

A G E N D A

For the meeting of City Council to be held in the Council
Chambers on Monday, December 1st, 1958, at 5.00 p.m.

1. Present:

Confirmation of the minutes of the meeting held November 24, 1958.

2. Delegation:

H. C. Harper. Re: Nuisance Grounds.

3. Unfinished Business:

1. City Solicitors Re: No - Co - Rode Pipe.

2. Building Inspector Re: Church of Christ - Duplex Home site.

4. Correspondence:

1. R.D. Chamber of Commerce. Re: Traffic situation at 49 St & 50 Ave.

2. H.M. Austin. Re: License to operate a mobile
restaurant.

3. Seventh Day Adventists Re: Proposed site of Church.

5. Aldermen's New Business:

6. Reports:

1. Re: 1959 Lane Construction Programme.

2. Re: Resolution in connection with Money By-Laws.

3. Re: City of Red Deer Commission Distribution.

4. Re: Winter Works Projects - Government.

5. Re: Application to subdivide a $3\frac{1}{2}$ acre parcel in the
N.E. $\frac{1}{4}$ 6-38-27-4

6. Re: Proposed subdivision of Lots 39 & 40, Block 28, Plan K.

7. Re: Building Permits for November, 1958.

DELEGATIONS:

1.

Harpers Metals Ltd.

November 21, 1958.

City Clerk,
City of Red Deer.

NUISANCE GROUND

We request the opportunity to speak to City Council at the regular meeting Monday, December 1, with reference to the salvaging of scrap metal from the nuisance ground.

We understand that the City now pays \$2400.00 per year for a worker at the nuisance ground. We are prepared to supply a man to perform the same duty at \$1800.00 per year, and furthermore, to inform the City of the weight of material salvaged so that if excess amounts are realized, the City's cost may be adjusted.

H. C. Harper.

NOTE:

We suggest that if the above offer of Mr. Harper's was agreed to, we would be in the position of having the nuisance grounds controlled by an outside source, and feel more emphasis would be placed on the collecting of scrap, than maintenance of grounds.

Do not recommend acceptance of this proposal.

COMMISSIONERS.

Unfinished Business.

November 24th, 1958.

Mr. E. Newman,
City Commissioner,
City Hall,
Red Deer, Alberta.

Dear Mr. Newman,

Re: NO - CO - Rode Pipe.

After careful consideration of the memorandum of facts enclosed in your letter of October 23rd last, and in consideration of the law applicable to this matter, we are of the opinion that the City is not responsible for the replacement of a service line on private property unless some form of guarantee was given by the City, which we understand was not done.

In our opinion also, in replacing such service lines the owner of the property concerned would be responsible for restoring paved sidewalks, driveways and lanes, to their former condition and at their own expense.

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

NOTE:

Re: Preceding letter from W.J.C.Kirby.
No - Co Rode Pipe.

The above question was discussed several meetings ago and we have endeavoured to obtain information from the manufacturer. This pipe was purchased over 5 years ago and it cannot be proven that it was put out by the No - Co Rode Company. They claim a similar pipe was made in the States and sold here as sewer pipe, when it should have only been used as conduit pipe.

Even if we could prove it was a product of the above named company, the only claim we might have is for replacement of the pipe which we would not use.

Regarding the City Solicitor's letter, we suggest that if the pipe has collapsed within say a 5 year period from the time of installation, we may feel a moral obligation toward the property owner concerned, and perhaps charge him with the installation costs and we supply the pipe, further that we do not perform the work on private property.

As our Solicitor has mentioned, we do not guarantee the workmanship, or the materials, although the life expectancy of sewers is at least 20 years.

We would appreciate Council's direction in establishing a policy in this regard.

COMMISSIONERS.

November 26, 1958.

To: City Commissioners,
 From: Building Inspector.

Re: Church of Christ application to purchase
a duplex home site in Eastview for Church purposes.

We have examined the plans of the proposed building to be erected by the Church of Christ on Lot 8, of Block 16, Plan 3227KS. We note that the layout of the plumbing in the basement for a basement suite and two rest rooms is such that it will be possible to make a simple conversion into two basement suites.

We feel that after this building has been converted from a church into a Duplex as per agreement and sold, it may change hands several times. We would like to point out that although the present owners would remove the basement suite, future owners may use the existing plumbing and convert the basement into suites in complete ignorance of Building By-laws and land use policy.

K. Jorgenson,
 Building Inspector.

NOTE:

These plans will be presented to Council as per request. The Fire Chief has examined same, and both he and the Building Inspector agree that if this proposal is agreed to, as is, many changes will be required to comply with the fire and building regulations.

Your Commissioners strongly disapprove of this request as this Lot is zoned for a duplex site, also the adjacent Lots, this would lead to difficulties in selling the adjacent Lots by advising prospective buyers that although this property is residential, a church group meets next door, bringing parking problems.

Further, whilst this group have verbally agreed to pay taxes, a change in the administration and/or a change of Council, could be faced with future requests for tax exemption.

This Eastview subdivision has been approved and accepted by Council, and in it two church sites have been set aside, we therefore feel it would be unwise to change the zoning, or even allow this proposal.

COMMISSIONERS.

CORRESPONDENCE:

Letter No.1.

November 24th, 1958.

F. A. Amy,
City Office,
Red Deer, Alberta.

Dear Sir,

This Council is greatly concerned over the Traffic situation at 49th Street and Gaetz Avenue.

There have been many near accidents with pedestrians darting across the Avenue in front of oncoming traffic, and unless some action is taken to remedy the situation, there will be a bad accident sooner or later.

It has been suggested that a policeman be detailed for duty at this intersection during the daily busy periods, or other adequate measures taken.

This Chamber recommends that modern traffic lights be installed at the earliest possible date.

Your kind attention will be appreciated.

Yours faithfully,
Thos. H. Edis, Secretary,
RED DEER CHAMBER OF COMMERCE.

NOTE:

Re: Above letter from Chamber of Commerce.

The Police Committee have recommended that traffic lights be installed at the above mentioned location, and Council approved same for a future budget

The R.C.M.P. do control this intersection when the rush of traffic warrants control.

The underground conduits are already installed at this intersection.

COMMISSIONERS.

Letter No. 2.

4504-48 Avenue,
Red Deer, Alta.

November 26th, 1958.

To: The City Clerk,

City of Red Deer.

Dear Sir,

I desire to start the business of a Mobile Restaurant in the City of Red Deer. I have discussed this matter with Dr. More of the Health Unit. He has advised that subject to my equipment meeting the sanitary requirements of his Department, he has no objection to such a unit, provided it is not used for road-side sale.

I have made a survey of a number of wholesale and construction companies in the industrial area, and find there is sufficient business to operate my unit .

This unit will not at any time be used to solicit business from the general public in the City of Red Deer.

I hereby make application to operate this unit.

Yours truly,
H.M.Austin.

NOTE:

Recommend approval subject to this equipment and method of handling food, being approved by Dr. More, further we suggest that his license be withdrawn if he is ever found selling to the general public.

COMMISSIONERS.

Letter No.3:

4821-52 Street,
Red Deer, Alta.

November 24th, 1958.

Red Deer City Council,
Red Deer, Alta.

Dear Sirs,

We have located a suitable site for a small church and contacted the town planning commission who referred us to the Council for approval of the proposed site.

The legal description being: Lot 10, Block 3, Plan 6159ET. It is bounded by 50 Ave., 39 St. and 51 Ave. The lot has 100 ft. frontage on 39 St., 153 ft. on 50 Ave., and 120 ft. on 51 Ave., with 195.5 ft. across the back of the property.

The proposed church would be built to accommodate some two hundred people. We are confident that a representative building could be erected and at the same time provide ample parking space for a membership of one hundred.

Thanking you for your consideration, I remain,

Sincerely yours,
Ted Andrews, Pastor.
Seventh-day Adventist Church.

NOTE:

Re: Letter from Seventh-Day Adventists.

As churches are allowed in any residential areas, other than the new subdivisions in which specific parcels of land are designated, we recommend approval of this request subject to:-

1. Plans and specification being satisfactory.
2. Submission of a plot plan showing adequate parking facilities to comply with our by-law, which requires one car space per 10 pews for churches in residential areas.

COMMISSIONERS.

REPORTS:

Re: 1959 Lane Construction Programme.

Council have agreed that \$15,000.00 could be spent on gravel lanes in 1959 to be constructed by City crews. This sum would construct approx. 4,250 lineal feet.

The Public Works Committee have studied the proposed programme and have agreed to same, however, one extra lane has been added at the request of the Engineer and Commissioners.

We will present the plan at the Council meeting of December 1st, 1958 and recommend approval of same.

COMMISSIONERS.

December 1st, 1958.

WHEREAS the Council of the City of Red Deer has passed By-laws numbered 1972, 1973, 1974, 1975, 1976 & 1977, for the borrowing of money by the issue of debentures under and by virtue of the provisions of the City Act, being Chapter 42 of the revised Statutes of Alberta, 1955, and amendments thereto, and in particular Section 620 and 646 thereof;

AND WHEREAS the said By-laws do not require the assent of the proprietary electors and have been approved by the Board of Public Utility Commissioners of the Province of Alberta;

AND WHEREAS the Council of the City of Red Deer deems it expedient pending the issue and sale of Debentures authorized by the said By-laws, to raise money by way of loan on the said debentures under and by virtue of the provisions of Section 647 of the City Act aforesaid.

AND WHEREAS the par value of the debentures authorized by the said By-laws is in the sum of \$812,950.00;

NOW THEREFORE IT IS RESOLVED by the Council of the City of Red Deer upon the motion of Alderman _____, seconded by Alderman _____ that the Council of the City of

Red Deer raise the sum of \$650,360.00, which amount is Eighty percent (80%) of the par value of the said debentures, by way of loan from the Red Deer Branch of the Imperial Bank of Canada at an interest rate not to exceed five percent (5%) on the debentures authorized by the said By-laws, pending the issue and sale of the said debentures and upon the sale and disposal of the said debentures, the proceeds thereof shall first be applied in repayment of the said loan.

Passed at Council meeting of December 1st, 1958.

NOTE:

The above resolution required by the Imperial Bank in connection with our credit.

COMMISSIONERS.

November 19th, 1958.

R. N. McGregor, Esq.,
Treasurer,
Red Deer, Alberta.

Dear Sir,

Re: City of Red Deer - Commission Distribution.

We are in a position to distribute the commission, which has accumulated during the year 1958, to the Agents residing in Red Deer you desire to recognize. Would you be kind enough to advise us the Agencies that are to be favoured and what percentage of the total commission each agency should receive?

For your convenience, we are setting out below the list of agencies who received commission in 1957 and the percentage each agency received is indicated opposite the respective agency.

Botterill, McKee, Cunningham Ltd.	35%
Robertson Wiseman Agencies	6 $\frac{1}{2}$ %
Swainson Lundie Agencies Ltd.	6 $\frac{1}{2}$ %
Banister & Thorn Agencies Ltd.	6 $\frac{1}{2}$ %
Marshall Lees Agencies Ltd.	6 $\frac{1}{2}$ %
Waskasoo Agencies	6 $\frac{1}{2}$ %
Red Deer Insurance Agencies Ltd.	6 $\frac{1}{2}$ %
McColl & Watt	6 $\frac{1}{2}$ %
Cross & Roth	6 $\frac{1}{2}$ %
R.J. Rollis & Co. Ltd.	6 $\frac{1}{2}$ %
Central Alberta Credit & Business Bureau Ltd.	6 $\frac{1}{2}$ %

Your early instructions would be appreciated.

Yours truly,

OSLER, HAMMOND & NANTON LIMITED,
Carl Zawatsky.
Special Accounts Department.

November 28th, 1958.

City Commissioners,

For: Submission to Council.

Re: Insurance Commissions for 1958.

Further in connection with the above letter from our Insurance Brokers pertaining to the 1958 Insurance Commissions as listed.

I have taken this matter up with Botterill, McKee, Cunningham Ltd., corresponding brokers, and they advise the list to be in order with one exception. Central Alberta Credit & Business Bureau Ltd., are not a valid insurance agency, and should be deleted. This deletion is to be replaced by the addition of Crane & Hind Agencies.

Our Business Tax roll indicates all firms listed and taxes for the current year paid.

In view of the foregoing, I would recommend Council approval as adjusted.

R.N. McGregor,
City Treasurer.

NOTE:

We should point out to Council that the percentage split is entirely up to them to decide, however, this has been the breakdown used in the past and we recommend this be continued.

COMMISSIONERS.

November 27th, 1958.

To: The Secretary-Treasurer,
of all Towns, Villages,
Municipal Districts,
Counties AND the City Clerks
of all Cities in the Province
of Alberta.

RE: WINTER WORKS PROJECTS

Terms of the offer

1. As an incentive to encourage municipalities to create more job opportunities through needed public projects which would not otherwise be undertaken this winter, the Canadian Government and the Government of the Province of Alberta, will reimburse each municipality three-quarters of the direct payroll costs of the municipality or its contractors or sub-contractors during the period DECEMBER 1, 1958, to APRIL 30, 1959 on accepted winter works projects within the scope of the plan. The Federal Government's reimbursement will amount to 50% of the direct payroll cost and the Provincial Government's reimbursement will be a further 25%.
2. Winter works projects, it will be understood for the purpose of this program, will be confined to those projects falling within the categories set out in number 3 below, which would not

normally be undertaken during the winter months and are designed to create additional employment during this period of the year. They will include:

- a. Needed public projects municipalities have had in mind undertaking at some time in the future which can be undertaken this winter.
- b. New project which can be carried out this winter.
- c. Additional work on existing projects over and above the work which would have been carried out in any event this winter.

3. The categories of works projects to be covered, subject to acceptance of each winter works project, are:

- a. The construction and major reconstruction of streets, sidewalks or roads, other than arterial roads;
- b. The construction and major reconstruction of water, sewage and storm sewage facilities not including buildings;
- c. The construction and development of municipal parks: municipal playgrounds, separate or in municipal parks, but not including school playgrounds.

The cost of major buildings and structures, as well as maintenance and supervisory costs, cannot be included. The construction and flooding of outdoor rinks is a normal winter activity and is therefore excluded. It is permissible to include the cost of small shelters, lavatory facilities, picnic tables and benches and parking facilities of a non-revenue producing nature, if these facilities are provided in connection with the construction and development of municipal parks and playgrounds, as outlined in section 3 (c).

4. The bulk of those employed under this plan must be unemployed at the time they are hired. In this way the employment created will benefit those most in need.

5. The facilities of the National Employment Service where available will be used in hiring workers to be employed on accepted projects.

6. Reliance will be placed on the provincial government to ensure that going wage rates will apply on these winter works projects.

7. Payments to year-round employees of the municipalities will not be included as part of the direct payroll costs incurred for accepted winter works projects.

8. Preference is to be given to those projects providing the greatest amount of employment.

9. Priority is to be given to projects in areas where unemployment is particularly high.

10. Projects to which the Canadian government is contributing under other agreements or arrangements will not come within the scope of this plan.

11. In addition to exercising any usual functions in authorizing municipal projects, the provincial government will be responsible for approving those winter works projects proposed by municipalities which come within the program. The provincial government will forward particulars of each winter works project so approved, to the Canadian Department of Labour. After acceptance of a project by the

government of Canada, the provincial government will be informed and will notify the municipality that claims may be made in respect of the project as indicated below.

12. Claims for reimbursement by the government of Canada will be audited by the provincial auditor or an auditor designated by him.

13. Audited claims will be submitted to the Canadian Department of Labour after certification by the appropriate provincial minister. This certification will be to the effect that the direct payroll costs have been incurred on winter works projects which meet the conditions set out above.

14. Audited and certified claims for reimbursement will be submitted to the Canadian Department of Labour not more frequently than once a month. All claims must be forwarded not later than July 31, 1959.

15. The provincial government will obtain such additional information as may be required from time to time by the Canadian Minister of Labour.

In further elaboration of the above terms I am advised by the Federal Department of Labour that as a result of a request by the provincial government, projects such as: clearing, rock work, crushing and stockpiling of gravel and bridge building, will be accepted as winter works projects provided that any such projects come within the scope of item (3) above. Direct labour costs may include usual deductions such as: holiday pay, Workmen's Compensation Board, income tax, etc.

Direct payroll costs of an accepted project may be approved in those cases where employees are not now unemployed but would be unemployed if the winter work project were not proceeded with.

As payments to year-round employees of the municipalities will not be included as part of the direct payroll costs neither can the payroll costs of year-round employees of contractors be included.

If approved projects are to be carried out by contract, it will be the responsibility of the municipality to see that the contractor fulfils all terms of the offer in order that reimbursement of direct payroll costs may be made. In this connection it is suggested that tender notices include the pertinent terms of the plan in order that a contractor tendering on an approved project may be made aware of the terms of the scheme, which terms should form part of the contract entered into with the successful bidder.

Application for approval of winter works projects must be made to the Deputy Minister of the Department of Municipal Affairs. On receipt of your request for approval of winter works projects, Application Forms will be forwarded to you for completion and return.

To assist municipalities in financing approved winter works project, the Government of Alberta will loan to municipalities a maximum amount of \$4,000,000.00 provided that loans will only be made where the approved project would not normally be part of the 1959 capital works program. The loans will carry an interest rate of 5% and application for same may be made to the Deputy Provincial Treasurer, Legislative Building, Edmonton, Alberta, after approval has been received for the winter works project.

Yours very truly,
C. Morrison,
Deputy Minister.

NOTE:

The above report was received on Friday and we felt it necessary to give Council the opportunity to study over the week-end, we will be doing likewise, and will be in a position to comment on same at the meeting.

COMMISSIONERS.

November 26th, 1958.

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

Dear Sir,

Re: Application to subdivide a $3\frac{1}{2}$ acre parcel in
the N.E. $\frac{1}{4}$ 6-38-27-4.

Enclosed for consideration is a print of a plan showing hatched in red an application to subdivide a parcel of land located in the M.D. of Red Deer for a small holding.

As the proposed parcel is less than 20 acres and is located in the joint approval area adjacent to the City of Red Deer it is necessary that we have the comments of your Council on the proposed subdivision.

In view of the fact the proposal to subdivide is removed from the sphere of Urban development and influence of the City, the Commission at its November meeting agreed to recommend approval of the proposed subdivision to your Council.

Would you kindly advise this office at your earliest convenience as to whether your Council have any objections to the proposed subdivision.

Yours truly,
Robert R. Cundy,
Senior Planner.

R.D.D. Planning Commission.

NOTE:

Recommend approval.

COMMISSIONERS.

November 26th, 1958.

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

Gentlemen;

Re: Proposed re-subdivision of lots 39 & 40,
Block 28, Plan K, into two lots facing
onto 49th Avenue - First Baptist Church
Property.

Enclosed is a print of a proposal showing in red outline the lots to be re-subdivided into two lots facing onto 49th Avenue.

It is our understanding that the proposed lots are to be developed as commercial property, however, we have received no indication as to the intended commercial use or uses proposed.

The Provincial Subdivision Regulations require that every lot or parcel shall have lane access and that the depth or length of any lot whether residential or commercial shall be no less than 100 feet. These regulations can be relaxed by the Provincial Planning Advisory Board where the Commission so recommends or on appeal of a decision of the Commission. Our recommendations to the Commission will be that the regulations should not be relaxed.

It is further considered that this application should not be approved on the grounds it does not meet the requirements of the Subdivision Regulations and that

(a) Without a lane no provision would be available for rear access for loading and unloading facilities.

(b) No off street parking facilities would be available for any Commercial uses proposed and

(c) By creating smaller commercial sites that would result in a lower Commercial assessment.

We would appreciate your comments on this proposal before presenting this matter to the Commission.

Yours truly,
Robert R. Cundy,
Senior Planner.
R.D.D.Planning Commission.

NOTE:

We recommend that we support the Commission in not relaxing the present regulations.

COMMISSIONERS:

CITY BUILDING PERMITS for NOVEMBER, 1958.

<u>NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A. E. Payne	Alterations	\$ 200.00
Northwestern Utilities	Pumping Station	700.00
J. Lampard	Alterations (Comm)	1,800.00
Templeton Const.	Dwelling	11,000.00
Templeton Const.	Dwelling	11,000.00
Templeton Const.	Dwelling	11,000.00
Templeton Const.	Dwelling	11,000.00
Templeton Const.	Dwelling	11,000.00
Templeton Const.	Dwelling	11,000.00
L. Van Steinburg	Garage	800.00
H. Heuppelheuser	Repairs to Garage	200.00
J. T. Miller	Dwelling	9,000.00
J. T. Miller	Dwelling	9,000.00
M. Layden	Dwelling	20,000.00
T. Eaton Co.	Warehouse	168,000.00
A. Van Eaton	Dwelling	8,000.00
J. K. Huber	Rumpus Room	200.00
A. Peebles	Games Room	500.00
G. C. Wates	Dwelling	11,000.00
A. W. Flinn	Garage	400.00
D. McAfee	Games Room	400.00
M. V. White	Rumpus Room	250.00
D. Lawrence	Dwelling	12,000.00
J. A. Yuhasz	Garage	450.00
Mrs. H. McLevin	Dwelling	20,000.00
G. Everitt	Dwelling	9,000.00
Lester Enterprises	Alteration (Comm)	6,000.00
T. S. Meeres	Dwelling	8,000.00
J. Morrison	Rumpus Room	400.00
E. J. Rees	Garage	250.00
K. Quarg	Rumpus Room	350.00
Dept. of Public Works	Root House (P.T.S.)	20,000.00
Dept. of Public Works	Root House (Deerhome)	8,000.00
Dept. of Public Works	Ext. to Boiler House	10,000.00
A. & F. Bourk	Addition (Dwelling)	6,700.00
T. D. Moore	Games Room	500.00
F. Zee	Addition (Dwelling)	500.00
D. Yee	Alterations (Comm)	500.00
R. C. Lindsay	Games Room	750.00
Dr. Patterson	Games Room	1,000.00

Total for November 400,850.00

Forward 4,222,708.00

Total for 11 months 4,623,558.00

Total for November, 1957 311,100.00

Total for 11 months, 1957 3,173,396.00