

Old folks - Springham  
Flowing  
 Bowers -  
 Grants -

A G E N D A

Remember  
 City financing from  
 sales - steadily  
 decreasing asset

Hugot - agreement - For meeting of Council to be held in the Council Chambers, Monday, August 24, 1953 at 7:30 p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of August 10, 1953.
2. Delegation:

Resolution  
 - Thoen - civil  
 - Benzene  
 No facts  
 Chimney  
 Trecer also

1. Representation of the Hospital Board Re: Extensions
2. Housing Delegation Re: C.M.H.C. Loans, Letter No. 1.

City needs more for  
 residential services  
 school going up  
 City down  
 poor roads  
 access to this

UNFINISHED BUSINESS:

1. Board of Transport Commissioners for Canada, Re: Order authorizing pedestrian crossing. Letter No. 2.
2. Homes for Aged.

What was  
 the old house  
 by-law

CORRESPONDENCE:

3. Alberta Pulp Mills Ltd. Re: Option - expiring Aug. 24/53.
4. Bill Stark Re: Application for city trade license
5. Theatre Inspector's Office Re: Red Deer Arena
6. Calgary Activettes, M. Barr Re: Selling tickets.
7. Fire Department Re: Competition at Redwater
8. Erik Weiland Re: Application to purchase Lot M, Plan 3051 H.W.
9. R. S. Ria Re: Application to purchase Lots 1,2,3,4, Block 7, Plan 3935 HW for Motel
10. R. D. Safety Council Re: Thanks for \$500.00 donation.

Gravel on  
 Road  
 Cut back

Light at  
 Corner

Fence back except for south-west landscaped

OK - 100 ft. - Keep motels together

Heavy  
 Donation

BY-LAWS:

1. No. 1737 on sewer main extensions debentures - 1st reading. again ✓
2. No. 1749 on artificial ice plant debentures - 1st reading. again ✓
3. No. 1750 on grading and gravelling debentures - 1st reading. again ✓
4. No. 1752 Transfer By-law - 3 readings.
5. No. 1753 - Land Sale Agreements as follows:

Name	Lot	Block	Plan	Purch. Price	Min. Area
CLARKE, William & Margaret Fowler	42	10	V.L.A. Sub.	\$770.00	800 sq. ft.
TISDALE, Sydney George & Kathleen	13	7	3935 H.W.	715.00	800 " "

REPORTS:

1. Commissioner's Report Re: City Streets.
2. Commissioner's Report Re: Capital Expenditures from Current Revenue
3. Commissioner's Report Re: Floor for Red Deer Arena.
4. R.D. District Planning Commission Minutes for August 10, 1953.
5. Civil Defence Director's Report Re: Sarnia Tornado Disaster.

Michener  
 Hill

Re-zoned  
 Zoning

File

A G E N D A

Con't

*Resolutions*

6. Commissioner's Report

Re: Acquisition and Servicing of Land Under Section 35 of the N.H. Act.

7. Alderman Johnstone's Report

Re: Housing & Land Assembly.

7. NEW BUSINESS:

✓ 1. C. H. Snell

Re: Resolution on Replotting Scheme

✓ 2. Court of Revision re voters' list to be set before Sept. 20, 1953.

✓ 3. Payment of accounts.

- Barlow How do we know he will go ahead -

Hosp sidewalk - fix

*ER  
2  
Calg*

*#322*

DELEGATIONS:

LETTER NO. 1

Quinton Agencies,  
5013 - 49 St.,  
August 20, 1953.

City of Red Deer,  
Red Deer, Alta.

Gentlemen:

We would appreciate if we could meet the city council at their next regular council meeting, Monday 24th August, with regards to C.M.H.C. Loans not being approved for the area between 40 & 43rd Avenue and 46 & 44th St. Trusting this will meet with your approval.

Yours truly,  
HOUSING DELEGATION.  
PER: L. R. Quinton.

.....

COMMISSIONER'S REPORT

RE: BUILDING RESTRICTIONS.

The city was informed as was Mr. Quinton, that the area bounded by 44 St. and 46 St. and from 40 Ave. to 43 Ave. is not approved for loans by C.M.H.C. and the insurance companies. As a result, property values in the section dropped overnight and the city could end up with an undeveloped area for some time.

The decision to withhold loans from this area rested, to a large extent, on three poor buildings which have recently been erected. Mr. C. V. Thoen moved an old building onto a lot without permission and then sold it. He was notified on April 13, 1953 to move the dwelling out of town and since no action was taken the R.C.M.P. gave Mr. Thoen final notice on August 21. As for the other two uncompleted houses, they were built on private property (Snell - Goodacre) and the original owner of the land has given verbal assurance that no title will be transferred until the buildings are completed.

Private land owners should also be warned about the danger of allowing development in a private subdivision which is not served by utilities.

The following letter is in answer to our inquiry.

J. A. Beveridge,  
City Commissioner.

.....

City of Edmonton,  
August 19th, 1953.

Mr. J. A. Beveridge, P.Eng.,  
City Commissioner,  
Office of the Secretary-Treasurer,  
RED DEER, Alberta.

Re: Building Completions

Dear Mr. Beveridge:

In reply to your letter of August 18th, 1953, I would state that the City of Edmonton Building Code does not specifically force a builder to complete his building commitments within a particular period of time on either privately owned land or land which is purchased from the City and this is a point which has troubled this Department for quite some time.

However, it is not a problem that is easy of solution and while this Department has been endeavoring to find a satisfactory answer to this vexing point, no completely satisfactory answer has yet been found, hence we are making do in the best manner possible.

Nil Served

Transfer - Insurance Co  
Title - land titles office

I understand that it is a policy of the Edmonton Land Department that where City land is being sold, the title is not issued until work has been commenced on the building. This is relatively unsatisfactory in that there are various degrees of the "commencement" of work and no consideration is given with regard to the finishing of the work. This is perhaps understandable because so many people who are building houses, require the title long before the building is completed, in order to procure the necessary loan to finish the building.

This problem is divided into two parts, that is; the first part for commercial buildings and the second part for dwellings. With regard to few unfinished commercial buildings as well as the Building Code permits the Building Inspector to require a guarantee bond, not to exceed one thousand dollars as security for the completion of a building within a period not later than one year from the date of issue of the Permit. However, dwellings are a very different problem in that there are both a considerable number as well as comparatively few people have the same finances to work with in building a house as they do in building a commercial structure, and the Building Code while it states that in case any owner fails to finally complete the dwelling or accessory building concerned within the period of time specified in the permit, he shall be guilty of an offence against this by-law, yet it is found that City Council is quite lenient to such situations and quite loath to deprive any man of his possible dwelling or dwelling conditions.

There is another section of the Edmonton Building Code which deals with occupancy certificates, which requires that, before any building is occupied it shall be certified as completed in accordance with the Building Code, but this section is found to be exceedingly difficult if not impossible to implement although this Department has not completely abandoned the idea of trying to make a satisfactory procedure out of certificate of occupancy procedure.

The Building Code also requires that every permit shall automatically lapse if active work is not commenced within the period of three months from the date of its issuance and reasonably continued. The two words "active work" and "reasonably continued" are extremely difficult to define, in that it is quite conceivable that a man may do an infinitesimally small piece of work once each month and legally maintain that the work is active, and is being reasonably continued. There is another section of the City's By-laws by which certain unfinished buildings may be condemned as a nuisance, but the experience of this Department has been that buildings must be in a frightfully dilapidated and wrecked condition before any explicit action is taken by City Council for their condemnation.

I trust that you do not detect a note of scepticism and bewilderment in this letter, but from my travels around the country it would seem that other building officials in other cities are apparently faced with much the same problem and attitude as is experienced in Edmonton.

This letter may not be particularly constructive, but the points raised may be of interest to you.

Yours truly,  
R. F. Duke,  
CITY ARCHITECT AND INSPECTOR OF BLDGS.

Comment:

It would appear that regardless of the by-laws instituted it is difficult to enforce the completion of buildings. Two indirect methods of accomplishing this are: (a) by installing local improvement such as water, sewer, sidewalk roads etc. and

(b) by keeping a large differential in the cost of lots between properties where higher cost homes are to be built and those in North Red Deer and West Park. With regard to the first proposal, one can see the effect local improvements have had in North Red Deer. As soon as the utilities were installed most owners improved the appearance of their buildings. With regard to the second item, that is maintaining a price differential, this has been effective for some six months.

The conclusion is that provided the city continues their policy of selling only serviced (improved) lots, about the only change suggested is that we bar older homes from being moved into our better areas.

J.A.B.

- \* c) Re-zone area - <sup>480</sup>600sq ft immediate  
800
- ~~b)~~ No bldg permits without services available at  
least city not approve subdivisions until services available
- d) No old homes moved into <sup>NHA</sup> areas
- e) Road going into

Must Fix 59st

Crossing - bring up

to grade - \$300

City now resp for any accident

UNFINISHED BUSINESS:

LETTER NO. 2

TUESDAY, THE 11TH DAY OF AUGUST, A.D., 1953.

Board of Transport Commissioners for Can.

IN THE MATTER OF the application of the City of Red Deer, in the Province of Alberta, for an Order authorizing the construction of a pedestrian public crossing over the right of way of the Canadian Pacific Railway Company opposite 58th Street in the City of Red Deer, in the Province of Alberta, mileage 0.6 Leduc Subdivision, as shown on plan No. 3051-HW, on file with the Board under file No. 46551:

UPON reading the submissions filed --

IT IS ORDERED that the City of Red Deer, in the Province of Alberta, be, and it is hereby, authorized to construct and maintain, at its own expense, a pedestrian public crossing over the right of way of the Canadian Pacific Railway Company opposite 58th Street in the City of Red Deer, in the Province of Alberta, mileage 0.6 Leduc Subdivision, as shown on the said plan on file with the Board under file No. 46551.

"sgd" A. SYLVESTRE,  
Deputy Chief Commissioner.

Need is obvious

Quite a lot of good publicity

HOMES FOR THE AGED

advocating the city to operate such homes. But question as to whether

Considerable information has been gathered to date including plans, pictures, etc. A complete report will be made at next meeting of Council. To date however, the ministerial association has not determined the need or answered any of the questions asked by C. M. H. C.

Call a council

at least district resp

J. A. Beveridge,  
City Commissioner.

Perhaps province + Dominion govt should operate them.

against of

with homes

CORRESPONDENCE.

LETTER NO. 3

The Honourable Mayor, Council and Commissioner of the City of Red Deer, City Hall, RED DEER, Alberta.

Alberta Pulp Mills Ltd.,  
4940 - 51 St.,  
August 20, 1953.

Gentlemen:

Re: Paper Board Mill

With reference to the six months option on 15 - 20 acres of land which you were good enough to grant this company, in accordance with your letter of February 24th, 1953, may we ask your continued good-will by allowing an extension of this option for a further six months as of the date of expiry, the 24th inst?

We expect to complete present negotiations before the end of the present year for the financing of the project and also for the favourable purchase of necessary machinery and equipment, for which our consulting engineer, Roy W. Emery, Toronto, has made tentative arrangements.

In view of the fact that it will be necessary to change the company from a private to a public corporation in accordance with advice from our solicitors, and also because the principal equipment will be supplied on a basis of stock in the enlarged company, we earnestly trust you will find it agreeable to comply with our request for an extension of the option on either the identical or an equivalent site.

The writer is authorized to furnish you with further detailed information, if required.

Awaiting your favourable response.

Yours very truly,  
J. J. Sophus,  
Secretary-Treasurer.

Comment:

Rightly or wrongly.

This property has now been offered to Horton Steel Works of Fort Erie.

J. A. B.

4 month limit. \$1000/week.

PATIENT Already have assumed resp for pensions. Ex: Hosp tax growing by leaps & bounds. Homes for aged should be same.

LETTER NO. 4

Red Deer City Council,  
Red Deer, Alta.

4611 - Gaetz Ave.,  
Red Deer, Alberta,  
August 10, 1953.

Dear Sirs:

I hereby apply for a city trades license. Operating at 4611 Gaetz Ave. under the name of Bills Food Products, manufacturing Bill's Potato Chips, for delivery to the wholesale companies and trade.

I have been requested by the Department of Industries & Labor, Edmonton to submit a favorable letter from the council of the City of Red Deer with respect to obtaining my provincial wholesale trade license.

Thanking you.

Yours truly,  
Bill Start.

Comment:

O.K. with some structural changes. -- Health Unit.

I can see no reason why a city trade license for Bill's Food Products should not be approved. -- C. E. Ross.

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LETTER NO. 5

Mr. R. S. Gillespie,  
City Commissioner,  
RED DEER, Alta.

Provincial Secretary's Dept.,  
Amusements Branch,  
Theatre Inspector's Office,  
Edmonton, Alta.  
August 17th, 1953.

Dear Sir:

Kindly advise this office regarding your Red Deer Arena. It has been almost a year since we last corresponded with you and at that time, advised you to install an emergency lighting system before your building is open to the public. Would you advise as to whether or not it was installed?

An early reply would be appreciated.

Yours very truly,  
H. W. Burkell,  
Chief Inspector of Theatres.

Comment:

Provided \$2,000 for this in 1953 budget but the 1953 budget has been so overspent that we were hoping to avoid this expense.

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LETTER NO. 6

Dear Sir:

We were very glad to hear from you and to have a positive reply to our request. We are planning to come up Saturday, August twenty-second ( Aug. 22/53) Thanking you for your good wishes.

2416 - 37 St. S.W.,  
Sub. P.O. 13,  
Calgary, Alta.,  
August 16, 1953.

Yours truly,  
M. Barr,  
Calgary Activetts  
Project Convenor.

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LETTER NO. 7

His Worship the Mayor,  
& City Council.

Fire Department,  
Red Deer, Alta.

Gentlemen:

The Fire Dept. received an invitation to compete in a competition at Redwater, Alta. on Sept. 7, 1953.

There are three different events and the team consists of five men, the volunteers are quite anxious to compete and so I would like permission to enter our team, the cost being 5 men @ 5.00 -- \$25.00 and the regular car allowance of 9¢ per mile for 200 miles \$18.00 which makes a total of \$43.00

I hope this meets with the Council's approval.

Respectfully submitted,  
W. N. Thomlison,  
Fire Chief.

LETTER NO. 8

The City of Red Deer.

Penhold, Alta.,  
11 Aug. 1953.

Gentlemen:

I wish to purchase Lot # M, Plan 3051 H.W. in the City of Red Deer, Alta., on which I propose to erect a building approximately 40 feet by 1 00 feet with a ten foot ceiling, to be constructed of cement block with a stucco finish and to be used for a dwelling and office and shop for a construction and contracting business. The estimated cost of this building to be around fourteen thousand dollars (\$14,000.00).

Yours truly,  
Erik Weiland.

Comment:

In our estimation this location is suitable for business and construction as proposed. Approximate value of land \$800.00. C.E.R.

*Small Farms - \$1200*

LETTER NO. 9

The City of Red Deer,  
Alberta.

Okataks, Alberta,  
August 20, 1953.

Attention: of Mr. Crawford.

Gentlemen:

I would like to make application to buy Lots 1, 2, 3 and 4, Block 7, Plan 3935 H.W. in the City of Red Deer for the purpose of building a Motel. I would plan to have six units at an approximate price of \$5,000 each and my own living quarters completed this fall. If by next year we thought it expedient we would want to add more units.

Please advise at your convenience if these lots are available for this purpose.

Yours very truly,  
R. S. Ria.

Comment:

In my opinion I would like to see another motel in this area as it conforms with the existing development. C.E.R.

LETTER NO. 10

Mr. E. G. C. Newman,  
City Clerk,  
City of Red Deer.

Red Deer Safety Council,  
4941 - 49 Street,  
Red Deer, Alberta.  
August 17, 1953.

Dear Sir:

Please accept the sincere thanks of the Red Deer Safety Council for the very generous donation of \$500.00 towards the 1953 safety campaign now in progress.

Yours very truly,  
F. M. Pardee, Secretary,



- 6 -  
COMMISSIONER'S REPORT

August 20, 1953.

*like can in MI*  
*Graders cannot fix road*  
*need turbs - shallow ditches*

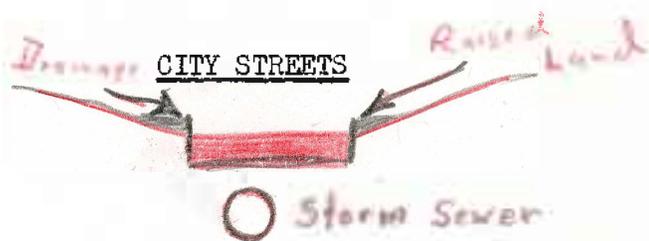
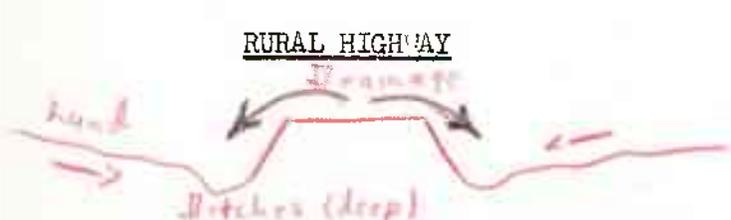
The Mayor and Council,  
City of Red Deer.

Gentlemen:- Re: City Streets

*Storm sewers - Roads to Grade -*

After reading articles in the "Journal" criticizing Edmonton City for starting a maintenance program for gravelled roads rather than adopting a policy of paving first, last and always, and after discussing "roads" with the City Engineer and Roads Foreman of Calgary and after reading an article on road drainage in the municipal districts, it became apparent why there has been so much discussion in council about "graders" and "drainage ditches". The answer is that a majority of the Council, together with the public works foreman, have been thinking in terms of roads and drainage in the municipal districts rather than those in cities.

There are some fundamental differences between the two types as shown below.



Land adjoining road - remains as before road was built.

Land adjoining road - usually raised so as to drain onto street.

Surface Drainage - off road and land, into ditches.

Surface Drainage - onto road.

Ditches and Culverts - are as deep and large as necessary to drain water along natural drainage course.

Storm Sewers - drainage is artificial. That is, the natural drainage has been changed and storm sewers are required as a new drainage channel.

Road Surface - Gravel. Other surfacing material too costly.

Road Surface - Should be paved for economy.

CONCLUSIONS:

1. In general, we must change from thinking in terms of rural highways to storm sewers and paved streets.
2. Storm sewers must be installed in the city because people will not tolerate deep drainage ditches and because in the future when a sewage treatment plant is installed, we will have to separate the storm and sanitary sewage anyway for economical treatment.
3. Graders cannot maintain city streets like they can district highways unless adequate drainage is provided, and even then, gravelled streets are only a costly stop-gap measure.
4. In new subdivisions or where we agree to extend water and sewer facilities we, in fact, are agreeing to an eventual expenditure of \$41. per foot (both sides of street) made up as follows (Edmonton 1952 prices).

Water	- \$6.00
Sewer	- 3.50
Curb & Gutter	- 4.50
Storm sewers	- 3.50
Road (instal. & paved)	14.00
Lane	1.50
Sidewalk ( 2 sides)	- 8.00

TOTAL- \$41.00.

*Eventual Exp.*  
*\$1000/lot*

2

Note: On roads and storm sewers, the city bears cost of intersections, flankages and width over 26 feet.

\*In other words, the city just cannot afford to be easy-going in granting services\*.

The above id as are not new in any way but in every council meeting we talk of "drainage" and think in terms of ditching rather than saying "storm sewers" and in a way we are trying to get something for nothing. That is, we acknowledge that drainage is needed but don't dare mention storm sewers because they are very costly. All new subdivisions in the larger cities are planned with storm sewers and we too may as well admit the day is here when Red Deer has to follow suit.

Respectfully submitted,  
J.A. Beveridge,  
CITY COMMISSIONER.

COMMISSIONER'S REPORT

*Land Sales - make  
up deficit - Bid*

Capital Expenditures from Current Revenue

In 1953 some \$19,849.22 was left in the budget for contingencies and additional expenditures by Council. To date, a total of \$54,086.20 has been allocated or spent leaving a deficit of some \$18,940.15. The net result is that if we do not wish to add the burden of 1953 expenditures to the 1954 taxes, it is apparent that Council cannot approve any further large expenditures to be made from current revenue.

*Policy - city  
taxes too  
low.*

Further, it means the Red Deer Brewery cannot be released from taxes. Similarly, but for the airforcemen, homes for the aged, and perhaps even action on the south hill sidewalk must be deferred until 1954.

The following is an explanation of the projects not already approved by Council but which must be completed this year.

(a) Warehouses - \$6,000 (est.) required for stores. Without these buildings no stores account can be kept. Further, more space is required in the city hall and in order to obviate the necessity of an extension, we intend to move some departments into the basement where the E.L. & P. stores are now located.

(b) Bridge on 43 St. - \$5,000. This bridge must be widened and renewed this year. The approaches are in fair condition but the wooden decking etc. is rotten. (Dench & Freightways will be using this bridge).

(c) Hydrants for Arena and Curling Rink.

To prevent a substantial increase in both our fire and that for the Curling Rink at least one additional hydrant must be installed (only one hydrant at present.)

Overexpenditures of E.L. & P. - some unforeseen extensions were made out the Golf Course Road and east to Bettenson's crushing plant. Both of these are good paying lines which had to be installed to prevent encroachment of our rights by Calgary Power. There were also some repairs to transformers required amounting to about \$1500. The breakdowns resulted from damage by electrical storms.

Another point which should be brought out is that at the time our annual budget was prepared at least one or two aldermen felt the Commissioners had some large amount of revenue hidden. As is pointed out below we were perhaps too optimistic in our estimates.

We would also like to draw your attention to the matter of property sales. There is a good possibility that next year our profit from land sales will materially decrease and the city will then have to raise the mill rate in order to carry on their ordinary duties. Under these circumstances it is doubtful that we can establish a revolving land sales fund.

Statement of Revenue & Expenditures not Included in 1953 Budget.

EXPENDITURES.

	<u>Dr.</u>	<u>Cr.</u>
Business Tax overestimated	\$ 1484.85	
Railway Spur	5500.00	
Railway Spur Grading	800.00	
Industrial Subdivision, Water & Sewer lines	5000.00	
Industrial Subdivision, Roads, Electric Light & Power	3000.00	
Levelling V.L.A. Land	3858.00	
Purchase of Bower Property	10000.00	
New Assessment	2030.98	
Office Roof	800.00	
Library	200.00	

		<u>Dr.</u>	<u>Cr.</u>
Half-Ton Truck		650.00	
E.L. & P. Extension	X	2000.00	
Arena		598.82	
-Triangles C.N.R.		2000.00	
Warehouse (City Stores)	X	6600.00	
Coronation		531.30	
Office Machinery		500.00	
Small Bridge 48 Ave.		697.20	
Hydrants for Arena & Curling Rink		2500.00	
Licenses		935.05	
-Bridge 43 St.	X	<del>5000.00</del>	
		<u>54,086.20</u>	

NOTE: The figures marked X are estimated, others are actual.

Revenue

Contingency	19,849.22
Government Grant over estimated	<u>15,296.83</u>
	35,146.05
Deficit	<u>18,940.15</u>

Land sales may yield approximately \$10,000.00 over budget if we sell all the lots in the V.L.A. Subdivision this year.

Electric Light and Power Revenue at July 15, 1953 was under estimated by approximately \$4000.00.

The possibility of other revenue being the sale of the old Curling Rink \$6000.00, sale of Industrial Land and a grant from the Fairboard.

J. A. Beveridge,  
City Commissioner.

COMMISSIONER'S REPORT

RE:  
FLOOR FOR RED DEER ARENA

We should pass our by-law covering the installation of artificial ice at this meeting of Council. Otherwise, there may be no money available.

The question is, however, do you wish to wait for further information on the cost of a floor. One estimate given by the Canada Cement Company Ltd. is \$18,000.

In regard to this matter, the city spends too large a proportion of its tax money on recreation rather than roads and storm sewers (in comparison with other cities). On this basis the only justification for installing a floor is whether it will increase the net arena revenue by \$2000 per year. With only the same amount of usage in the arena as last year we will lose \$18,500 (or about 3 mills) with artificial ice and a floor.

Note:

	<u>Roads</u>	<u>Parks</u>	<u>Recreation</u>
Lethbridge (1952) Taxation Expenditures	\$117,000	\$63,975.00	\$42,080 (total \$106,055)
Red Deer (1953) " "	21,000	Total \$55,815	
(not including artificial ice)			
Fergus Falls, Minnesota	Pop. 12,000 (settled city)	Streets \$1,612.31 (12.4%)	Parks & Rec. \$22,018.38 (4.1%)

J.A. Beveridge,  
City Commissioner.

RED DEER DISTRICT PLANNING COMMISSION  
MINUTES - August 10, 1953.

Minutes of the Red Deer District Planning Commission held in the City Hall on Monday, August 10, 1953.

Present: Mr. F.E. Galbraith, Mr. D. Cole, Mr. M.B.M. Lawson, Mr. J.H. Stringer, Councillor A. Bickford, Mayor P. Crawford, Mr. H.N. Lash, Mr. R.H. Edgar, Commissioner J.A. Beveridge and Secretary C.J. Miller.

The meeting opened at 2:20 p.m. with Chairman Galbraith presiding. Minutes of the previous meeting were approved as transcribed on the motion of Mr. Bickford and Mayor Crawford.

Mr. Dennis Cole was welcomed to the meeting, by the Chairman, as the new Director of the Commission.

A composite of the plans presented were approved subject to agreement on services and protection of hillside being made between the City and owners.

As the M.D. of Red Deer has not met since last meeting of the Commission, matters referred to them were laid over until the September meeting of the Commission.

Mr. Lawson reported that negotiations were still underway with Calgary Power and the Dept. of Highways re Industrial Area west of the C.P.R. tracks. Mr. Lawson was asked to bring to the attention of City Council that this area should be zoned for industrial purposes.

Re Nazarene-McPhee property. Mr. Lawson reported that negotiations were underway with the various property owners.

Mr. Lawson stated that no further action could be taken on the Stewart property until after the next School Board meeting which would be held later in the month.

Survey of the Bryant property (approx. 19 acres) in one piece, was approved by the meeting provided that 66 feet is retained for access road and that road on east side of the property is continued through length of property. The above was on the motion of Mayor Crawford and Mr. Bickford. Secretary was instructed to point out to Mr. Bryant that at present time this area is zoned for agriculture.

In regard to Aero Surveys bill, Mr. Lawson stated that negotiations on this matter were still being carried on.

Lot 1, Blk 4 (McKeown-Mountview). Sketch plan without lanes was approved by the meeting on the motion of Mr. Edgar and Mayor Crawford.

Subdivision of Lot A, Blk 2 (Nelson-N.R.D.) was approved subject to services being made available. Motion of Mr. Stringer and Mr. Bickford.

Subdivision of Block X, N.R.D. was approved (sketch No. 2) subject to 20 foot setback for access roads. Motion of Mr. Stringer and Mr. Edgar.

The following payments were authorized on the motion of Mr. Edgar and Mr. Stringer:

Galbraith - \$25.00; Stringer - \$20.00; Roth - \$20.00; Bickford - \$25.00; Eaglesham - 10.00; Edgar - \$20.00; Crawford - \$20.00; Danchuk - \$5.00; Sim - \$10.00; Miller - \$125.00; Lawson - \$350.00 and \$25.00.

Messrs. Beveridge and Miller were requested to look into the matter of outstanding bills of recent C.P.A.C. Conference held in Red Deer.

The Secretary was requested to write Mr. Snell re subdivision of the NE $\frac{1}{4}$  8-38-27-4, Plan 2278 H.U. in an effort to obtain more information on the proposal.

The meeting adjourned at 4:00 p.m.



The City of Windsor's civil defence organization stood to in case their assistance should be required, and the United States Governor, and Director of Civil Defence for the State of Michigan, visited Sarnia and offered the use of all their facilities if required.

With the formation of the Sarnia Tornado Emergency Committee, and the starting of a disaster relief fund, the immediate post-disaster period was ended and the long-term rehabilitation began.

The lessons learned were many, and the necessity of having a prepared plan, with each service knowing from the start what it has to do, cannot be too strongly stressed. The Minister of National Health and Welfare, Hon. Paul Martin, and the Federal Civil Defence Co-ordinator, Maj.-Gen. Worthington, visited Sarnia, and heard first-hand accounts of the situation and viewed the damage. Later, Mr. S.J. Bailey, Federal Civil Defence Welfare Officer, visited the area and held discussions with many people who had taken part in the organization of the various welfare services.

(Extract from an editorial in the London Free Press, May 22, 1953):

"As a result of last night's storm, we will be able to assess our preparedness for a disaster of another sort. Perhaps there will be less bickering about whose responsibility it is to prepare civil defence measures and more co-operation in making sure that the organization is effective and ready for any emergency. We don't have to be in a war to experience a catastrophe of almost paralyzing proportions.

#### STIRRUP PUMP VINDICATED

Before the somewhat apprehensive gaze of the City of Ottawa's top firemen, Mr. Roy Davidson, Chief Building Warden of the five-storied Government Printing Bureau, and his 2 Civil Service Civil Defence fire fighting teams, showed what the modest stirrup pump, in the hands of trained handlers, can do against a real "souped up" fire, made more alarming to the onlookers by the inclusion of an incendiary bomb.

It was the occasion of a joint Civil Defence exercise, comprising the unrehearsed evacuation of 800 employees, (4 minutes flat, good Warden work), 2 difficult rescue problems ably handled, a quickly set up 1st Aid point, and 3 fires, 2 of which were blazing fiercely under the big portico as the employees came out.

At the shout of "Fire", the two stirrup pump teams dashed into action, just as the top fireman was about to order his professionals to save the building, and in less time than it takes to tell those fires which to him seemed quite out of hand, were a heap of dirty wet ashes, all danger past, and the humble stirrup pump was completely vindicated in the eyes of all who saw the demonstration.

#### BOY SCOUTS AND CIVIL DEFENCE

At the Boy Scout Jamboree in Ottawa, during the 4th week of July, Civil Defence training was combined with Scout training.

The Saskatchewan Scout contingent demonstrated a Civil Defence exercise, devoted chiefly to showing how important fire training is to every member of a family, and how admirably Boy Scouts can serve as fire fighters, first aiders, and light rescue teams.

About 3,000 boys from all parts of Canada attended the Jamboree. Red Deer had 3 representatives.

It is hoped that, after viewing the exercise, they will urge greater fire prevention and fire fighting training to their "elders" at home.

#### FROM THE UNITED KINGDOM

HER MAJESTY THE QUEEN BECOMES HEAD OF THE CIVIL DEFENCE CORPS.

R.C. Lister,  
Director.

August 4, 1953.

Mr. J. Beveridge,  
City Commissioner,  
Red Deer, Alta.

Dear Jim:

Re: Housing and Land Assembly

As the writer will likely be away from the office for approximately the next 30 days and realizing that things don't stand still, and shouldn't, we thought perhaps it might be useful to briefly put down on paper what we have done in recent days on the above item as a member of the Council's Committee on Housing.

A few Council meetings back, you will recall a decision of the Council that the 26-28 acres immediately north of the river and the Bower property of approximately 45 acres would be turned into land assembly. Still more recent, it was determined by levels that approx. 7 acres of the property just north of the river was below flood level and, therefore, would be unacceptable for consideration by the City for land assembly, and further, the Bower property has been acquired and might be retained by the City for development along other lines. When it was found that a portion of the Stephenson-McPhee property north of the river was below flood level there was some thinking that perhaps the plan for that property should be abandoned and concentrate on the Bower property, at least for the present time. Since that time, however, the Council has decided to buy the Bower property, and I assume from the discussions at the last Council meeting that the majority of the Council favored retaining this property and not turning it into land assembly, for in that way there was a very good chance the City could make a reasonable profit for its Land Department. We are quite definitely in favor of that change of thinking because we do think that the City can handle it to advantage to itself.

Then on the property just north of the river, while speaking to Matt Lawson a few days back about it we suggested that we drop the 6 or 7 acres that are below flood level as the City couldn't consider it and get an equal acreage, or close thereto, in the northwest corner of the property. Previously we thought that 400 to 500 feet along the No. 2 highway should be retained for commercial use but Matt suggests that that is not most desirable, at least for the northerly portion of that area, and thinks that it should be used for residential purposes rather than commercial. If his thinking was followed and we were impressed by it, then the area north of the river that could still be considered for land assembly would be all of the area except the easterly point which is below flood level and the 5 or 6 acres in the southwest corner which could be retained by the owners for development on their own as a commercial zone.

At the last Council Meeting Alderman MacKay suggested that there was some merit in West Park, and following the Council meeting he brought the item up again. The result was, not knowing it ourself, we drove over it Saturday afternoon with Don. Our own personal conclusion on the suitability of the area for housing is this, that it possibly and undoubtedly will develop as a residential section but we can see a number of sound reasons why the N.H.A. does not approve of the area. Incidentally, Alderman MacKay is right in that there are a number of fairly decent, moderate priced homes being built in the area and likely more will be built. But the location of the area and the remaining avenues of approach from that area to the downtown section and the number of very much below standard dwellings in the area we can see are undoubtedly some of the reasons the area is not favorably considered by N.H.A. or the lending institutions.

After looking over this area we were in Alderman MacKay's office for awhile and during that time the Bower property and the north of the river property were considered again on a land assembly basis. Unfortunately, at this time we do not know the thinking of Alderman Dr. Bill Parsons, and Alderman MacKay will be present at Council during the next few meetings likely and can speak for himself. For our own part, we still think that the Bower property should be retained by the City and not put into land assembly but that we should still consider the area just north of the river, that is, all that area less the easterly point and the southwestern section. That, however, only gives us one area and not a large one and you will recall the report we brought back from a visit with Mr. Mansur in Ottawa, that he thought we should have 2 acres under land assembly, or that preferably there should be 2 areas as it would give a wider choice for home applicants to have 2 locations.

Actually up until the council meeting the other night we didn't know that there was another possible, good area fairly close to the Bower property - we believe it is marked "X" and is immediately south of the Hillsboro area and immediately east of the new lots that were opened up recently by the City. However, not having considered that area and thinking that we should have more than 100 building lots under land assembly, as advised you earlier, we made an unofficial call on Ed. Hermary who owns the land just north of the Stephenson-McPhee property. At first Mr. Hermary was not favorable to the idea, then later he advised us that possibly he could let us know about the 15th Sept., however last Friday he did contact us and made a proposal, the particulars of which we have passed on to Alderman MacKay. Briefly, it is this, that he would sell the area below the foot of those hills which run in a southwesterly-northeasterly direction across

his quarter section for 1,000. an acre clear to himself. All in all, our thinking now would be not to be concerned about Mr. Hermary's property. However, we realize it undoubtedly will have to come in some day but perhaps if we want to have 2 areas under land assembly, we consider the westerly portion of property marked "X". Failing that, and the acquirement of westerly portion of property marked "X" might be a long procedure, perhaps it might be better just to take this item under advisement and proceed with the property just north of the river.

According to our City Council's legal opinion, which you passed on to us, any land assembly projects have to come up for approval of the burgesses and we would like to see one project at least put in shape to be handled at the forthcoming municipal vote. If we do and it is carried it really would be something for our citizens to have an area that would be all surveyed out, streets laid, sidewalks laid and services in, as against waiting one, two, three or four years for a sidewalk or a good street. The financing is arranged if the C.M. & H.C. are agreeable, and then checked with the Provincial Government. We would hope that the item would be pushed along.

Just before concluding, there was one other item that Alderman MacKay can mention but we will put it in here to possibly make this report a bit more complete. While in Alderman MacKay's office we contacted Mr. McPhee and advised him that according to the information we had from the City Office, the easterly point of their area was not suitable because of its levels and asked them to consider substituting the northwest corner of their property for that portion that was below flood level. Later in the afternoon Mr. McPhee called back and said that Mr. Stephenson and himself would be willing to go along with the idea. Further, our City Engineer was going to look over the plans that he got up for that area to see if the present plan for that area was such that it would be blended in with any extension that might be made to the north and also to check on what changes might be necessary if any, in dropping the easterly 6 or 7 acres because of its levels.

Yours very truly,

Ellis A. Johnstone.