

File

AGENDA

For the meeting of the Council to be
held in the Council Chambers on Tuesday, May 22, 1956
at 7:30 p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of May 14, 1956.
2. Unfinished Business:
 1. Re: Parcel A Plan 2133EO * Nazarene College.
 2. Service Station By-law.
 3. Re: Ten inch water line on 43th Ave. from 35th St. to 39th St.
3. Correspondence:
 1. J. Boyko Application to purchase land for an abattoir.
 2. H.T.H. Roberts Proposed project.
 3. W.J.C. Kirby Red Deer Twilight Lodge Agreement.
4. By-Laws:
 1. By-law No. 1873 Regulate maximum loaded weights of vehicles.
 2. By-law No. 1869 Land Sales.
George Eliuk Lot 4, Block 11. Plan 970KS Pur. Price \$352.50
Can. Brass Co. Ltd. Lot H, Plan 1254KS Pur. Price \$715.00
5. Reports:
 1. Water Line on 51A St. between 42 Ave. and 43 Ave.
 2. Corner Store
 3. Sidewalk South side Ross Street 46 to 47 Ave.
 4. Lane Paving Petition behind Peacock Inn.
 5. Draft By-law No. 1744 to amend By-law No. 1505 being a by-law to regulate plumbing and sanitation within the City of Red Deer.
 6. By-law No. 1871 being a by-law to provide for certain exemptions from taxation.
 7. By-law No. 1872 being a by-law to amend the City of Red Deer Zoning By-law to provide for the regulation and control of the construction of and the alteration of buildings into duplexes, multiple dwellings including apartments and boarding houses.
 8. Loss of Taxes - West Park Commercial Sites.
 9. Re: Safeway Store.
 10. Re: Yield Right of Way.
 11. Re: Spraying of Ponds for the Control of Mosquitoes.

ADDITIONAL AGENDA:

1. Re: Church Sign
2. Industrial Land E.H. Parsons
3. Re: Purchase of Used Lowboy
4. Re: Water & Sewer Tenders
5. Petition from property owners at 4000 block on 34th St.
6. Opening for Tenders for Valves.
7. Summary of Activities - April, 1956.
8. Minutes of Red Deer District Planning Commission Apr. 16, 1956.

UNFINISHED BUSINESS:

1

Re: Parcel A plan 2133EO
Nazarene College

We recommend that the Nazarene College be informed that the City proposes to keep title to this property for future requirements.

"Commissioners"

Service Station By-Law from previous meeting to be discussed.

Re: Ten inch water line on
43th Avenue from 35th Street
to 39th Street

We are awaiting a letter from the V.L.A. officials in Edmonton.

Commissioners

CORRESPONDENCE:

Letter No. 1

Mr. E. Newman, City Clerk, Red Deer Alberta.

Herewith is my application for your consideration to purchase the property on the east side of 54th street, known as lot 7, south of the C.P.R. Livestock yards for the purpose of building and operating an abattoir.

Size of Building - 30 by 50 feet.

Approximate cost - \$20,000.00 to \$25,000.00

Material - Concrete foundation, concrete floor with necessary slopes leading to sewer connections. Walls - concrete Du-al blocks, outside finished with attractive stucco design, inside walls finished with tiled lined or aluminium sheeting from the floor to a height of about 4 feet, and the balance with smooth stucco.

Provisions are made for a special Hide Room in order to avoid having accumulation of hides in the killing area and being exposed to meat and other attractions. Hides will be taken away to the hide room immediately after dressing and salted to reduce odour.

Garbage and Offal will be placed in covered steel containers and taken out to the nuisance grounds at the end of the day's operation. In order to avoid odour setting in, if left unattended.

Equipment, walls floors and etc will be cleaned and washed at intervals during the day's operations and also at the end of day's work.

Toilet, shower and washing facilities will be provided for employees use.

I would like to add that I am employed with the Department of Agriculture, Health of Animals Division, Meat Inspection for the last six years now and I can truly say that I have gained excellent knowledge and experience in the meat packing industry. I will endeavour to carry out the operations of the plant to the highest standards of government set regulations.

In conclusion I would like to point out that all the obstacles that could or are usually considered a nuisance or of an obnoxious nature will be readily overcome if the above methods are adhered to and therefore should create no nuisance or unpleasantness to the surrounding area.

Dated this 14th day of May 1956,
at Swift Current, Sask.
9 Cooper Block

Signed "J. Boyko"

Re: Abattoir (Nr Stockyards)
Lot 7, Blk. 2, Plan 4386HW
156' Frontage, Approx. 200' deep.

| | |
|--------------------------|-----------|
| Land | \$1216.75 |
| Services Prepaid | 1648.50 |
| Survey | 55.00 |
| Sewer & Water Connection | 125.00 |

Total \$3045.25

Suggested not quoted

Value of Building required on basis of \$250.00 per front foot. \$39000.00
C.E. Ross

Recommend approval subject to proper building plans being submitted and that the sewer outlet be screened as required by the City. (Engineer to check sewer grades.)

Commissioners

Letter No. 2

Red Deer School Division # 35
May 16, 1956.

Mr. E. Newman,
City Clerk,
City of Red Deer,
RED DEER, Alberta.

Dear Sir:

Reference is made to your letter of April 13th.

In this connection I am directed to advise that the Board is prepared to pay the sum of \$5,000.00 toward the cost of the proposed project, said sum to be paid in the following manner:
\$1,000.00 per year, commencing in the year 1957, with no interest.

We should be very pleased to be advised further in this regard after same has been presented to Council.

Yours very truly,
"H.T.H. Roberts."
Secretary--Treasurer.

NOTE: Estimated cost of the line is \$11,655. Recommend we accept this offer.

Commissioners

Letter No. 3

CONFIDENTIAL

May 11th, 1956

Mr. E. Newman,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

Re: Red Deer Twilight Lodge Agreement.

In reply to your letter of the 10th instant we wish to advise you that in our opinion the City of Red Deer has no legal financial responsibility in the event that the Red Deer Twilight Lodge runs into an operating deficit, by reason of the fact that the Lodge is being operated by the Foundation under a lease from the City. The City would have no greater responsibility under this lease than it would have with respect to the operation of any other lessee of city property.

Yours truly,
KIRBY, MURPHY, ARMSTRONG & BEAMES,
"W.J.C. Kirby"

NOTE: We requested the above information so as to be sure of our position in regard to the above matter.

Commissioners

CITY OF RED DEER

A by-law to regulate maximum loaded weights of vehicles within the City of Red Deer. The Council of the City of Red Deer enacts as follows:

1. DEFINITIONS:

1. (a) "Ballon Tires" and "High Pressure Tires" means tires inflated with compressed air and shall have respectively the meaning customarily assigned to such kinds of tires by the manufacturers of tires.
1. (b) "Driver" means any person driving any Public Service Vehicle or Commercial Vehicle on any highway, or who has the care or control of such vehicles on any highway.
1. (c) "Dual Wheel" means a wheel which is equipped with two tires of the same type, size and width, inflated in the case of pneumatic tires to substantially the same pressure, which transmit substantially any equal share of the total weight of the wheel to the highway.
1. (d) "Main Highways" and "Secondary Highways" are those as designated in Schedule "A" of this by-law.
1. (e) "Maximum Weight" means the combined weight of the vehicle and the heaviest load which may be carried in accordance with the tire equipment on the vehicle and as provided for in this by-law.
1. (f) "Officer" means any police officer, police constable or other person employed for the presentation and maintenance of the public peace, or any officer appointed for enforcing or carrying out the provisions of the Vehicles and Highway Traffic Act, the Public Service Vehicles Act, or any part thereof.
1. (g) "Pneumatic Tire" means any tire inflated with compressed air.
1. (h) "Pole Trailer" means a two-wheeled trailer without platform used for hauling materials such as lumber, piping, timber poles, etc., and is attached to the tractor unit by means of a pole, of approved design complete with safety devices.
1. (i) "Route" means the highway over which any Public Service Vehicle operates in travelling between two stated termini and serving any intermediate points.
1. (j) "Single Wheel" means a wheel which is equipped with one tire.
1. (k) "Solid Tire" means any tire made of elastic rubber which is not inflated with compressed air.
1. (l) "Size of Tire" or "Tire Size" means the size of the tire as customarily measured and rated by the manufacturer of motor vehicles or tires.
1. (m) "Tractor-Trailer" means a combination of vehicles comprised of one semi-trailer, used for carrying merchandise and one truck tractor, used solely for supplying power for propelling or hauling semi-trailer.
1. (n) "City" means the City of Red Deer.
1. (o) "Class A Highways" means any street, road, alley, parking lot or public thoroughfare within the City of Red Deer classified by the City Engineering Department as such and includes those highways set forth in Schedule C of this by-law.
1. (p) "Highway" - see traffic by-law.
1. (q) "Vehicle" - see traffic by-law.
1. (r) "Commissioners" - see traffic by-law.

Part I - Regulation of Weight of Vehicles

Section 3Maximum Weight per Tire

3. (a) No person shall drive or operate upon a public highway a Public Service or Commercial Vehicle having a greater maximum weight per tire than those provided in Tables 1 and 2 (inclusive) in the Schedule hereto, having regard to the type and dimensions of the tires.

The weights provided in these Regulations are for the protection of highways only, and operators are responsible for seeing that their vehicles are so designed and are equipped with adequate brakes in accordance with the provisions of the Vehicles and Highway Traffic Act: steering mechanism, springs and other safety appliances shall be maintained in such a manner that the vehicle can be operated without danger to the public.

Maximum Weight

3. (b) The maximum weight on each tire shall be as shown for the various tire sizes in the following Schedule B.

The maximum weight for dual wheels shall be double the load for single tire.

All tires shall be in first-class condition.

In case of unfavourable road conditions and when so ordered, loadings shall be limited in the following manner:

From the maximum allowable tire carrying capacity, provided for in this section deduct the weight of the vehicle, take fifty per cent of the remainder, add to this amount the weight of the vehicle; the result being the maximum load to be carried; provided, however, that the maximum load shall not exceed fifty per cent of the maximum load allowable for any unit or combination of units as provided for.

Maximum Weights

3. (c) Notwithstanding the carrying capacity allowed by the regulations of the City on the basis of tire equipment, the following maximum weights shall be in effect.

For the purpose of this regulation, unless otherwise specified, "Axle" shall mean any axle of a vehicle or combination of vehicles other than a front axle of a truck or tractor.

(1) Maximum weight on any individual axle shall not exceed 18,000 pounds.

(2) Maximum weight on any group of axles, or any tandem axles shall not exceed 18,000 pounds on any individual axle in the group and in some cases shall be less than 18,000 pounds, depending on the spacing of the axles, and in no case shall the final computation of the axles of any group exceed any over-all maximum as herein set out. Such weights in the case of tandem or groups of axles shall be calculated on the following basis:

Where the distance between the axles is less than 42 inches, the group of axles shall be considered as a single axle and the maximum weight for the whole group shall not exceed 18,000 pounds.

Where the distance between the axles is from 42 inches to ten feet inclusive, then the maximum weight of 16,000 pounds for each axle in the group will be allowed.

Where the distance between the axles exceeds ten feet then the maximum weight of 18,000 pounds will be allowed for each axle in the group.

(3) The maximum weight for any single conventional type unit with two axles shall not exceed 24,000 pounds.

(4) The maximum weight for any cab-over-engine type unit with two axles shall not exceed 27,000 pounds.

(5) The maximum weight for any single conventional type unit with tandem axles shall not exceed 38,000 pounds in accordance with spacing requirements set out above.

(6) The maximum weight for any cab-over-engine type unit with tandem axles shall not exceed 40,000 pounds.

(7) The maximum weight of any semi-trailer or combination of truck and trailer coupled together, or any other combination which may be permitted by the City, shall not exceed 40,000 pounds.

(8) The maximum weight provided for in the preceding paragraphs of this section shall be permitted only when an axle, a vehicle or a combination of vehicles is equipped with tires of sufficient capacity to carry such maximum loads in accordance with Table 1, of these regulations.

(9) For the purpose of computing "Maximum Gross Weight" which shall mean "Maximum Weight" as defined by section 1 of this by-law, the following formulas shall be used:

A. For single two axle units of conventional type.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the rear axle of the unit by one and one-third.

B. For single two-axle units of the cab-over-engine type.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the rear axle of the unit by one and one-half.

C. For single units of the conventional type with tandem axles where the tandem axles are less than 42 inches apart.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the two tandem axles considered collectively by one and one-third.

D. For single units of the cab-over-engine type with tandem axles where the tandem axles are less than 42 inches apart.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the two tandem axles considered collectively by one and one-half.

E. For single units of the conventional type with tandem axles where the tandem axles are 42 inches or more apart.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the driver axle of the tandem by one and one-third and adding to it the maximum allowable load on the remaining tandem axle.

F. For single units of the cab-over-engine type with tandem axles where the tandem axles are 42 or more inches apart.

Maximum gross weight shall be the result obtained by multiplying the maximum allowable load on the driver axle of the tandem by one and one-third and adding to it the maximum allowable load on the remaining tandem axle.

G. For tractor semi-trailers.

Maximum gross weight shall be obtained by computing the maximum gross weight for the tractor unit in accordance with the preceding sections 1 to 6 and adding to it the maximum allowable load on the axle or axles of the semi-trailer portion.

H. For any trailer or pole trailer.

Maximum gross weight shall be obtained by adding the maximum allowable load on each individual axle of the unit and taking the sum of such addition.

I. In all the above cases where the result obtained by computation becomes greater than the maximum load of 40,000 pounds allowed by the preceding paragraphs of this section, the maximum gross weight shall be taken as 40,000 pounds.

J. In all such cases where it is either impossible or impracticable to compute the maximum gross weight in accordance with the above formulas, then the maximum gross weight of any vehicle shall be that which is arbitrarily set by the Board.

K. Two-axled vehicles of the lighter type which are designed by the manufacturer to be equipped with only single 7.50 x 18 or smaller tires on the rear axle are permitted a tolerance of 25% in excess of the maximum gross weight computed in accordance with section

L. No person shall operate or permit to be operated any Public Service or Commercial vehicle which does not comply with the provisions of this by-law as to maximum load or "maximum gross weight".

Weight on Tires

3. (d) Subject to sections and of this by-law, when a vehicle is so loaded that the weight on any one tire or any one axle exceeds the weight permissible, the operator when so instructed by an officer or inspector, shall remove the load or portion thereof before continuing to drive or operate the vehicle.

Maximum Weight of Vehicles.

3. (e) No person shall operate, or permit to be operated, on Class A Highways within the City of Red Deer, any vehicle in excess of 56,000 lbs.

Permits

3. (f) The City may issue permits for transient vehicles to pass through the City on Gartz Avenue or Ross Street provided that Provisional Permits to travel overloaded on Provincial Highways have been issued for such vehicles and the City shall charge a fee of three cents per ton mile for issuing such Permit and the owner of any vehicle operating under such permit shall be held responsible for any damage which may result to City Highways.

Bans

3. (g) The Commissioners are hereby empowered to declare a full or partial road ban on any Highway or portion thereof within the City.

No person shall operate or permit to be operated any vehicle on any highways within the city in contravention of any such road ban.

PART II - OFFENCES AND PENALTIES

4. Any person violating any of the provisions contained in this by-law shall be guilty of an offence and liable on summary conviction to the same penalty prescribed at the time the offence is committed by the Public Service Vehicles Act of the Province of Alberta and Regulations thereunder for the same, or similar offences under the said Act and Regulations.

TABLE NO. 1 — PNEUMATIC TIRES

Fallon Tires

| Tire Size | Carrying Capacity |
|------------|-------------------|
| 5.50 - 20 | 1,700 |
| 6.00 - 15 | 1,500 |
| 6.00 - 16 | 1,550 |
| 6.00 - 20 | 1,950 |
| 6.50 - 15 | 1,700 |
| 6.50 - 16 | 1,800 |
| 6.50 - 18 | 2,150 |
| 6.50 - 20 | 2,400 |
| 6.70 - 15 | 1,850 |
| 7.00 - 15 | 1,950 |
| 7.00 - 16 | 2,050 |
| 7.00 - 17 | 2,500 |
| 7.00 - 18 | 2,500 |
| 7.00 - 20 | 2,750 |
| 7.10 - 15 | 1,950 |
| 7.50 - 15 | 2,550 |
| 7.50 - 16 | 2,600 |
| 7.50 - 17 | 2,750 |
| 7.50 - 18 | 2,850 |
| 7.50 - 20 | 3,000 |
| 7.50 - 24 | 3,500 |
| 7.60 - 16 | 2,600 |
| 8.25 - 16 | 3,300 |
| 8.25 - 18 | 3,450 |
| 8.25 - 20 | 3,750 |
| 8.25 - 22 | 4,000 |
| 8.25 - 24 | 4,250 |
| 9.00 - 13 | 3,000 |
| 9.00 - 15 | 3,750 |
| 9.00 - 16 | 4,000 |
| 9.00 - 18 | 4,200 |
| 9.00 - 20 | 4,500 |
| 9.00 - 22 | 4,900 |
| 9.00 - 24 | 5,100 |
| 9.75 - 15 | 4,450 |
| 9.75 - 18 | 5,050 |
| 9.75 - 20 | 5,450 |
| 9.75 - 22 | 5,900 |
| 9.75 - 24 | 6,150 |
| 10.00 - 20 | 5,600 |
| 10.50 - 16 | 6,000 |
| 10.50 - 18 | 6,150 |
| 10.50 - 20 | 6,600 |
| 10.50 - 22 | 7,000 |
| 10.50 - 24 | 7,300 |
| 11.00 - 20 | 7,300 |
| 11.25 - 20 | 7,650 |
| 11.25 - 24 | 8,500 |
| 11.50 - 20 | 8,000 |
| 12.00 - 20 | 8,750 |
| 12.00 - 24 | 9,750 |
| 12.75 - 20 | 10,100 |
| 12.75 - 24 | 11,200 |
| 13.50 - 20 | 11,500 |
| 13.50 - 24 | 12,750 |

High Pressure Tires

| Tire Size | Maximum Load Per Tire |
|--------------|-----------------------|
| 30 x 5 H.D. | 1,850 |
| 32 x 6 H.D. | 2,400 |
| 36 x 6 H.D. | 2,750 |
| 34 x 7 H.D. | 3,000 |
| 38 x 7 H.D. | 3,550 |
| 36 x 8 H.D. | 3,950 |
| 40 x 8 H.D. | 4,400 |
| 38 x 9 H.D. | 4,950 |
| 42 x 9 H.D. | 5,500 |
| 40 x 10 H.D. | 6,050 |
| 44 x 10 H.D. | 6,600 |

TABLE NO. 2 -- SOLID TIRES

| Tire Size | Carrying Capacity |
|-----------|-------------------|
| 32 x 4 | 1,800 |
| 34 x 4 | 1,900 |
| 36 x 4 | 1,900 |
| 32 x 5 | 2,700 |
| 34 x 5 | 2,850 |
| 36 x 5 | 2,850 |
| 40 x 5 | 3,000 |
| 34 x 6 | 3,800 |
| 36 x 6 | 3,800 |
| 40 x 6 | 4,000 |
| 34 x 7 | 4,750 |
| 36 x 7 | 4,750 |
| 40 x 7 | 5,000 |
| 34 x 8 | 5,700 |
| 36 x 8 | 5,700 |
| 40 x 8 | 6,000 |
| 36 x 10 | 7,600 |
| 40 x 10 | 8,000 |
| 36 x 12 | 9,500 |
| 40 x 12 | 10,000 |
| 36 x 14 | 11,400 |
| 40 x 14 | 12,000 |
| 40 x 16 | 14,000 |

REPORTS:

Red Deer, Alberta.
May 18, 1956.

Mr. N.J. Deck,
Assistant Engineer,
City of Red Deer,

Re: Water Line on 51A Street, between 42 Avenue
and 43 Avenue.

The old line is a 2 inch pipe, running roughly down the centre line of the street.

There are no services connected to the new line.

This line was put in to supply a hydrant at the corner of 43 Avenue and 51A street. At that time, the only other hydrant on 43 Avenue north of Ross Street was at the bottom of th hill, where 43 Avenue meets Ross Street. We were instructed to place a hydrant at the corner of 43 Avenue and 51A Street, and as there was no supply line this done at the same time.

"L.R. Taylor"

Re: Water Line on 51A Street from
42 Avenue to 43 Avenue.

There is a small line down this road to which the homes are connected. The 6 inch main was installed last year for fire protection. (Upon checking we found the delegation was correct.)

Since this line was not advertised in accordance with the City Act no charge can be made in 1956. However, this street is on the program for paving and before we pave the services should be changed over to the new main.

It is suggested we delite the 1956 frontage charge, advertize the main and explain the situation.

Commissioners

Re: Corner Store

1. Requests entrance onto 55th Street for house located at 4420-55 St.
2. Council to decide on exits and entrances to this store.

Commissioners

Re: Sidewalk
South side Ross Street 46 to 47 Ave.

Type - Asphalt top
Length of Debenture - 10 years
Charge - 7184 per ft. (1942 - 1951)
Constucted - 1941

C.E.R.

Re: Above mentioned sidewalk. Since this sidewalk is still in reasonable condition the residents will not be interested in paying for a new walk.

Re: Lane Paving Petition behind Peacock Inn

Re: Lane North 50 St. - 49 to 51 Ave.

1950 Paving Program
Charge - 90¢ per lineal ft. at 6% interest
Term of repayment - 1951 to 1960
25' lot Total assessment \$22.50
Annual payment 3.06
City Cost of job 1.836 per sq. yard.

The question to be decided by Council is whether we give full or part credit for the money that has been paid to date. The unit charges for paved lanes is now 20¢ per front foot for 20 years or \$2.82 prepaid with full charge for flankage.

Commissioners

May 15th, 1956.¹⁰

Mr. E. Newman,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

We enclose herewith draft By-law No. 1744 with respect to prohibition of drainage of surface water into sanitary sewers.

The writer endeavored to contact you and the Commissioner at the City Hall yesterday afternoon at 5 o'clock for the purpose of delivering this By-law but was unable to do so.

Yours truly,
KIRBY, MURPHY, ARMSTRONG & BEAMES
per W.J.C. Kirby"

BY--LAW NO. 1744

A by-law of the City of Red Deer to amend By-law No. 1505, being a By-law to regulate plumbing and sanitation within the City of Red Deer.

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

1. By-law No. 1505 is hereby amended by adding immediately after Section (1) (a) thereof as Section (1) (b) and (1) (c) the following:

(1) (b) The drainage or diversion of rain water, snow water and/or surface water from any private lands or buildings in residential areas into sanitary sewers is prohibited.

(1) (c) Any person continuing to violate the provisions of Section (1) (b) hereof after the expiration of forty-eight (48) hours from receiving notice from the building inspector to cease such violation, shall be liable to a penalty of Five (\$5.00) Dollars for each day such violation continues.

2. This By-law shall become effective the _____ day of _____ A.D. 1956.

BY-LAW NO. 1744

A by-law of the City of Red Deer to amend By-law No. 1505, being a by-law to regulate plumbing and sanitation within the City of Red Deer.

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

1. By-law No. 1505 is hereby amended by adding immediately after Section (1) thereof as Section (1) the following:

"(1) (a) All residential and commercial premises shall be fitted and equipped with a suitable back-water valve which shall at all times be maintained in proper operating condition. It is further required that the sewer drain line shall be cemented into the basement wall or floor of such premises.

In the event any person, firm or corporation suffers loss or damage as a result of the backing up of sewage or storm water, the City of Red Deer shall be relieved of all liability therefrom if the person suffering

such loss has not fully complied with the provisions of this by-law.

2. This by-law shall become effective the 13th day of July A.D. 1953.

DONE AND PASSED IN OPEN COUNCIL THIS 13th Day of July, A.D. 1953.

May 15th, 1956.

Mr. E. Newman,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

We enclose herewith By-law No. 1871 with respect to exemptions from taxation of religious and school property revised in accordance with your instructions, which we trust you will find satisfactory.

We return your copy of the By-law before revision.

Yours truly,
KIRBY, MURPHY, ARMSTRONG & BEAMES,
per W.J.C. Kirby

BY-LAW NO. 1871

Being a By-law of the City of Red Deer to provide for certain exemptions from taxation.

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

1. The following lands lying within the boundaries of the City, subject to the provisions of Section 2 shall not be assessed for taxes by the City:
 - (a) Land not exceeding four acres in area owned by or for the use of any religious body on which is situated a building used chiefly for divine service or public worship together with the said building, but exclusive of any other building or buildings thereon which shall be subject to assessment for taxes.
 - (b) Land owned by or for the use of a school division or school district on which is situate a building or buildings used as a school, except any portion of the said land or any part of the said building or buildings used as a dwelling which shall be subject to assessment for taxes.
2. Notwithstanding Section 1 all lands affected by that Section shall nevertheless be liable to taxation for local improvements and for Water Works Tax, Sewer Tax, Boulevard Tax, Dust Treatment Tax and Maintenance Tax as defined by the City Act being Chapter 9 of the Statutes of Alberta and amendments thereto.

BY-LAW NO. 1872

being a By-law to amend the City of Red Deer Zoning By-law to provide for the regulation and control of the construction of and the alteration of buildings into duplexes, multiple dwellings including

and detached houses.

1. No person shall construct or alter any building into, an apartment or boarding house, within residential areas of the City of Red Deer except in new areas where special sites have been laid out or designated for such purpose, unless and until the owner of such proposed building submits to the City Building Inspector an application in writing accompanied by:
 - (a) Preliminary plans for such proposed building or alterations.
 - (b) Approval in writing of at least six (6) of the eight (8) property owners nearest the site on which the proposed building is to be erected or altered, or two-thirds (2/3) of the nearest property owners within two hundred (200') feet of the outside boundaries of the proposed building site, whichever is the greater, on a form approved by the City building Inspector.
2. The said application shall be submitted by the City Building Inspector to the Council for approval.
3. The Council may in its discretion, grant or refuse any application for a permit, subject to such conditions as it may see fit to impose.

Definitions

"Apartment House" shall mean any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied or which is occupied, as the home or residence of more than two families living independently of each other and doing their own cooking in the said building.

"Boarding House" shall mean a building other than a hotel containing not more than fifteen (15) sleeping rooms, where lodging and/or meals for five (5) or more persons are provided for compensation.

The penalties for a breach of this By-law shall be the same as set in Zoning By-law No. 1341.

DONE AND PASSED IN OPEN COUNCIL this 22th day of May A.D. 1956.

| | |
|--|--|
| _____ Mayor | _____ City Clerk |
| <u>Loss of Taxes - West Park Comm. Sites</u> | |
| <u>Roth</u> | <u>ECR Guame</u> |
| 65' Land 1430 Improv. 8425 <u>9855</u> @ 64 mills - 630.72 ftge (65'@1.32) <u>85.80</u> 716.52 less 10% Disc <u>63.07</u> <u>\$653.45</u> | 60' Land 1320 Improv. 4215 <u>5535</u> @ 64 mills - 354.24 ftge <u>79.20</u> 433.44 less 10% Disc. <u>35.42</u> <u>\$398.02</u> |
| Business Tax 154.70 less 10% <u>15.47</u> <u>139.23</u> | Business Tax 83.40 less 10% <u>8.34</u> 75.06 Total Tax <u>214.29</u> |

May 15, 1956. 13

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

Dear Sirs:

Re: Safeway Store

The following information is taken from the Council Minutes of November 27th, 1950.

Mr. Madison of Safeways Limited and Mr. F.A. Dowler who appeared with Mr. Madison on behalf of that Company, were present in connection with the proposed purchase of a land site for the new Safeway Store. Mr. Madison replied to the original proposal made by the Council, made some counter-proposals and after some considerable discussion it was moved by Alderman Hewson, seconded by Alderman Code:

That this Council sell to Canada Safeway Stores Limited the following parcel of land:

That portion of the N.W. $\frac{1}{4}$ of the 4th Meridian, lying East of the lane at the rear of Block 38, Plan K.5, and West of the C.N.R. right-of-way and lying between Ross Street on the North and 49th Street on the South a total area of 2.47 acres for the sum of \$40,000. - the Company to retain ownership of the rink in the property; the Company to agree either to construct a modern food store on the property or to notify the City By March 1st, 1953 of their intention not to build, in which case they agree to sell the land back to the City at the present sale figure - taxes to be charged on the property commencing January 1st, 1951.

In any event the arena building is to be removed from the property before building operations commence. The Company hereby agrees to construct and maintain a car parking area on the land having a minimum capacity of 100 cars.

The Company agrees to notify the City by March 1st in any year that they propose to construct the building in that year - otherwise the rink to be made available for the use of the City for the next ensuing hockey and skating season.

Mr. Madison left the meeting stating that he would submit this proposal to his superiors and assured the Council that so far as he is concerned he is quite prepared to recommend it.

I might add that previous correspondents indicated improvements to the above mentioned property to be in the range of \$200,000.00

Yours truly,
"C.E. Ross"
City Assessor

NOTE: Number of stalls now provided is 139.

JAB

Re: Yield Right of Way

These signs are now legal and it is suggested we put up such signs (a) in North Red Deer on 54 Avenue and (b) on 48th Avenue at the bridge in Waskasoo Park.

Commissioners

Re: Spraying of Ponds for the Control of Mosquitoes

This is to advise you that the Parks Department has now completed the spraying of ponds within the City except for the nuisance grounds.

Since most of the species of mosquitoes found in Alberta will fly some three to five miles with two abundant species flying as much as 20 to 30 miles, we do not expect a complete kill but this work will alleviate the condition and will be repeated during the year.

If there are any areas the Council has in mind which should be sprayed please let us know.

JAB

ADDITIONAL AGENDA:

May 15, 1956.

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

Dear Sirs:

Re: Church Sign

An application has been received from the Ministerial Association for a sign on the South Hill between the Peacock Inn and Rollis signs.

A sketch of this sign is attached which has been tentatively approved by the Sign Committee on the above mentioned location pending approval of the Council.

Your decision on this matter will be appreciated.

Yours truly,
"R.L. Hepworth"
"C.E. Ross"
Sign Committee

May 17, 1956.

Mr. J.A. Beveridge,
City Commissioner,
City of Red Deer,
Red Deer, Alberta.

Dear Jim:

I am just dropping you a line to say what a pleasure it was to see you again and to thank you for your help when Mr. Cromarty of the C.P.R. and myself were in Red Deer yesterday. As we explained, we are both interested in the long range industrial planning of your City and in how both our companies can help to accomplish your plans.

I was most interested in finding that you are looking into the future on your industrial planning. I am quite sure that should any large, heavy industry start looking around Alberta, we could certainly take them to Red Deer with the feeling that you and your council appreciate their problems. I think it is a must rule that a small group in every city should be able to sit down with industry and intelligently discuss the problems of location, rail and utility services and, probably most important of all, the performance standards in zoning. As you know, industrialists get very frustrated when they cannot get reasonable answers to the problems of extending services, to say nothing of the controversial problem of zoning.

I am enclosing two pamphlets which I think will be of interest to you and Dennis Cole and, of course, to your industrial group.

You will recall that when we were discussing long range planning for industry, I mentioned a fairly reliable rule of thumb for industrial land requirements. Briefly, the rule is that for every 10,000 of population increase, you require approximately 30 acres of light industrial land. Incidentally, we found, in Calgary, this rule worked out very well and when I was with the City we used it to plan two industrial districts, Highfield and Manchester. One must realize, of course, that it is only a rule of thumb for planning purposes. There is no rule for heavy industrial land requirements. I think it is enough to say that every city the size of Red Deer should have two or more sites earmarked for heavy industry. I don't say that they should be either owned by the city or even zoned at the moment but I think it would be wise to examine them from the point of view of rail and utility services, with rough estimates of costs of installation.

I am positive that a heavy industry visiting your city would be most impressed when it found that you had given the matter considerable forethought.

Before closing, I should explain that I am one of the industrial development men who believe that the most important item on your promotional list is the statement, "fully serviced industrial sites available".

Please give my regards to Mr. Deck and Dennis Cole.

Yours sincerely,
CALGARY POWER LTD.
"E.H. Parsons"
Director of Industrial
Development.

CONFIDENTIAL:

The above item re 30 acres per 10,000 in population is being brought to the attention of the Land Committee because there was some discussion as to what land, if any, the City should purchase after the sale of the Riverview subdivision is complete. (Will send a copy of this letter to the Chamber of Commerce.) JAB

To: City Engineer.

From: Assistant City Engineer.

Re: Purchase of Used Lowboy

In the 1956 budget, special expenditures, a sum of \$3,500.00 was set aside for the purchase of a used lowboy. This figure of \$3,500.00 was arrived at by considering the amount of rental money spent on hiring of a lowboy in 1955, which amounted to \$860.00. It should be noted that more money may be spent on rental of a lowboy in the future because of (a) greater works programs, (b) more paved roads and therefore more hauling. Another point in favour of owning our own lowboy would be availability.

Enquires were made with Stewart Bros., Linden Equipment Co., Gordon Frizell, Rehn Co., Stan Reynolds and three finance companies. Only Stan Reynolds had a used lowboy to sell. The information from the other firms indicated that used lowboys are virtually unobtainable at this time.

Mr. Reynolds quoted on a 1955 Pasco Tandum Lowboy, 900 rubber tires, with a 22' deck. The cash price was stated as \$4,250.00.

The City owns a small lowboy which would probably sell for \$800.00. This sum plus the \$3,500.00 set aside in the budget would allow a credit of \$4,300.00 on the purchase of a lowboy.

Mr. Soderberg, City mechanic made a thorough examination and found that the lowboy needed some welding, also he believes that the unit should have 15" rims rather than 20" rims because the larger rims make loading hazardous in winter, and indirectly cause additional strain to be placed on the towing truck. Mr. Soderberg thought this unit would be suitable for city work.

I feel that, considering the amount the city pays annually on rental of a lowboy, the city is in a position to bargain. I would suggest we offer Mr. Reynolds \$3,800.00 cash or \$3,100.00 plus our lowboy. P.S. The Public Works Department has money set aside to buy a 5-ton truck this year. This truck was intended as a utility vehicle and also to be used as a towing vehicle for the lowboy. Purchase of this truck has been held up until a decision was made on a lowboy. In all probability it would be easier to buy a lowboy. In all probability it would be easier to buy a lowboy than buy a truck to suit rather than vice versa. Mr. McRobbie could probably enlarge on this.

May 18th, 1956.

Mr. J.A. Beveridge,
City Commissioner,
City of Red Deer,
RED DEER, Alberta.

Dear Sir:

Re: Water & Sewer Tenders

We have examined and checked the following tenders for labor and material for water and sewer works:

| | |
|---|--------------|
| Jefferies & Sons Ltd. - Sewer Pipe, | \$ 30,793.50 |
| Brabant Concrete Products Ltd. -- Sewer Pipe..... | 29,380.00 |
| G. C. McLeod & Co. Ltd. - Construction,..... | 142,007.80 |
| Crane Limited - Valves (partial tender)..... | 2,961.60 |
| T. McAvity & Sons - Valves (partial tender)..... | 2,341.30 |
| TerminalCity Iron Works Ltd. -- Valves (partial tender) | 2,198.75 |
| " " " " - C.I. Fittings (partial tender) | 2,699.66 |
| Grinnell Co. of Canada Ltd. - Valves, | 1,666.00 |
| Calgary Iron & Engineering Ltd. - Misc. Ironwork.... | 1,472.90 |
| " " " " - C.I. Fittings (partial) | 4,506.96 |
| Norwood Foundry Co. Ltd. - Misc Ironwork (partial)... | 812.70 |
| " " " " - Valves (partial tender)... | 162.94 |
| " " " " - C.I. Fittings..... | 1,542.28 |
| Riverside Iron & Engineering Works Ltd. - Misc. Iron..... | 1,092.00 |
| Canada Iron Foundries Ltd. - B&S Pipe,..... | 24,240.00 |
| - Mechanical Joint Pipe... | 26,570.00 |
| - Fittings (partial tender) | 3,729.21 |
| Metals Ltd. - Valves..... | 2,089.19 |
| B&S Pipe,..... | 23,870.00 |
| Mechanical Joint Pipe,..... | 26,210.00 |
| Fittings,..... | 5,528.03 |
| Canadian Johns-manville Co. Ltd. - Transite Pipe,.... | 22,180.00 |

If the work is to proceed immediately we would recommend acceptance of the following:

Construction:

G.C. McLeod & Co. Ltd.,,..... \$ 142,007.80

Sewer Pipe:

Jefferies & Sons Ltd..... 30,793.50

Miscellaneous Ironwork:

Riverside Iron & Engineering Works Ltd.,..... 1,092.00

Valves:

Metals Ltd.,..... 2,089.19

Cast Iron Pipe:

Canada Iron Foundries Ltd. - Mechanical Joint Pipe.. 26,570.00
- Fittings (partial),.... 3,729.21

\$206,281.70

Estimated Cost of Balance of Fittings,..... 1,200.00

Engineering (8% less \$1,400.00),..... 207,481.70

15,198.54

\$222,680.24

These tenders would enable the project to be started almost immediately. There is \$6,000 included in the construction tender for unclassified work and an additional \$4,388. for gravelling the streets in 39th Avenue which was not included in the original estimate.

It is realized that the cost of this work has exceeded the estimate by nearly 50%. This is perhaps another indication that there is to be a general increase in cost.

There are three ways of treating this work:

- (a) abandon the project and call for tenders at a later date.
- (b) do the work on a cost plus basis or
- (c) accept the tenders as received.

Proposals (a) and (b) are calculated risks and cannot guarantee a lower cost or more bids at a later date and in addition the possibility of arguments under (b) is very great.

It is recommended therefore that a meeting of the City, G.C. McLeod and ourselves be held on Tuesday, May 22nd. I expect to be in Red Deer on the morning of May 22nd and will discuss the problem with you at that time.

I trust this will be satisfactory.

Yours very truly,

HADDIN, DAVIS & BROWN LIMITED.
"R.H. Vickerman, P. Eng."

NOTE: Re: Above Letter.

A meeting is being held with the contractor to-day and we will give a progress report on the water and sewer project. Will also get more information as to why the various tenders for pipe, etc. are being recommended.

NOTE: We have heard that the banks recently became very strict on credit and this, together with the labor shortage may indirectly affect our 1956 works program.

JAB

Red Deer, Alberta
May 16th, 1956.

City of Red Deer

Dear Sirs:

Due to the severe dust conditions caused by the park and school ground in plan #5963 (4000 block on 34th street) we the undersigned would like the areas planted to grass.

Signed by thirty-five property owners.

NOTE: Re: Above Petition

The School Ground in question is now being seeded and the schools wish to use our park until their grass comes up in 1957. We would ordinarily seed our park as soon as the school was finished using the park land. However, Council may wish to hasten the seeding.

£

JAB

Opening of Tenders for Valves

Summary of Activities - April, 1956

Hockey & Skating:

A record set for length of operation of the arena for winter activities - Sept. 29/55 to April 23/56.

Five Inter-Provincial playoff games in arena during the month of April; Ponoka vs Nanaimo for two games and Ponoka vs. Port Arthur for three games. All attendance records broken at the last game between Ponoka and Port Arthur when there were 3361 paid admissions.

Midget journeyed to Vancouver for exhibition game in which they were trimmed by New Westminster. Team given a rousing reception on their return and feted at an enjoyable banquet on April 18th at which various awards were presented.

Baseball & Softball:

Cold weather has hampered activities along this line although most teams are now organized. Eleven ball teams will operate - five bantam, four midget, one juvenile and one junior. Latter team is entered in Central Alberta Baseball League replacing the Dodgers. Bantam teams will participate in local league while other teams will take part in leagues with surrounding towns. Dodgers disbanded due to lack of competition in this area although rumour has it that team will operate for tournament play.

It is hoped to have sufficient work done on new area in North Red Deer to make surface playable for baseball this summer as another diamond is badly needed.

Twenty-five teams will take part in Kid's softball. In Boy's Leagues there will be seven mite and seven pee wee teams. In Girl's Leagues, six junior and five senior. These leagues will all finish play by the end of June.

Actual figures as to the numbers participating in all of the above teams will be available for the May report.

Possibility of five or six teams in men's senior fastball - reorganizing on May 7th. No word to date of Ladies' League reorganizing for the season.

Miscellaneous:

Arts & Craft Centre held "Open House" on May 1. Large crowd in attendance and quality of work shown was of excellent quality. This group is certainly doing a worth-while work with people interested in various branches of handicrafts.

Summer programme for playgrounds now being drafted. Should be completed the last of May or early in June. Playgrounds will start operation the first week in July.

"Learn to Swim" applications coming in large numbers. Well over 125 received to end of month. Indications would point to classes just as large as those held last year when a record was set. Classes will probably start after the Victoria Day week-end.

Concerted effort being made to have Calgary Stampeders Football Club train in Red Deer this summer. At time of writing no definite word one way or the other had been received.

Director attended annual conference of National Recreation Ass'n. in Tacoma on April 8-11. A very worth-while conference committee for 1957 Convention to be held in Vancouver B.C.

Director will be attending annual meeting of Alberta Amateur Basketball Ass'n. in Calgary the middle of May and will be retiring as president of that organization.

Red Deer Cricket Club organized for the season and several games planned with teams from Calgary and Edmonton.

Fencing Tournament to be held in Red Deer the middle of May. Considerable interest being shown in this activity and it is hoped to have suitable quarters to make this worthwhile activity for next winter.

Eight meetings held during the month.

Respectfullt submitted:

C. Jarvis Miller

May 7, 1956.

RED DEER DISTRICT PLANNING COMMISSION

April 16, 1956

Minutes of the Red Deer District Planning Commission held in the City Hall, April 16, 1956.

Present: Mr. W.H. Stringer, Mr. R.H. Edgar, Councillor L.H. Erickson, Mr. H.A. Little, Mr. E.M. Danchuk, Councillor C.R. Braithwaite, Mayor J. McAfee, Dr. W.B. Parsons, Mr. H.N. Lash, Mr. R.D. Price, Director D. Cole, Secretary C.J. Miller, Mr. H. Dawe and Dr. C. More were present as observers for the Public School Board and Red Deer Health Unit.

(1) Meeting opened at 2:05 P.M. with Vice-Chairman W.H. Stringer presiding.. Minutes of previous meeting were approved as transcribed on motion of Edgar and Little.

Mr. F.P. Galbraith was re-appointed chairman for the 1956 fiscal year and Mr. R.H. Edgar was appointed as Vice-Chairman for the same period.

(2) BUSINESS OUT OF MINUTES:

(a) Report on "One Family Dwellings" was tabled until the May meeting of the Commission.

(b) Re Highway Development East Side of No. 2 highway south City Limits. Director Cole recommended that same requirements apply on east side of highway as on West side when land is rezoned from agricultural. Mr. Cole presented to the meeting a sketchplan showing the proposed intersection of the east-west arterial road with Provincial Highway No. 2 and the proposed future truck route. The plan also showed the proposed locations for service stations and bulk oil depots. On motion of McAfee and Parsons the Director was requested to elaborate on the plan using the sketch as a basis for a master plan for the area and for any future subdivisions.

(c) Johansen Subdivision on Sylvan Lake Highway
Director Cole reported that he was unable to report anything further on this proposed subdivision.

(d) Proposed Service Station; Lots 1-5, Plan 5072 HW
On motion of Braithwaite and Parsons the above was tabled.

(e) Gas Line Approval
Director Cole reported that plan had been approved and forwarded subject to conditions required by the Commission. It was reported that some difficulties might be experienced in furnishing plans of precise location prior to the line being laid.

(3) NEW BUSINESS:

(A) Subdivisions:

Edwards-Kits and Hermary SE $\frac{1}{4}$ -29-38-27-4 File 55/
Tentative plan was approved subject to lane being registered between Lots 1 & 2 on the one hand and lot 4 on the other and the elimination of 51 Ave. from the west of Lot 4 as it was considered

desirable that the east side of 51 Ave. should coincide with the east boundary of Lot A, Plan 3155.

(4) OTHER BUSINESS:

(a) Re-zoning of Agricultural District A & B

The Director recommended amending of zoning in this area to permit the storing of explosives. This was agreed to on motion of Parsons and McAfee.

(b) Mid-Continent Supply Co.

Application of Mr. Hermary for extention of industrial zoning to permit establishment of depot for Mid-Continent Supply Co. was rejected by the Commission on motion of McAfee and Price.

(5) PAYMENT OF ACCOUNTS:

The following accounts were ordered paid on motion of Little and Erickson:

| | |
|----------------------------------|---------|
| Menzies & Herbert | \$12.60 |
| C.P.A.C. (Sustaining membership) | 25.00 |
| Red Deer Reproductions | 22.44 |

(6) CORRESPONDENCE:

(a) Proposed subdivision of Beatty Property - Blk. N, Plan 3051 H.W. - North Red Deer. - Director instructed to inquire from applicant as to whether he was aware that this land is zoned for industrial purposes and not as residential.

The meeting adjourned at 4:40 P.M. to reconvene on Tuesday, April 24, at 8:00 P.M. to complete unfinished business.

Meeting called to order in M.D. Council Chambers on Tuesday, April 24th at 8:00 P.M. with Chairman Galbraith presiding. The following members were in attendance. Mr. F.P. Galbraith, Councillor C.R. Braithwaite, Mr. W.H. Stringer, Councillor L.H. Erickson, Mayor J. McAfee, Mr. H.A. Little, Mr. R.D. Price, Director D. Cole, Secretary C.J. Miller. Mr. C. Humber was in attendance as an observer for the Public School Board.

Mid-Continent Supply Co., Hermary & Kits

Letter dated April 20, 1956 was read to the meeting by the Director in which the company proposed a new site on Provincial Highway No. 2 within the area zoned for industrial purposes.

Mr. Robinson submitted on behalf of Mr. Hermary an overall plan for the subdivision of the half mile of frontage on Highway No. 2 from B.A. Oil northwards. This plan was accompanied by a letter seeking approval to the plan and amendment to the zoning from "Light Industrial A" to "Light Industrial B". Mr. Robinson notified the Commission that Mr. Hermary and Mr. Kits had agreed to change the boundaries of the portion to be transferred to comply with the overall plan.

The Director reported that the main problem of approving the overall plan was that no contours were available to check the suitability of the location of the proposed road. Mr. Robinson intimated that his client would be prepared to pay for costs of contour map with 5' contours. The Director pointed out that a 2' contour might be necessary and on the motion of McAfee and Edgar it was agreed that the Commission would pay the difference in cost between 5' contours and 2' contours providing the figure was reasonable.

The Subdivision of lots 4 & 5 (Blk. 1) and 3 & 3A (Blk. 2) to conform with the overall plan was approved for immediate registration on motion of McAfee and Edgar.

Proposed subdivision NW $\frac{1}{4}$ -14-38-27-4

Before further discussion it was suggested to Mr. Smith that he present a plan showing existing boundaries of the property, the location of existing buildings, the proposed gas line and the general slopes of the land with spot elevations.

Proposed subdivision of Beatty property - Blk. N, Plan 3051 H.W. North Red Deer.

Sketch as presented by Mr. Cole was approved on motion of McAfee and Edgar.

Hiring of Assistant Planner

On motion of Erickson and Little this matter was left in the hands of the Executive Committee.

Subdivision Brock Property - Lots 15,16, & 17; Blk. P, Plan 3319 A.F.

Subdivision of above was agreed to in principle on motion of Edgar and McAfee. In referring this case to Provincial Planning Advisory Board the Director was instructed to note that the registered park lying to south of the property has been re-zoned and developed for residential purposes after approval by plebiscite, therefore to be treated as special case.

Mr. Humber spoke to meeting re need of contour mapping of Golf Course area. The Director pointed out that mapping of golf course area would not be needed by Commission for some time but that certain other areas were becoming urgent. The Commission authorized the Director to obtain a price for mapping the SE $\frac{1}{4}$ -29; SW $\frac{1}{4}$ -28; NE $\frac{1}{4}$ -5; NW $\frac{1}{4}$ -4 together with that portion of Section 18 comprising the Golf Course.

Meeting adjourned at 10 10 P.M.

Chairman

Secretary