. Cut and Replace Paving 50.00

3. Thawing after October 1st 50.00

Basic Charge for Storm Sewer Connections \$125.00

Additional Charges for

1. Tunnelling Sidewalk, Curb and Gutter 25.00

2. Cut and Replace Paving 50.00

3. Thawing after October 1st. 50.00

All Sewer, Water and Storm Sewer Connections to be paid in full on issuance of Building Permit

Prepaid Services -

New Sub-divisions - Residential and Commercial Per Foot

Water Main including Fire Protection 5.96

Sewer - Sanitary 3.96

Sewer - Storm with Catchbasins 5.61

Paved Roads 10.81

Paving on Existing Gravel 7.41

Deep Base Gravel Lanes 1.90

Paved Lanes 5.40

Curb & Gutter 3.10

4'6" Sidewalk only 3.10

11' Sidewalk only 8.00

Concrete Curb, Gutter and 5' Sidewalk

OR

Concrete Curb, Gutter and Separate 4'6" Sidewalk 6.08

Concrete Curb, Gutter and 11' Sidewalk 10.91

Street Lighting .60

Prepaid Services

Industrial Areas Per Front Foot

1. Sanitary Sewers, Storm Sewers & Water Mains 19.57  
     (includes share of main trunks)

2. Deep Base Gravel Road 6.11

3. Where Industrial land is served by trackage the following additional prepayment shall be required 4.65

Downtown Business District - All services to be on debentured basis and flankage and frontage to be charged as frontage.

In cases of corner sites or island sites in the prepaid Commercial and Industrial areas charges are to be levied on 2/3rds of frontage and 2/3rd of the flankage of property abutting the streets.

Basic charge for 6" Sewer and 3/4" Water Connections \$125.00

Per Lot

Additional Charges for

- |   |       |
|---|-------|
| 1. Tunnelling Sidewalk, Curb and Gutter | 25.00 |
| 2. Cut and Replace Paving               | 50.00 |
| 3. Thawing after October 1st.           | 50.00 |

Basic Charge for Storm Sewer Connections 125.00

Additional Charges for

- |   |       |
|---|-------|
| 1. Tunnelling Sidewalk, Curb and Gutter | 25.00 |
| 2. Cut and Replace Paving               | 50.00 |
| 3. Thawing after October 1st.           | 50.00 |

All Sewer, Water and Storm Sewer Connection to be paid in full on issuance of Building Permit.

2. By-law No 1948 is hereby repealed.

Read a first time in Open Council this 27th day of April, A.D. 1959

Read a second time in Open Council this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1959.

Read a third time in Open Council and finally passed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1959.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk.

A By-law to amend By-law No.1862,  
being The Red Deer Licensing By-law

THE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. Section 2 of By-law 1862 is amended by adding after subsection (E) the following:

(F) "Inspector of Mobile Home Licenses" means the License Inspector of the City of Red Deer.

(G) "Mobile Home" means any vacation trailer or house trailer that is

(1) Designed for, intended to be equipped with wheels whether or not it is so equipped, and

(11) Constructed or manufactured to provide a domicile for one or more persons, but does not include a trailer otherwise designed.

(H) "Vacation Trailer" means a mobile home that is ordinarily used as a temporary domicile for one or more bona fide tourists.

(1) "Bona Fide Tourist" means a person on vacation away from his ordinary place of residence.

(J) "Owner" when used in Section 60A hereof includes a person renting a mobile home or having the exclusive use thereof under a rental agreement or otherwise, or who domiciles himself, his family or any other person within a mobile home.

(K) "Trailer Court" means any land upon which mobile homes are accommodated for gain.

2. Section 15 of By-law 1862 is amended by renumbering the Section as 15 (1) and by adding immediately thereafter the following:

(2) This Section does not apply to Mobile Home Licenses.

3. Section 21 of By-law 1862 is amended:

(1) As to Subsection (A) thereof by striking out the word "reasonable" and by adding immediately after the word "days" the following:

"Unless the fine and costs including the costs of committal are sooner paid."

(2) By adding to Subsection (c) immediately after the word "continues" the following

"Providing that such fine shall not exceed the sum of Five Hundred (\$500.00) Dollars.

4. By-law 1862 is further amended by adding immediately following Section 60 the following new Section.

60 A (1) No person shall occupy a Mobile Home as a residence in the City of Red Deer for any period exceeding forty-eight (48) hours unless and until he has obtained from the Inspector of Mobile Home Licenses, a Mobile Home license.

(2) Subsection (1) shall not apply to a bona fide tourist occupying a vacation trailer: provided that a person relying upon this subsection has the onus of establishing that he or she is, in fact, a bona fide tourist.

(3) All Mobile Home Licenses sold under the provisions of this By-law shall be for the calendar year and shall expire upon the 31st day of December following the date of the issuance thereof.

(4) The License shall be issued in the name of the person occupying a mobile home but may, upon proper notice being given in writing to the Inspector of Mobile Home Licenses, be transferred to a person who subsequently becomes the occupier of the mobile home.

(5) If a mobile home in respect of which the annual license fee has been paid ceases to be occupied as a residence, or is removed from the City, the holder of the license for the said mobile home, upon application to the Inspector of Mobile Home Licenses and upon return of the license, may claim a refund of the balance of the yearly license fee, the refund to be calculated on the basis of 1/12th of the annual license fee for each full month remaining in the year.

(6) (A) The license fee shall be in the amounts as provided in the Schedule "A" appended to and forming part of this By-law.

(B) For the year 1959 only the license fee set out in Schedule "A" shall be reduced by  $\frac{1}{4}$ .

(C) The license fee for a mobile home moved into the City or occupied as a residence after the first day of January in any year shall be reduced by 1/12th for each full calendar month of that year elapsed prior to such mobile home being moved into the City or occupied as a residence.

(D) The full amount of the license fee as computed under this section shall be due and payable as soon as a mobile home within the City is used as a residence.

7. A License issued hereunder shall be conspicuously displayed upon the trailer for which such license is obtained.

8. The Owner, operator or manager of a Trailer Court shall, within Forty-eight (48) hours after any trailer is accommodated thereat, report the presence of such trailer to the Inspector of Mobile Home Licenses unless there is displayed upon such trailer a subsisting license issued under the provisions of this Section.

Read a first time in Open Council this                      day of                      , A.D. 1959

Read a second time in Open Council this                      day of                      , A.D. 1959.

Read a third time in Open Council and finally passed this                      day  
of                      , A.D. 1959.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



SCHEDULE A.

Mobile homes within the provisions of this section shall be further divided for the purposes of this schedule, into four separate and distinct groups, namely:

GROUP 1. Units not manufactured commercially and of a non-professional quality of construction.

GROUP 2. Units of commercial or of professional quality of construction, manufactured prior to 1952.

GROUP 3. Units of commercial or of professional quality of construction, manufactured in 1952 or thereafter and not exceeding eight (8) feet in width.

GROUP 4. Units of commercial or of professional quality of construction and exceeding eight (8) feet in width.

The length of a mobile home subject to this Schedule shall be computed as the measured distance between the outermost extremities, from front to rear, including any hitch or extension affixed for towing purposes.

The scale of license fees applicable shall be:

<u>Overall Length of Mobile Home</u>	<u>Quality of Construction</u>			
	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>Group 4</u>
Not over 12 feet	\$18.00	\$21.00	\$25.00	\$31.00
Not over 16 feet	20.00	24.00	31.00	37.00
Not over 20 feet	22.00	28.00	36.00	43.00
Not over 25 feet	24.00	33.00	43.00	51.00
Not over 30 feet	26.00	38.00	49.00	58.00
Not over 35 feet	29.00	41.00	56.00	67.00
Not over 40 feet	31.00	46.00	62.00	73.00
Not over 45 feet	33.00	51.00	69.00	82.00
Over 45 feet	36.00	56.00	76.00	90.00

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REPORTS

Government of the Province of Alberta.

March 23rd, 1959.

City Clerk,  
City of Red Deer,  
Red Deer, Alta.

Dear Sir,

Re: Grant A. Bloomer A. & W. Root Beer Drive-In,  
Lot 12, Block 2, Plan 5425 K.S., Red Deer Alta.

We wish to advise that this office is in receipt of an application for a License to cover the operation of the above business.

Will you be good enough to furnish this office with a letter from your Council in which they express their views and opinions concerning any Zoning, Fire, Building or Health By-laws or Regulations which might be infringed upon by this business.

Yours truly,  
G.J. Armstrong,  
Chief Licensing Officer.

NOTE:

Recommend approval by resolution of Council.

COMMISSIONERS.

No.9 (Red Deer) Health Unit - Water Analysis Report

(Bacteriological)

Red Deer City Public Water Supply

April 1959

No.	Date	Location of Sampling Point	Result of Test (Coliforms)
1	Apr. 3	Jubilee Beverages	Negative
2	" 6	North Red Deer School	"
3	" 8	Health Unit	"
4	" 10	Twilight Lodge	"
5	" 13	Deerhome	"
6	" 15	Composite High School	"
7	" 17	4125-36 Street	"
8	" 20	4840-51 Street	"
9	" 22	Health Unit	"
10	" 24	5906-50 Ave.	"
11	" 27	Water Tower	"
12	" 28	4840-51 Street	"
13	" 29	Health Unit	"

H. Bownes,  
Public Health Inspector

No 9 (Red Deer) Health Unit

April 24/1959

The following report is the result of analysis of milk samples purchased from vendors in City of Red Deer.

Date	Name of Vendor		Butter Fat	Meth. - Blue	Sedi- ment.	Phosphatase
Apr. 23	R.D. Creamery	Milk	3.6%	Good	Good	Negative
" 23	" "	Cream	33.0%	Good	Good	Negative
" 23	Alpha Jersey Dairy	Milk	3.95%	Good	Good	Negative
" 23	" "	Cream	34.0%	Good	Good	Negative

H. Bownes, Sanitary Inspector.

May 4th, 1959.

The Commissioners,  
City of Red Deer,  
Red Deer, Alta.

Dear Sirs,

Re: Business and Professional Licenses,  
April, 1959.

The following is a list of licenses sold during April, 1959.

Bicycles	186.00
Building Contr.	1173.00
Coal Dealers	5.00
Cement & Brick	50.00
Dogs	214.75
Dray	960.00
Electrical Contr.	50.00
General	75.00
Glazier	50.00
Insulators	50.00
Janitor Service	20.00
Machinery	155.00
Motels	15.00
Pedlars	12.00
Plumbers	100.00
Painters	100.00
Sheet Metal	100.00
Slaughter House	5.00
Sign Erect.	25.00
Taxi Drivers	1.00
Trailer Court	133.50
Tile & Terr.	50.00
Vending Machine	<u>18.00</u>
	\$3548.25

Total April 1958 - \$2992.50

" " 1959 - \$3548.25

Total Jan./April 1958 - \$8028.25

" Jan./April 1959 - \$9409.00

Yours truly,  
A.W.Green,  
License Inspector.

Wednesday, April 29, 1959.

Meeting of the Memorial Centre Management Committee held in the School Division Office on the above date with the following members present:

Red Deer City - Messrs.E.A.Johnstone, L.Kalbfleisch, D.Moore.

Red Deer School Division - Messrs.B.G.Lawrence, J.O.Wagers,  
George Buxton, Secretary-Treasurer,  
H.T.H.Roberts, D.McAfee.

Mr. E.A.Johnstone chaired the meeting.

#### Minutes

Moved by B.G.Lawrence, seconded by Geo.Buxton that the minutes of the previous meeting, April 30th, 1958 be adopted as read. CARRIED.

#### Yearly Report of Operation.

Report covering the operation of the Memorial Centre for the year 1958 was submitted by the Chairman. Report outlined in complete detail the following:

1. Time Usage - School - District
2. Statement of Operating Costs & Revenue.
3. Analysis of Usage - Average hourly operating costs.
4. Projects of Improvement under study for 1959.

Report was adopted and attached to minutes of this meeting.

#### Parking Lot

Moved by B.G.Lawrence, seconded by D.Moore that the following recommendations and suggestions covering the Parking Lot be approved by the Committee:

1. That the parking lot to service the Memorial Centre and the school be enlarged to allow for the parking of at least 200 cars immediately with future plans to increase this number to 300, and that this be done on a progressive basis with costs to be borne by the City 2/3 and the School Division 1/3. Main items, drainage of the area, preparing lot to gravel stage, and permanent finish.

CARRIED.

#### River Glen School

Moved by L.Kalbfleisch, seconded by J.O.Wagers, that when the required services are being installed for the proposed River Glen School the City be requested to provide a road leading from 55th Street to the Memorial Centre. CARRIED.

#### Kitchen Facilities

Mr. D. Moore was requested to investigate this project with a number of different groups who were interested and report at a later date.

#### General Maintenance

In addition to general maintenance it was recommended that the corridor-wash rooms and small rooms be painted. Mr.McAfee was also instructed to obtain price for Strammit for ceiling in the gymnasium.

#### Advertising

It was agreed to carry out the same procedure as last year re the advertising of the Centre to all organizations in the City. This to be done during the month of September.

Chairman

Mr.E.A.Johnstone was elected Chairman of the Committee for the ensuing year.

Next meeting to be at the call of the Chairman, possibly November 1-15.

Moved by L.Kalbfleisch that the meeting adjourn.

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_

NOTE:

With regard to the Parking Lot and the road from 55th Street, we recommend no action be taken until word is received from the School Division, Costs were recently submitted with report to these two items.

COMMISSIONERS.

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April 30, 1959.

To:City Commissioners

From: The Building Inspector.

Re: Mr.T.Clarke's proposed new building on Lot 29,  
Blk.15, Plan K at 4908-52 Street.

The proposed building which Mr. Clarke wishes to replace his existing building with, is to be 25 feet wide by 60 feet deep. The structure will be of concrete block with brick faced store type front, two stories high on the front portion.

He proposes to use the first storey for a suite for own use and in the ground floor to continue with the present business that is a general machine shop.

Although this is an old established business in the City of Red Deer, present occupancy does not comply with the existing Zoning By-law No.1341 nor with the proposed Zoning By-law. We wish, therefore, to know if it is Council's desire to change the By-law No.1341 and the new zoning By-law to allow this type of business in the Commercial C-1 areas.

Yours truly,  
G.K.Jorgenson,  
Building Inspector.

NOTE:

Would not recommend a change in the by-laws as we would be faced with new business of this nature in our Business Areas.

G.K.JORGENSEN.

COMMISSIONERS NOTES:

This is a rather difficult situation and we suggest that if we do not agree to same, it is possible the owner might stay in his present location with his existing facilities for some time to come.

However, we must point out that when our new Zoning By-law is passed, we will be faced with many such problems.

We would appreciate Council's thoughts on this subject.

COMMISSIONERS



ROYAL CANADIAN MOUNTED POLICE

17.

The City Commissioner,  
City of Red Deer.

May 6th, 1959

Monthly Report Covering Policing of The City of Red Deer, Alberta  
For the month of April 1959.

1. Members on Duty: Sufficient members on duty to comply with policing contract.
2. Disposition of Cases under Municipal By-laws:

	<u>Court</u> <u>Convictions</u>	<u>Voluntary</u> <u>Penalties</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>With-</u> <u>Drawn</u>
Traffic, excluding Parking:	<u>23</u>	<u>16</u>	<u>53</u>	<u>Nil</u>	<u>2</u>
Parking:	<u>81</u>	<u>1803</u>	<u>251</u>	<u>1</u>	<u>39</u>
Other By-laws:	<u>1</u>	<u>Nil</u>	<u>Nil</u>	<u>1</u>	<u>Nil</u>

  

3. Complaints Received:	<u>317</u>	4. Complaints Investigated	<u>275</u>
5. Unlighted Street Lamps	<u>30</u>	6. Fires Attended	<u>9</u>
7. Business Places Unlocked:	<u>27</u>	8. Recoverable Expenses	<u>Nil</u>
9. Number of Liquor Cases	<u>31</u>	10. Liquor Situation	<u>In Order</u>
11. Articles Lost	<u>15</u>	12. Articles Found	<u>16</u>
13. Bicycles Stolen	<u>8</u>	14. Bicycles Recovered	<u>4</u>

	<u>MEALS</u>	<u>GUARDS</u>	<u>PRISONERS</u> (Med)
15. Prisoners' Expenses & Maintenance (Meals)	<u>\$44.25</u>	<u>\$170.00</u>	<u>\$19.00</u>

16. Fines Imposed Under Municipal By-laws: \$508.00

17. Revenue Collected in Municipal Cases and Payable to:

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	<u>1233.50</u>	<u>483.50</u>	<u>Nil</u>
Costs:	<u>Nil</u>	<u>231.50</u>	<u>121.75</u>

18. Mileage on Municipal Duties:

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
<u>6899</u>	<u>Nil</u>	<u>Nil</u>

19. Number of Cases where Assistance Rendered to Municipality and no Report Submitted:

Nil (Material Aid - 31)

20. Remarks: The usual contact was maintained with City Officials. One break-in reported during the month which is still under investigation. No other serious crime encountered. Traffic conditions remained heavy, with twenty-seven motor vehicle accidents investigated.

School patrols maintained with several offending motorists prosecuted for speeding in school zones. Fifty-three warning tickets issued for violations of V & H.T. Act.

Two prisoners received gaol terms and were escorted by Red Deer Det. No Mental patients handled. One pris. returned from B.C. to face charges.

City of Red Deer By-law prosecution forms together with Original of this return handed direct to the City Commissioner.

E.V. Christianson #14305. Cpl.

## RED DEER DISTRICT PLANNING COMMISSION

May 5, 1959.

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

Dear Sirs,

Re: Set Backs

Attached herewith is the schedule of set backs it is proposed to attach to the new City Zoning By-law together with a plan indicating their location.

This schedule conforms to the set backs approved in principle by Council some six months ago, except for the deletion of the set back on Gaetz Avenue from 48th Street to 52nd Street.

N.B. Please note that it is proposed to retain the set back on Gaetz Avenue from 47th Street to 48th Street (unless the Council otherwise decides) due to the nature of all the buildings in this block excepting Hepworth Motors extension.

Some decision on this schedule is urgently required as a matter of policy due to buildings now pending.

1. One business on 49th Street (not set back) is planning to make structural alterations to the building to the East in order to expand its operations. It is prepared to set back if this is the final policy of Council but would be strongly opposed to setting back if this policy is likely to be changed and the adjacent owners are permitted to build to the property line.
2. Plans have been submitted for the new \$600,000. A.G.T. building on 51st Street between 49th and 48th Avenue which provides for a 7 foot set back in accordance with the resolution of Council.
3. The Pentecostal Tabernacle on 51st Street was required to set back the prescribed 7 feet when its extension was made.
4. Sorensen Bus lines were informed that if they built on the intersection of 49th Avenue and 52nd Street that they would be required to set back on both streets.
5. The architects for the Imperial Bank have been informed that they will be required to set back 7 feet on 49th Avenue.
6. Opposition may be expected by the T. Eaton Co., to a set back on 48th Street.
7. Mr. Good was required to set back 7 feet when he rebuilt his premises on 43rd Street.
8. The Burger Baron was required to set back 7 feet when it applied to develop a site on 43rd Street.
9. The Texaco Company were required to set back 16.5 feet when erecting their station and sign on Gaetz Avenue North of 59th Street.
10. The Purity 99 Service Station and sign was set back 16.5 feet when erecting their station and sign on Gaetz Avenue South of 59th Street.

11. The United Church was set back 7 feet on 48th Avenue - also 19. French Cleaners.

12. The Baptist Church were informed that any developer would be required to set back 7 feet on 49th Avenue and 51st Street.

These past decisions and proposals now pending have been brought to your attention for the following reasons:-

(1) Where developers have been required to set back the City would be subject to severe criticism if an adjacent owner were to be permitted to build to the property line.

(2) A number of applications are now under consideration and pending, and every building which is from now on will simplify the future set backs and therefore a definite decision one way or the other is urgently required.

It should be noted that these set backs can be incorporated in a separate By-law from the Zoning By-law if Council wish to have their decision made effective prior to the Zoning By-law being passed. Such a By-law does not require to be advertised.

It is considered, however, that even though its legal significance may be questioned, a resolution should be adequate, but a serious situation would arise, as previously stated, if buildings are set back under the resolution and then such set backs are not included in the By-law.

Our conversations with the Minister of Highways look promising, but it is clear that his Department are of the view that if the City wish Provincial assistance with the development of the one way street system that provision must be made for a smooth flow of all Provincial traffic for at least 10 years. The Department considered our estimates conservative which considered an increase of City Traffic from 5,000 vehicles a day in 1956 to 14,000 in 1966 and 20,000 in 1976.

To accommodate this traffic satisfactorily the City will have to provide 4 lanes of traffic on almost all downtown roads and major arteries. To accomplish this the City will have two alternatives;

(1) To remove parking from all downtown roads which are still their original width (66 feet from property line to property line)

(2) To widen the roads to 30 feet minimum to accommodate four lanes of traffic plus parallel parking.

Finally, it is submitted that this question is not one which should be primarily decided by those directly affected for two reasons,

(a) The future prosperity of the entire City will to a significant extent depend on the long range plans of the City to provide for its growth. The smaller businessman does not and cannot plan his business over the long periods which the City must take into account.

(b) The business centre as a whole is vital to the economy of the City as a whole. Whereas alternative solutions will have to be found in the future if proper provision is not made at this time, such alternatives will be less satisfactory and more costly and the entire community will suffer the higher costs and reduced convenience.

For these reasons, it is suggested that a decision on this matter of vital importance is one which must be considered in the light of the interests of the City as a whole rather than those directly affected at this time.

Yours truly,  
Denis Cole, - Director.

NOTE:

The above report is submitted prior to the preparation of the agenda, as we feel this question of set backs is of vital importance to our City. We trust in this way Council will have a chance to study it before next Monday's meeting, and be in a position to finalize same.

COMMISSIONERS.



TABLE A

20.

SET BACKS

<u>STREET</u>	<u>PORTION TO WHICH SET BACK APPLIES</u>	<u>SET BACK (IN FEET)</u>
Gaetz Ave.	39th Street to 48th Street	7 each side
Gaetz Avenue	52 Street to Red Deer River	7 each side
Gaetz Avenue	35th Street to North Boundary Lot 2, Block 1 Plan 8324 E.T.	50 east side
Gaetz Avenue	58 Street to 62 Street	16.5 West side
49th Avenue	45 Street to Red Deer River	7 each side
48th Avenue	Waskasoo Creek to 55th Street	7 each side
60th Avenue	City Limits South to Red Deer River	37 each side
64th Avenue	Red Deer River to City Limits North	37 each side
43rd Street	Gaetz Avenue to 57 Avenue	7 each side
47th Street	52 Avenue to 48 Avenue	7 each side
48th Street	52 Avenue to 48 Avenue	7 each side
49th Street	52 Avenue to Ross Street	7 each side
Ross Street	45 Avenue to 42 Avenue	10 North side
Ross Street	42 Avenue to 40 Avenue	10 both sides
Ross Street	40 Avenue to City Limits East	5 North side
Ross Street	40 Avenue to City Limits East	10 South side
51 Street	Gaetz Avenue to 48 Avenue	7 each side
52nd Street	Gaetz Avenue to 48 Avenue	7 each side
55th Street	Gaetz Avenue to 40 Avenue	7 each side
58th Street	54th Avenue to 49th Avenue	7 each side.
60th Street	60th Avenue to 64th Avenue	17 each side
67th Street	64 Avenue to Gaetz Avenue	17 North side
67th Street	64th Avenue to Gaetz Avenue	37 South side
Riverview Avenue (old highway)	54 Avenue to City Limits North	20 East side
" "	54th Avenue to City Limits North	14 South side
Burnt Lake Road	59th Street to City Limits West	17 each side

1958 Financial Statement

Mr. Sheridan will wait on Council at 7.00 p.m., to explain and answer any questions to the above mentioned report, which he will present to Council.

COMMISSIONERS.