

# AGENDA

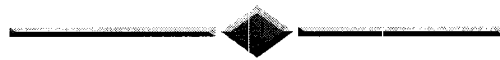


FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, FEBRUARY 11, 2002*

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the regular meeting of Monday, January 28, 2002 and the budget meeting of Tuesday, January 29, 2002.

Page #

## (2) UNFINISHED BUSINESS

## (3) PUBLIC HEARINGS

1. City Clerk - re: *Land Use Bylaw Amendment 3156/A-2002 / Adult Entertainment Uses*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .1
2. City Clerk - re: *Neighbourhood Area Structure Plan Amendment 3217/A-2002 / Proposed Inglewood (West)/ SW1/4 Section 3-38-27-W4, Southeast Red Deer*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .17

## (4) REPORTS

1. Fire Chief/Manager Emergency Services – re: *Consultant Report: Station Location Assessment / Evaluation of Alternative Service Standards* . .35

2. Public Works Manager – re: *Bylaw 3215/A-2002 / Amendment to Utility Bylaw 3215/98 – Rate Changes Recommended from 2002-2003 Year Business Plan*  
(Consideration of 3 Readings of the Bylaw) . .53
3. Recreation, Parks & Culture Manager – re: *Bylaw 3126/A-2002 - Cemetery Bylaw 3126/95 Fee Schedule Amendments*  
(Consideration of 3 Readings of the Bylaw) . .69
4. Parkland Community Planning Services – re: *Municipal Government Amendment Act (Bill 202 As Amended):*
  - (a) *Bylaw 3214/A-2002 – Amendment to the Municipal Development Plan*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw)
  - (b) *Land Use Bylaw Amendment 3156/C-2002 / Amendment to Section 22 (Public Notification) and Section 86 (General Purpose)*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .74
5. Municipal Planning Commission – re: *Retail Sale/Open House Opportunity – Home Occupations / Land Use Bylaw Amendment 3156/D-2002*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .77

- (5) **CORRESPONDENCE**
- (6) **PETITIONS AND DELEGATIONS**
- (7) **NOTICES OF MOTION**
- (8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3126/A-2002** – Amendment to Cemetery Bylaw 3126/95 – Fee Schedule Amendments (3 Readings) . .81  
. .69
2. **3156/A-2002** – Land Use Bylaw Amendment – Adult Entertainment Uses (2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .85  
. .1
3. **3214/A-2002** – Amendment to the Municipal Development Plan (1<sup>st</sup> Reading) . .91  
. .74
4. **3156/C-2002** – Land Use Bylaw Amendment - Amendments to Section 22 (Public Notification) and Section 86 (General Purpose) (1<sup>st</sup> Reading) . .92  
. .74
5. **3156/D-2002** – Land Use Bylaw Amendment – Retail Sale/Open House Opportunity – Home Occupations (1<sup>st</sup> Reading) . .93  
. .77
6. **3215/A-2002** - Amendment to Utility Bylaw 3215/98 – Rate Changes Recommended from 2002-2003 Year Business Plan (3 Readings) . .94  
. .53
7. **3217/A-2002** - Neighbourhood Area Structure Plan Amendment / Proposed Inglewood (West)/ SW 1/4 Section 3-38-27-W4, Southeast Red Deer (2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .107  
. .17

**DATE:** February 6, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/A-2002 – Adult Entertainment Uses

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### *History*

At the Monday, January 14, 2002 Council meeting Land Use Bylaw Amendment 3156/A-2002 was given first reading.

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for “adult entertainment”, one that fully encompasses the activities related to strip bars/clubs. This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that prohibits a drinking establishment from having “adult entertainment” and another that allows a drinking establishment to offer “adult entertainment”.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, February 11, 2002 at 7:00 p.m. in the Council Chambers, during Council’s regular meeting. The owners of the properties and those bordering the site, as well as all owners of drinking establishments have been notified by letter of the Public Hearing. Correspondence received from the public has been submitted as an attachment to the agenda.

### *Comments*

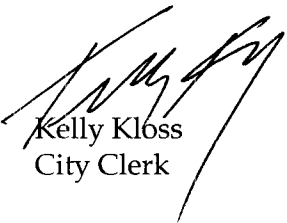
Attached from Parkland Community Planning Services are additional reports as follows:

1. Planning Rationale – Dated January 31, 2002
2. Amendment to Land Use Bylaw Amendment 3156/A-2002 – Dated February 4, 2002

### *Recommendations*

That following the Public Hearing, Council may:

1. Pass a resolution to amend Land Use Bylaw Amendment 3156/A-2002
2. Proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

  
Kelly Kloss  
City Clerk

/chk





**DATE:** January 31, 2002  
**TO:** City Clerk  
**FROM:** Tony Lindhout, Planner  
**RE:** Planning Rationale  
Land Use Bylaw Amendment 3156/A-2002  
Drinking Establishments (with nude entertainment)

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### **BACKGROUND**

City Council at their meeting of January 14, 2002 gave first reading to Land Use Bylaw Amendment 3156/A-2002. This bylaw amendment proposes to amend the existing definition of "drinking establishment" in a manner that will allow the City to regulate and control the location of those drinking establishments that may wish to offer nude entertainment within their premises.

The existing definition of "drinking establishment" is proposed to be divided into two separate discretionary use categories, one category that prohibits a drinking establishment from having nude entertainment and another category, subject to meeting additional development standards and location criteria, may allow nude entertainment on the premises. All drinking establishment applications (with or without nude entertainment) would require presentation to the City's Municipal Planning Commission for consideration of approval.

Drinking establishments that *do not intend to offer* nude entertainment at any time may be permitted to locate in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. Drinking establishments that *intend to offer* nude entertainment may locate in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft) from any:

City Clerk

Planning Rationale - Drinking Establishments (with nude entertainment)

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- existing residential zoned district,
- roadway serving as the major entrance into a residential neighbourhood,
- public park, church or any other public institutional service use such as a school, library, or civic building.

This separation requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

## **PLANNING RATIONALE**

### **1. Drinking Establishments (in general)**

The authority of a municipality to regulate and control land uses is clearly stated in the Municipal Government Act [Section 640 (1)]. The placement of special regulation/restrictions on drinking establishments is appropriate due to the nature and characteristics of this type of establishment.

Drinking establishments are social gathering places that have the potential to bring together large numbers of people, not only during the daytime, but also late into the night, well beyond the operating hours of most other types of businesses. This combined with the availability and consumption of alcoholic beverages results in related patron activities that make drinking establishments a land use activity with characteristics that have a high probability of adversely affecting the use, enjoyment and safety of neighbouring properties. It is for this reason that Land Use Bylaw regulations governing drinking establishments are required and warranted as a means for a municipality to mitigate potential negative land use conflicts.

### **2. Drinking Establishments (with Nude Entertainment)**

The Municipal Government Act [Section 640 (2)(c)] also gives Council the authority to establish criteria necessary to regulate and control specific land use activities. Planning staff believe that drinking establishments wishing to offer nude entertainment on their premises warrants the application of additional land use controls over and above the regulations applied to conventional drinking establishments having no nude entertainment.

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Planning Rationale - Drinking Establishments (with nude entertainment)

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As proposed in Land Use Bylaw Amendment 3156/A-2002, drinking establishments wishing to offer nude entertainment must meet additional development criteria in the form of a 150 m (500 ft.) separation distance from residential uses, major entry points into residential neighbourhoods and developed public parks/uses. The need to treat drinking establishments offering nude entertainment differently from those that do not, through the application of this separation distance requirement, is supported by the following planning rationale:

- As many of the City's C4 Commercial areas are located next to, or back onto, residential neighbourhoods, the proposed 500 foot separation distance will reduce the negative impact on adjoining residential property values.

*An analysis ("everything you always wanted to know about regulating the sex business", December 2000 published by the American Planning Association) of surveys undertaken in urban centres to determine the impact of sexually oriented businesses and entertainment, clearly indicates that such businesses decrease the value of properties in the vicinity and negatively affects resale of the property. Bars with nude servers or live entertainers have the greatest potential negative impact on surrounding property values. This negative impact is significantly greater on the value of neighbouring residential properties than it is on the value of neighbouring commercial properties. The negative impact on neighbouring properties decreases with distance. While the proposed City separation requirement is 500 feet from the boundary of a residential land use district, the above noted analysis indicates that the potential negative impacts reach up to between 1,000 and 1,500 feet from a site containing a sexually oriented business, but this varies upon the specific activity of the business. For example, the negative impact on adjoining properties by an adult video store is significantly less than the negative impact of a facility that offers peep shows, adult mini-theatres and/or lap dancing.*

- Nude entertainment premises are an incompatible land use with residential areas due to proximity of residential dwellings, schools, churches and public parks.

This position was collaborated in the presentation made by the Pines Community Association at the January 14, 2002 Council meeting. They indicated that strip clubs are incompatible with traditional residential living environments and that sexually orientated businesses "cheapen" the area. Area children would be

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Planning Rationale - Drinking Establishments (with nude entertainment)

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exposed to mature concepts and seniors, unescorted women and children could be intimidated (physically, mentally or emotionally) by the patrons and/or activities related to sexually oriented businesses. This point of view was also evidenced by the opposition to nude entertainment premises shown by the Red Deer Ministerial Association in their presentation to City Council.

- The separation distance will reduce, within the residential areas, the impact of potential loitering, intoxication and/or abusive attitudes often shown by drinking establishment/strip bar patrons.

The work undertaken by the City's Safety Task Force on drinking establishments in the Downtown indicated that many of the negative characteristics associated with patrons from drinking establishments, strip bars and night clubs such as noise, rowdiness, verbal and physical assaults, vandalism, graffiti and littering occur in close proximity to areas around or between drinking establishments and their related parking areas.

- The separation distance provides increased public security, welfare, peace and order for the adjoining residential areas from increased crime activities (i.e. potential prostitution and drug use activities, prowlers, sex related crimes) that often are attracted to, and associated with sexually oriented businesses.

The American Planning Association analysis states that the "levels of criminal activity in areas around and near these adult establishments are disproportionately high compared to areas without such businesses".

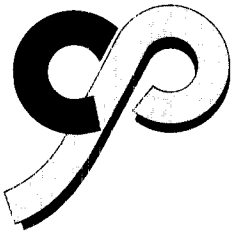
### Conclusion

Sufficient planning rationale exists for Council to approve Land Use Bylaw Amendment 3156/A-2002.



Tony Lindhout, ACP, MCIP  
PLANNER

- c. Colleen Jensen, Director of Community Services  
Don Simpson, Solicitor, Chapman Riebeek



**DATE:** February 4, 2002  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Tony Lindhout, Planner  
**RE:** Proposed Land Use Bylaw Amendment 3156/A-2002

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At the suggestion of the City solicitor and in discussions with the Inspections and Licensing Department, planning staff support and are recommending minor wording changes be made to proposed Sections 66(2) (d) (iv), 121 and 124 as contained in items #3, #8 and #9 in proposed Land Use Bylaw Amendment 3156/A-2002 prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings by Council.

- That proposed wording of Section 66(2) (d) (iv) as shown in existing Bylaw Amendment 3156/A-2002 be deleted and replaced with:

“(iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing “Institutional Service Facility”, any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive, and”

This revised wording provides clarification as to the types of public park lands to which the 150m development setback restriction is applicable.

- That proposed wording of Sections 121 (10) and (11) as shown in existing Bylaw Amendment 3156/A-2002 be deleted and replaced with:

“(10) Drinking Establishment (adult entertainment prohibited) (subject to Section 124)  
(11) Drinking Establishment (adult entertainment permitted) (subject to Section 124)”

This revised wording adds, for clarity, cross reference to Section 124 regarding development of drinking establishments in the C4 Commercial District.

- That proposed wording of Section 124(1) as shown in existing Bylaw Amendment 3156/A-2002 be deleted and replaced with the following:

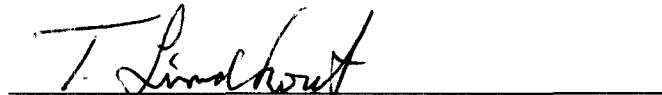
“(1) Notwithstanding Sections 120 and 121, a gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.”

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Proposed Land Use Bylaw Amendment 3156/A-2002  
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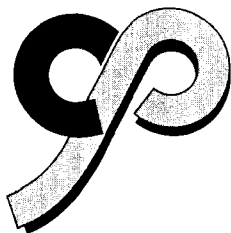
This revised wording more clearly states the prohibition of free-standing gaming or drinking establishments next to residential areas. It furthermore clarifies that gaming or drinking establishments could only be considered if they are an ancillary use thereby removing any past confusion associated with them possibly being considered a principal use.

The above noted changes will enhance the interpretation and implementation of proposed Bylaw Amendment 3156/A-2002. These minor wording changes will not alter the intent of Bylaw 3156/A-2002 from what was advertised and given first reading.



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Tony J. Lindhout, ACP, MCIP  
PLANNER



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

8

The following reports  
are provided as background  
and were originally submitted  
to Council at First Reading on  
January 14, 2002

DATE: January 9, 2002

TO: Kelly Kloss, City Clerk

FROM: Tony Lindhout, Planner

RE: Adult Entertainment:

1. Proposed Land Use Bylaw Amendment 3156/A-2002
2. Petition re: Former Patty's Restaurant.

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**Background**

Since November 2001, City Administrative staff in conjunction with Parkland Community Planning Services and Chapman Riebeek have been meeting and working towards strengthening the City's Land Use Bylaw regarding the control and regulation of "adult entertainment" uses in the City. This internal City review was already in progress at the time the City received a petition regarding a possible strip bar at the former Patty's restaurant. Considerable research has been undertaken with regard to how other municipal jurisdictions address this land use issue and how the courts, from a legal perspective, have dealt with "adult entertainment" uses.

Generally speaking, "adult entertainment" uses can be defined as any developments, or part thereof, that permit nude or partially nude entertainment; show, sell or rent any merchandise, printed material, motion pictures, videotapes, video disks, or similar electronic reproductions the central feature of which displays or simulates nudity, partial nudity, or acts of sexual intercourse/bondage, bondage and/or acts of sexual stimulation or degradation. Typical uses would include strip clubs or shows, adult mini-theatres, peepshows, lap dancing and adult video stores.

The City's review and research of how other municipal jurisdictions have dealt with "adult entertainment" related land uses provided the following general conclusions:

1. Adult entertainment uses and their regulation are a varied and complex topic.
2. Municipal powers to prohibit specific adult entertainment uses can only be exercised for legitimate land use and planning considerations based on solid planning rationale.
3. Several Alberta municipalities are actively pursuing means to clarify the regulation and control of adult entertainment uses.
4. In some Alberta municipalities adult entertainment uses, in addition to requiring approval

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Adult Entertainment Bylaw Amendment 3156/A-2002

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under their Land Use Bylaw, also require approval under a Licensing Bylaw. In these instances, it is the Licensing Bylaw that sets out the regulations, standards and location criteria regarding adult entertainment uses.

5. Alberta's cities permit various adult entertainment uses however, with the exception of strip clubs and adult video stores, most permit adult entertainment uses to locate in only industrial districts (the one exception is the City St. Albert who have regulated all adult entertainment uses including adult video stores to their industrial district).
6. Each municipality that has dealt with "adult entertainment" uses has done so in their own customized way to meet local objectives.
7. Regarding adult video stores, the land use issue is how to separate this use from general retail facilities that are allowed in most commercial districts. It is extremely difficult to establish any planning rationale to separate this use from the nature of retail goods. Furthermore, most regular video rental outlets contain a separate in-store "adults only" section that also offers adult entertainment videos.
8. Most strip bars and exotic dancing facilities are located in drinking establishments. Many of these drinking establishments are an accessory use to a hotel, motel, etc.
9. Most large urban centres have separated adult mini-theatres, peep shows and lap dancing from all the other forms of adult entertainment uses by requiring location (separation) criteria or restricting them to industrial districts, and application of additional development standards for these more hard-core forms of adult entertainment.
10. In virtually every instance, adult entertainment uses are listed as discretionary uses in the Land Use Bylaw thereby requiring approval by the Municipal Planning Commission and advertising thereof of any approval given.
11. Outside of normal Municipal Government Act provisions regarding advertising of discretionary use approvals and public hearing requirements regarding Land Use Bylaw amendments, there is no indication of a requirement for any municipality having/using a public notification process relative to development applications for adult entertainment uses.
12. Municipalities are reluctant to out-right ban or totally prohibit adult entertainment uses. Much of the difficulty has to do with establishing planning rationale that will stand up in the courts who have ruled that morality issues, on their own, cannot be regulated. However, in the case of certain adult entertainment activities such as lap dancing, peep shows and adult mini-theatres in which actual physical contact may occur between



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performers and customers, community health concerns surrounding such practices could certainly be used to validate planning rationale to eliminate, ban or severely restrict these types of uses.

The City of Red Deer currently regulates lap dancing and adult mini-theatres by defining these uses separately and then deliberately not including/listing these uses in any City Land Use District. Strip bars/clubs are not separately defined in the Land Use Bylaw and are currently allowed to operate as an accessory/ancillary entertainment use within any approved drinking establishment facility. Adult video stores are currently not regulated or defined as a separate use and fall under the general use category of "merchandise sales and/or rental" which is a listed use in all City commercial districts.

### **Recommended Approach for the City Of Red Deer**

Following review and analysis of the above noted research on "adult entertainment" uses, City Administration and support staff are recommending that the following two step approach be pursued by the City of Red Deer to address issues relative to the control and regulation of "adult entertainment" uses in the City.

1. First, through a Land Use Bylaw amendment, the existing bylaw definition of "drinking establishment" be strengthened to provide greater control over how and where strip bars/clubs may operate. In this regard, proposed Bylaw Amendment 3156/A-2002 is attached herewith for the consideration of City Council.
2. Secondly, the City would examine options of how best to regulate the remaining forms of "adult entertainment" uses such as lap dancing, peep shows, adult mini-theatres, juice bars (establishments that offer adult entertainment but do not serve alcohol) and swinger clubs. This could also include examination of the location of adult video stores. This second step would include consultation with the RCMP, health authorities, Alberta Gaming and Liquor Commission and examination of the merits of a simultaneous licensing bylaw to control and regulate certain "adult entertainment" uses. Although this work will be ongoing as staff time permits, it is requested that City Council provide the Administration with an indication of the urgency and direction of dealing with this matter.

### **Proposed Land Use Bylaw Amendment 3156/A-2002**

This proposed amendment adds a definition to the Bylaw for "adult entertainment", one that fully encompasses the activities related to strip bars/clubs. As the current Bylaw already defines "lap dancing" and "adult mini-theatre", these specific activities are excluded from the new definition. This new definition clearly identifies and separates, from other types of

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adult entertainment uses, strip bars/clubs and thereby sets the format under which this type of use can be independently regulated.

The existing definition of "drinking establishment" has been divided into two separate categories, one that prohibits a drinking establishment from having "adult entertainment" and another that allows a drinking establishment to offer "adult entertainment". This permits the City to deal independently with these two types of similar, yet different uses. Proposed Section 66 is very similar to current Bylaw regulations governing "drinking establishments". However, in the case of the "drinking establishment (adult entertainment permitted)" category, additional development standards and location criteria have been added. The proposed separation criteria from residential districts and other public uses will significantly limit the number of locations where this type of drinking establishment will be able to locate.

City Administrative staff chose the option of regulating the location of strip bars/clubs rather than a complete and total ban of this type of activity. This decision was based on the fact that moral grounds are not an acceptable ground for regulation of land uses.

Drinking establishments where adult entertainment will be prohibited are proposed to be listed as a discretionary use in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments in which adult entertainment may be permitted are proposed to be listed as a discretionary use in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. As indicated previously, application of the 150 m (500 feet) separation distance to any residential zoned district, any existing public park and/or any institutional service facility (i.e school, church, library, museum, municipal/government facility, etc.) will severely limit the potential location of any drinking establishment wishing to offer "adult entertainment". As both types of drinking establishments are listed as discretionary uses, all applications would be dealt with by the City's Municipal Planning Commission for consideration of approval.

#### **Petition re: Former Patty's Restaurant**

In response to the City's Clerks referral (3 points) regarding a petition to deny a strip club at 6879 Gaetz Avenue, this office offers the following comments:

1. From a land use and planning perspective, strip bars/clubs would be viewed as an inappropriate land use if located in or immediately adjacent to residential neighbourhoods and public uses such as schools, kindergartens, churches, and public parks, etc. This is why the current land use bylaw only allows drinking establishments

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Adult Entertainment Bylaw Amendment 3156/A-2002

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(which could contain a strip bar/club) as a discretionary use in commercial districts. Current regulations already require that a developer must provide an impact assessment statement regarding the impact of any proposed drinking establishment if it is adjacent to a residential district. The developer must indicate any measures to be taken to reduce negative impacts on adjoining residential uses.

Proposed Land Use Bylaw 3156/A-2002 goes one step further than the current regulations in that a "drinking establishment (adult entertainment permitted)" will not be allowed on any lot located within 150 m (500 feet) of a residential land use district boundary or within 150 m (500 feet) of any lot containing an existing institutional use (schools, churches, libraries, etc.) and/or public type land uses (municipal government buildings, public park). This will significantly reduce the potential locations of any drinking establishment that wishes to offer adult entertainment. The former Patty's restaurant would be within the 150 m (500 feet) separation requirement and therefore, under the proposed Bylaw Amendment, could not be the location of a new drinking establishment offering adult entertainment.

"Drinking establishments (adult entertainment permitted)" will be a discretionary use in only the C1 Commercial (City Centre) and C4 Commercial (Major Arterial) Districts. Due to other commercial uses permitted within these commercial districts, these types of drinking establishments could be located next to other commercial uses including fast food outlets.

2. Any changes that the City may wish to make to the Land Use Bylaw regarding public notification/input on a specific land use (i.e. strip bar) should be part of a broader initiative dealing with the design of a consistent City approach on how the public should be notified in various land use and/or development matters.

Proposed Land Use Bylaw 3156/A-2002 does however, require referral to the RCMP for all drinking establishment applications as well as, if the application is anywhere within the boundary of the downtown Business Revitalization Zone (BRZ), notification to the Downtown Business Association.

As all drinking establishments are proposed to be listed as discretionary uses, any approval given by the Municipal Planning Commission would be advertised by the City.

3. Regulation and control of adult entertainment uses other than strip bars/clubs will be examined by City and support staff pending the outcome of proposed Land Use Bylaw amendment 3156/A-2002. Lap dancing, peep shows and adult mini-theatres are presently not permitted within the City however, current City regulation of these uses

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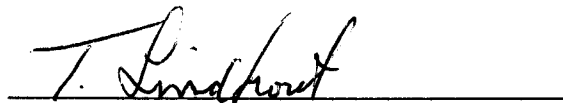
needs to be redesigned in light of recent case law whereby land use based planning rationale needs to be incorporated into municipal Land Use Bylaws to strengthen the development permit application process. Also to be examined is a possible "licensing bylaw" for the regulation and control of specified forms of adult entertainment. This would be in addition to any approvals required under the Land Use Bylaw.

Regarding adult video stores, the land use issue is how to separate this use from general retail facilities that are allowed in most commercial districts. It is extremely difficult to establish any planning rationale to separate this use from the nature of retail goods. Furthermore, most regular (family) video rental outlets also contain a separate in-store "adults only" section offering adult entertainment videos. Unless directed otherwise by Council, the regulation of the location of adult video stores will not be pursued by City and/or support staff at this time.

### Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/A-2002.

Due to the impact that this proposed bylaw might have on existing drinking establishments, it is recommended that the City notify in writing, all owners of existing drinking establishments in the City of the intent of proposed Land Use Bylaw Amendment 3156/A-2002.



Tony Lindhout, ACP, MCIP  
PLANNER

### Attachment

- c. Colleen Jensen, Director of Community Services
- Greg Scott, Inspections & Licensing Manager
- Joyce Boon, Inspections & Licensing Permit Supervisor
- Don Simpson, Chapman Reibeek Solocitors

# MEMO

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**DATE:** January 4, 2002

**TO:** CITY CLERK

**FROM:** GREG SCOTT  
Inspections and Licensing Manager

**RE:** REQUEST FOR COMMENTS – PETITION TO DENY STRIP CLUB AT 6879  
GAETZ AVENUE (FORMER PATTY'S RESTAURANT)

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The Inspections & Licensing Department has reviewed the information submitted from Ms. Jensen including copies of petition letters referring to converting Patty's Restaurant in a Drinking Establishment and Adult Strip Club.

Presently, the Inspections & Licensing Department has received a Building Permit application from Patty's Restaurant (6879 – 50 Avenue) for building renovations. These plans are being reviewed by the Building Safety Codes Officer to ensure they comply with the Alberta Building Code. If Patty's Restaurant was to apply for and receive approval from Alberta Liquor & Gaming Commission for an over 18 years only liquor license, this would change the use from a restaurant to a drinking establishment. This new drinking establishment would be a discretionary use and therefore require Municipal Planning Commission approval. The applicant would then be required to meet all the conditions of the Land Use Bylaw, including appropriate parking for this project.

Presently, within the Land Use Bylaw, all applications for renovations or the establishment of new drinking establishments require the Development Authority to complete the following:

- a) Refer the application to the RCMP for comment.
- b) Require Developer to:
  - i) Demonstrate provision of adequate parking within 150 m of the site.
  - ii) Provide adequate outside lighting in the area.
  - iii) If the proposed development abuts a residential area or a home or reserve which abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighborhood.

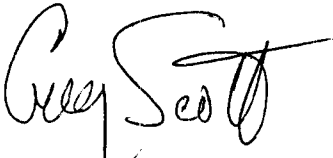
These parameters provide an approval process that takes into consideration guidelines that represent both the developer and the community.

**Request for Comments**  
**Petition to Deny Strip Club at 6879 Gaetz Avenue**  
**Page 2**

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However, the City has completed an internal review of Land Use Bylaw 3156/96 relating to the control and regulation of "Adult Entertainment." As a result of this review, Land Use Bylaw Amendment 3156/A-2002 is being recommended to City Council reflecting new guidelines for the development of "Drinking Establishments." Areas that have been considered, are what constitutes "adult entertainment" uses, how they are defined, where they should be located and as a part of the development permit approval process, should the City add separation criteria and a public notification component. Presently within the Land Use Bylaw, strip entertainment is allowed as a use within existing bar areas.

Kelly, if you have any further questions or require clarification please contact me at 342-8195.

A handwritten signature in black ink, appearing to read "Greg Scott", with a stylized flourish at the end.

Greg Scott  
Inspections & Licensing Manager

c     Joyce Boon  
       Tony Lindhout  
       Don Simpson  
       Bryon Jeffers


**DATE:** January 7, 2002  
**TO:** City Clerk  
**FROM:** Colleen Jensen, Community Services Director  
**RE:** Petition to Deny Strip Club at 6879 Gaetz Avenue (former Patty's Restaurant)

---

In response to your memo circulated on December 10, 2001, I make the following comments regarding the above mentioned petition:

In regards to the location of a strip club, I agree with the premise that such a club should not be in close proximity to kindergartens, schools, playgrounds and even residential neighborhoods. I am also in agreement with the suggestion that neighboring properties should be notified and given the opportunity to provide input, prior to any strip club being allowed to start up in a given location. These types of criteria could easily be included in a land use bylaw, and would assist planners and other related regulating bodies in determining appropriate locations for strip clubs, while maintaining the overall community perspectives in mind.

I believe, however, that it will be quite difficult to totally ban adult video stores and adult sex businesses in the community based on sound land use planning. While, from a philosophical perspective I may not agree with this type of business, I also believe that it is very difficult to legislate morality with municipal bylaws. Our role as a municipality is to base our decisions on sound land use planning principles, which look at balancing the diverse needs of the community.



Colleen Jensen

:jb

## ***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002  
TO: Tony Lindhout, Parkland Community Planning Services  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/A-2002  
Adult Entertainment Uses

---

**FILE**

### ***Reference Report:***

City Clerk, dated February 6, 2002 and Parkland Community Planning Services, dated January 31, 2002 and February 4, 2002

### ***Bylaw Readings:***

Land Use Bylaw Amendment 3156/A-2002, as amended, was given second & third readings. A copy is attached.

### ***Resolutions:***

***Resolved*** that Council of the City of Red Deer agrees to amend Land Use Bylaw Amendment 3156/A-2002 as follows:

1. Section 66 (2) (d) (iv) be deleted and replaced with the following:  
  
“(iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing “Institutional Service Facility”, any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive, and”
2. That the wording of Sections 121 (10) and (11) be deleted and replaced with:  
  
“(10) Drinking Establishment (adult entertainment prohibited) (subject to Section 124)  
  
(11) Drinking Establishment (adult entertainment permitted) (subject to Section 124).”
3. That the wording of Section 124 (1) be deleted and replaced with the following:



Council Decision  
February 12, 2002  
Page 2

“(1) Notwithstanding Sections 120 and 121, a gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties”.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for “adult entertainment”, one that fully encompasses the activities related to strip bars/clubs. This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that prohibits a drinking establishment from having “adult entertainment” and another that allows a drinking establishment to offer “adult entertainment”.



Kelly Kloss  
City Clerk

/chk  
attchs.

c      Director of Development Services  
         Director of Community Services  
         Land & Economic Development Manager  
         Inspections & Licensing Manager  
         City Assessor  
         City Solicitor  
         C. Adams, Administrative Assistant  
         S. Eklund, Clerk Steno, City Clerk's

## BYLAW NO. 3156/A-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. That Section 2 Definitions is hereby amended by adding the following new definition:

**“Adult Entertainment”** means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.

- 2 That Section 2 Definitions is hereby amended by deleting therefrom the existing definition of “Drinking Establishment”, and substituting therefore the following new definitions:

**“Drinking Establishment (adult entertainment prohibited)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

**“Drinking Establishment (adult entertainment permitted)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

- 3 That Special Regulations Section 66 Drinking Establishments is hereby amended by deleting this section in its entirety and substituting therefore the following revised section:

**66 Drinking Establishments**

**(1) Drinking Establishment (adult entertainment prohibited)**

In considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area, and
  - (iii) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (d) require that a drinking establishment (adult entertainment prohibited) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons, and
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>.

**(2) Drinking Establishment (adult entertainment permitted)**

In considering an application for approval of a renovation to an existing drinking establishment which proposes to include adult entertainment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area,
- (d) require that a drinking establishment (adult entertainment permitted) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons,
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>,
  - (iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be

located on a lot the boundary of which is not less than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive, and

- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

- 4 That Section 97 Discretionary Uses in the C1 Commercial (City Centre) District is hereby amended by deleting therefrom subsections (11) to (13), and substituting therefore the following:

- (11) Drinking Establishment (adult entertainment prohibited)
- (12) Drinking Establishment (adult entertainment permitted)
- (13) Commercial Entertainment Facility
- (14) Late Night Club

- 5. That Section 104 Discretionary Uses in the C1A Commercial (City Centre West) District is hereby amended by deleting therefrom subsection (2), and substituting therefore the following:

- (2) Drinking Establishment (adult entertainment prohibited)

- 6 That Section 109 Discretionary Uses in the C2 Commercial (Regional Shopping Centre) District is hereby amended by deleting therefrom subsection (14), and substituting therefore the following:

- (14) Drinking Establishment (adult entertainment prohibited)

- 7 That Section 111 Discretionary Uses in the C2 Commercial (District Shopping Centre) District is hereby amended by deleting therefrom subsection (13), and substituting therefore the following:

- (13) Drinking Establishment (adult entertainment prohibited)

- 8 That Section 121 Discretionary Uses in the C4 Commercial (Major Arterial) District is hereby amended by adding thereto the following new subsections:

- (10) Drinking Establishment (adult entertainment prohibited) (subject to Section 124)
- (11) Drinking Establishment (adult entertainment permitted) (subject to Section 124)

- 9 That Section 124 Special Regulations in the C4 Commercial (Major Arterial) District is hereby amended by deleting therefrom subsection (1), and substituting therefore the following:

- (1) Notwithstanding Sections 120 and 121, a gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties."

- 10 That Section 143 (2) Uses that will be considered by City Council in the DC (8) Direct Control District No. 8 is hereby amended by deleting therefrom subsection (n), and substituting therefore the following:

- (n) Drinking Establishment (adult entertainment prohibited)

- 11 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (a), and substituting therefore the following:

- (a) any Discretionary Use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of warehouse, outdoor display of goods traded in the district, drinking establishment (adult entertainment permitted), gaming establishment, dangerous goods occupancy and restaurant,

12 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (c), and substituting therefore the following:


- (c) a drinking establishment (adult entertainment prohibited) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use."

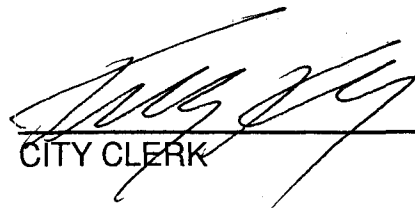
READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

READ A SECOND TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A THIRD TIME IN OPEN COUNCIL this 11th day of February 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11th day of February 2002.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

## Office of the City Clerk

February 12, 2002

Audrey Jensen  
#205, 4760 - 30 Street  
Red Deer, AB T4N 5H8

Dear Audrey:

**Re: Land Use Bylaw Amendment 3165/A-2002  
Adult Entertainment Uses**

Thank you for attending the Council Meeting on February 11, 2002 and making your presentation to Council.

At the February 11, 2002 Council Meeting, Council gave second and third readings to Land Use Bylaw Amendment 3156/A-2002. A copy is attached for your information.

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for "adult entertainment". This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that *prohibits* a drinking establishment from having "adult entertainment" and another that *allows* a drinking establishment to offer "adult entertainment". Drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft.) from:

- existing residential zoned district
- roadway serving as the major entrance into a residential neighbourhood
- public park, church or any other public institutional service used such as a school, library or civic building.

This requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors. Under the Municipal Government Act, Council has the authority to regulate and control land uses. Council does not have the authority to ban nude entertainment in the City of Red Deer.

Sincerely,

Kelly Kloss  
City Clerk  
KK/chk  
/attach.





Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

**Office of the City Clerk**  
February 12, 2002

Pines Community Association  
c/o Mr. K. Jensen  
227 Piper Drive  
Red Deer, AB T4P 1L5

Dear Mr. Jensen:

**Re: Land Use Bylaw Amendment 3165/A-2002  
Adult Entertainment Uses**

Thank you for attending the Council Meeting on February 11, 2002 and making your presentation to Council.

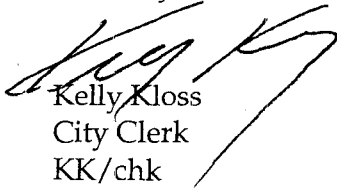
At the February 11, 2002 Council Meeting, Council gave second and third readings to Land Use Bylaw Amendment 3156/A-2002. A copy is attached for your information.

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for "adult entertainment". This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that *prohibits* a drinking establishment from having "adult entertainment" and another that *allows* a drinking establishment to offer "adult entertainment". Drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft.) from:

- existing residential zoned district
- roadway serving as the major entrance into a residential neighbourhood
- public park, church or any other public institutional service used such as a school, library or civic building.

This requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors. Under the Municipal Government Act, Council has the authority to regulate and control land uses. Council does not have the authority to ban nude entertainment in the City of Red Deer.

Sincerely,

  
Kelly Kloss  
City Clerk  
KK/chk  
/attach.



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

## Office of the City Clerk

February 12, 2002

Kildy Li  
c/o 4620 Gaetz Avenue  
Red Deer, AB T4N 3Z8

Dear Kildy:

**Re: Land Use Bylaw Amendment 3156/A-2002  
Adult Entertainment Uses**

At the City of Red Deer's Council Meeting held Monday, February 11, 2002 a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/A-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/A-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for "adult entertainment", one that fully encompasses the activities related to strip bars/clubs. This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that *prohibits* a drinking establishment from having "adult entertainment" and another that *allows* a drinking establishment to offer "adult entertainment". Drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft.) from:

- existing residential zoned district
- roadway serving as the major entrance into a residential neighbourhood
- public park, church or any other public institutional service used such as a school, library or civic building.

This requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss  
City Clerk  
KK/chk  
/attach.



## THE CITY OF RED DEER

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

Web Site: [www.city.red-deer.ab.ca](http://www.city.red-deer.ab.ca)

City Clerk's Department (403) 342-8132

Email: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca)



DATE: February 6, 2002

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: CHAPMAN RIEBEEK

ATTENTION: DON SIMPSON

THEIR FAX NO: 340-1280

FROM: KELLY KLOSS

DEPARTMENT: CITY CLERK

PHONE #: (403) 342-8132

**MESSAGE AREA (if required):**

**Re: Bylaw of the City of Lloydminster re: "Nude Entertainment"**

**Please provide your comments for the February 11, 2002 Council Meeting on the attached Bylaw:**

- 1. Is it enforceable**
- 2. Other views you may have.**

**Thanks.**

*Confidentiality Notice*

*This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.*

ORIGINAL TO FOLLOW: BY MAIL        BY COURIER         
NO ORIGINAL WILL BE FORWARDED:   X  

**IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.**

ATTENTION:

DON SIMPSON

403-340-1280

STEVE P.

BYLAW NO. 1-2002

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO PROHIBIT CERTAIN TYPES OF ADULT ENTERTAINMENT IN THE CITY.

For purposes of promoting the Health, Safety, Morality and Welfare of the inhabitants, the Council may pass bylaws as are deemed expedient and not contrary to law,

Now, therefore, THE COUNCIL OF THE CITY OF LLOYDMINSTER in the Provinces of Saskatchewan and Alberta hereby enacts as follows

Definition

For purposes of this bylaw, the term "Nude Entertainment" shall mean:  
"any portion of a live show whereby, genitals, breast of females and/or entire buttock areas are exposed.

1. No person, group of persons or corporation shall engage in providing a live show available to the general public, either on it's own or part of another show or performance of any length that features any activity that constitutes "Nude Entertainment" as defined by this bylaw.
2. Any person, persons or corporation who conducts an event contrary to the provisions of this bylaw shall be liable upon summary conviction to a fine of not less than five hundred dollars ( \$ 500.00 ) for each occurrence, and in default to a term of imprisonment for a period of not more than thirty ( 30 ) days.

This Bylaw shall come into force and effect upon the final passing thereof.

INTRODUCED AND READ a first time this 7<sup>th</sup> day of January, 2002, A. D.

READ a second time this 7<sup>th</sup> day of January, 2002, A. D.

Read a third time this 21<sup>st</sup> day of January, 2002, A. D.

  
MAYOR

  
CITY CLERK

THIS DOCUMENT WAS CERTIFIED TRUE  
THIS 23 DAY OF January, 2002, A.D.  
CITY CLERK

# **COUNCIL MEETING OF FEBRUARY 11, 2002**

## **MAYOR & COUNCILLORS**

**REFERS TO:**

**PETITION RE:  
ADULT ENTERTAINMENT  
PREMISES**

**LETTER RECEIVED FEBRUARY 11,  
2002 FROM AUDREY JENSEN:**

**RELATIVE TO PUBLIC HEARING  
FOR LAND USE BYLAW  
AMENDMENT 3156/A-2002  
ADULT ENTERTAINMENT USES**

Att. Christine

Feb. 11/02

Mayor and Councillors, Please note I will be presenting this view at the Public Hearing tonight. Thank you.

Audrey Jensen

At the last meeting dealing with a proposed by-law, the city planner pointed out to us on a map the possibility of a 300 M, or 2 block separation between SB and schools, playgrounds, public bldgs, etc. and residences. This would dramatically decrease the number of allowable strip bars.

The city lawyer seemed to think this might be seen as asking for too much — going too far. However, it would not be a ban. Yet the opinion seemed to remain that it might involve a challenged resulting in the city facing thousands of dollars in a lawsuit.

It seems often different lawyers have different opinions. I don't mean to say the city lawyer is wrong but it seems he could be overly-cautious.

I do not profess to be a lawyer but I have had the opportunity to seek out opinions on this issue from various lawyers – one of whom dealt with the stripper issue in Lethbridge and one a specialist in municipal by-laws. I could provide their names if requested.

Without exception the opinion was that courts uphold proper land-use by-laws because they reflect the concerns of the communities, having been voted on by councillors who represent them.

The one stipulation is that the by-law must have been enacted without malice and in good faith — e.g. that the by-law doesn't permit such things as discrimination between whites and blacks or maliciously trying to cause someone to lose an EXISTING job.

It was strongly stressed to me that there has never been a city that has had to pay out monies regarding a by-law made in accordance with the Municipal Planning Commission that was made in good faith.

\*\*\*\*\*I have here regulations listed in the ACT of the Ab. Gaming and Liquor Com. One reads----- Upon questioning a representative of the Liquor Com. I was told they cannot contravene something set out in their own Act.

We cannot live in fear of unseen threats to be made by greedy thugs and their high-priced lawyers. If they are to set the rules and regulations we live by, what kind of a world would we have?

We respectfully ask the Mayor and Council to disregard idle threats and to consider the alternative proposal for a 300 M or 2 blk separation of SB from schools, playgrounds, etc. and residences. There is too much at stake here. We must not wimp out on this.

We have had too many wasted lives resulting from the fallout of these cesspools called SB.



# **COUNCIL MEETING OF FEBRUARY 11, 2002**

## **ATTACHMENT**

**DOCUMENT STATUS:**        **PUBLIC**

**REFERS TO:**                **PETITION RE:  
ADULT ENTERTAINMENT  
PREMISES**

**LETTERS RECEIVED FEBRUARY 11,  
2002 RELATIVE TO PUBLIC  
HEARING FOR LAND USE BYLAW  
AMENDMENT 3156/A-2002  
ADULT ENTERTAINMENT USES**

Mayor Gail Surkan + Councilors  
of Red Deer.

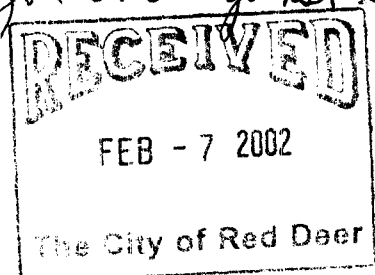
RR3  
Red Deer A-B-  
T4N 5E3

Dear madam + Councilor members.

It has been brought to my attention of "Decision Day," a public Hearing on Feb 11 at City Hall 7.P.M. concerning restricting strip malls or strip bars within 150 metres of schools, and other public buildings, we feel that it is a step in the right direction to restrict open immorality, that endangers the lives of our young people, leaving the lives of many of the girls desolate and defiled, for the benefit of a corrupt business to make money.

I believe a Sodom or Gomorah type of business on our streets of Red Deer is not needed, defiles our culture and heritage, lowers our faith and integrity in the face of law, order, and integrity our country was founded on.

The churches and community of Red Deer and area, the majority of which I do believe, would support Council passing laws to "Prohibit" immorality for nude dancing in public places, and would support Council to pressure the "Alberta Government" to regulate laws as Saskatchewan has done, concerning nude dancing. It is my wish you vote against such a "business".



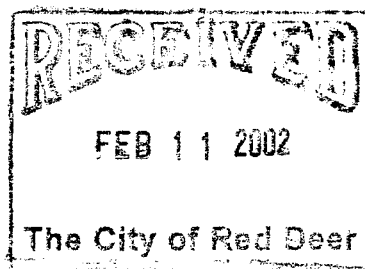
Thanking you in this endeavour.  
Harold Steele.

Feb. 6/02

Mayor Surkan

I'm definitely not in favor of more nude bars anywhere in our city. A one block radius sure doesn't seem far enough away, as parking ends up in the residential area when the bars fill up. With more people milling around there is just that much more chance of property damage, etc!

Please vote strongly against this.



Dea Allan  
304K Street  
Red Deer, AB.  
T4P 1R7

We have an abundance free to share the gift of showing that we care

RECEIVED  
FEB 8 2002  
The City of Red Deer

Mayor Gail Surkan and  
City councillors:

I strongly object to any  
strip clubs in Red Deer. They  
do not add to our family  
oriented community. Hoping  
you and the councillors feel  
the same way. Thank you

Mary Larose

MARY LAROSE  
130 ELY CLOSE  
RED DEER AB  
T4R 2C5

204-4809 34 St.

Red Deer, AB

T4N 0P2

Feb. 7/02.

Dear Mayor Bill Furber:

I wish to express my concern and add my vote to many citizens of our city. The issue of the strip bars - which is to be brought to City Council very soon - I believe Feb 11.

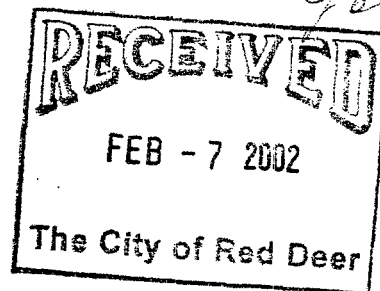
I feel it promotes a degrading influence on the morals of the participants & those who attend these places. Children are at risk as well.

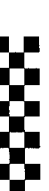
I applaud Audrey Jensen's letters to the R.D. Advocate.

We need to do all in our power to uplift moral values in our really great city of Red Deer!

Yours sincerely,

Esther D. Frostad.





February 8, 2002

To: Red Deer City Council

I understand that some amendments will be discussed at tonight's Council meeting to determine whether stripping should only be allowed at certain locations.

I would strongly suggest that Council restrict stripping to bars along commercial strips only. No strip bars should be allowed in residential neighbourhoods such as the one in which Patty's Restaurant is located. The neighbourhood in which Patty's is located is not a commercial thoroughfare; it is a friendly residential neighbourhood, consisting of people of all ages, including a school and a senior citizens' lodge. These are the people that require protection from the harm that can be done to children, elderly, and families who may fall victim in any way to the activities inherent in a strip bar.

I suggest Red Deer has enough strip clubs and these kinds of activities should be contained in the downtown area where Mr. Li already has several establishments. That way the crime that follows this kind of activity is confined to a particular area and children and seniors are not subject to the scenery inherent in the neighbourhood of a strip club.

Thank you for considering this submission.

Sincerely,

  
K. Tabler

The Hansum Family  
#16, 37535 R.R. 265  
Red Deer, AB T4E 1A7

February 11, 2002

City of Red Deer  
4914 - 48 Avenue  
Red Deer, AB T4N 3T3

**ATTENTION: MAYOR GAIL SURKAN AND COUNCIL MEMBERS**

This is to inform we strongly oppose approval of a strip bar proposed for Patty's Restaurant.

It is well known and documented by numerous psychologists like Dr. James Dobson, who without hesitation, state this type of lewd entertainment fosters all kinds of illicit activity.

Above all, this type of entertainment exploits and denigrates all women and we sincerely hope you Councillors will hold the line, as this little City already has more than enough of these outlets, which drive the vulnerable to ecstasy, which often results in conduct which is beyond thought or self-control.

Therefore, hope you Councillors will decline the application, and implement bylaws which builds and promotes a Family Orientated Community.

Striving for decency in our City.

Yours truly,

A handwritten signature in black ink, appearing to read 'Peter', with a long horizontal line extending to the right.

The Peter & Dorothy Hansum Family

11 Hallgren Avenue  
Red Deer, Alberta T4N 6P1

10 February 2002

To: Mayor Gail Surkan  
Members of City Council

**Re: Public Hearing – Land Use Bylaw Amendment – Strip/Nude Clubs**

I wish to add my voice to those who want to see Strip Clubs severely restricted, and better yet, “capped” regarding any further development in the City of Red Deer.


This type of business has a negative impact not only on the clientele that visit, but please think of all the employees that will work in such a place. While I do not personally have the statistics, it is common that young single women, and often high school girls and college girls are recruited and resort to this type of employment. It is also well known that prostitution goes hand-in-hand with these kinds of businesses.

There are so many other negative spin-offs caused by these places – devaluation of surrounding property, increased littering and property defacement issues, increased police intervention, not to mention the impact this has on families.

Please increase the separation distance from 150 metres between nude bars and playgrounds, schools, public buildings and residences to at least 200 metres and please cap the number of such businesses that can exist in this City. Also, please consider revising the term “adult entertainment” to reflect that this is not common nor typical **adult** entertainment.

Council’s apparent stand on this whole issue is much appreciated and I encourage you to amend the Land Use Bylaw to effectively limit this kind of activity in our city.

Yours truly,

  
Ellen Geddes



## FAX COVER SHEET

EDWARDS PROPERTIES LTD.

Murray or Marbie Edwards

R.R.4, Site 18, Box 16

RED DEER, AB T4N 5E4

Ph: (403)343-6448 Fax (403)343-6526

E-mail: mmepl@telusplanet.net

To: City of Red Deer Council Date: Feb 11/02Fax # 342-8365 Attention: Mayor Gail SurkanRe: "Future Strip bars featuring total nudity" in Red DeerFrom: Murray & Marbie Edwards (owners of a residence #8 4240-46 AVE CRE)Number of pages: (including cover sheet) 1

We are 100% against any bylaw allowing strip & or/ nudity bars in the City of Red Deer.

*M Edwards*  
*M Edwards*

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

FILE

Mayor Gail Surkan  
City Hall  
RED DEER, Ab.

Dear Mayor Surkan,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

It would be impressive if the City of Red Deer, along with large numbers of its residences, were to carry concerns on the issue of nude shows in bars, to the provincial government. It would be most advantageous if the regulations implemented in Sask., N.B., and Nova Scotia, were to be implemented here — that these types of performances be disallowed in premises selling alcohol since the combination is lethal.

You are to be accredited with taking the higher ground in implementing changes to the by-laws which can only result in making the city of Red Deer a safer and more wholesome place to live and raise our children. Please accept our heartfelt thanks.

Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

FILE

Ms. Lorna Watkinson-Zimmer  
City Hall  
RED DEER, Ab.

Dear Lorna,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

FILE

Ms. Diana Rowe  
City Hall  
RED DEER, Ab.

Dear Ms. Rowe,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

Mr Larry Pimm,  
City Hall  
RED DEER, Ab.

Dear Mr. Pimm,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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You are to be accredited with taking the higher ground in implementing changes to the by-laws which can only result in making the city of Red Deer a safer and more wholesome place to live and raise our children. Please accept our heartfelt thanks.

Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

LE

Mr. Dennis Moffat  
City Hall  
RED DEER, Ab.

Dear Mr. Moffat,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

Ms. Bev Hughes  
City Hall  
RED DEER, Ab.

Dear Ms. Hughes,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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You are to be accredited with taking the higher ground in implementing changes to the by-laws which can only result in making the city of Red Deer a safer and more wholesome place to live and raise our children. Please accept our heartfelt thanks.

Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002



Mrs. Vesna Higham  
City Hall  
RED DEER, Ab.

Dear Vesna,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

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Yours respectfully,

Audrey Jensen, Ph 346-6790



4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

Mr. Morris Flewelling  
City Hall  
RED DEER, Ab.

Dear Mr.Flewelling,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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Yours respectfully,



Audrey Jensen, Ph 346-6790

4760 - 30 St. #205, Red Deer, Ab.  
Feb. 256, 2002

Mr. Jeffrey Dawson  
City Hall  
RED DEER, Ab.

Dear Mr. Dawson,

You are to be commended for listening to the serious and well-founded concerns regarding the deplorably lax regulations re totally nude performances existing in Alberta bars — presented by both letters and petitions — and for making arrangements for a Public Hearing on the issue.

It is most encouraging that you made progress in clamping down on the glaring inadequacies that had existed therein previously. Although the new regulations don't go as far as hoped, you have definitely taken an important step in the right direction, which is much appreciated. It is to be hoped that the term 'discretionary' will gain an important focus in regards to future allocating.

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Yours respectfully,



Audrey Jensen, Ph 346-6790

Feb 18, 2002

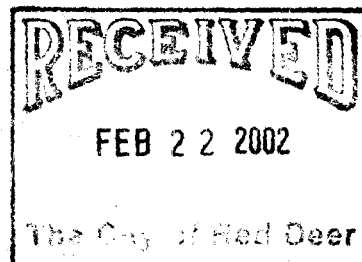
Dear Mayor and Council  
Re: Strip clubs - why not act at  
the local level, if possible - everyone  
seems to be passing the buck and  
for sure the provincial and federal  
govts will

BAN THEM!! We need to  
support what's good for families.  
Thank you.

Sincerely,  
Anne Hawing

CC: Mayor  
Councillors  
Feb. 22, 2002.

KL



10 Osmond class  
Red Deer, Ab  
T4N6Y1

090 T5J 2T0 0202/94 23:27  
WWW.EPOST.CA/WWW.EPOST.CA  
19 11  
2002  
6000

Mayor Gail Surkan & Council  
Red Deer, Ab

We have an abundance free to share... the gift of showing that we care.

FEB - 8 - 2000

The City of Red Deer

Mayor Gail Surkan and  
City councillors?

I strongly object to any  
strip clubs in Red Deer. They  
do not add to our family  
oriented community. Hoping  
you and the councillors feel  
the same way. Thank you  
Mary LaRose

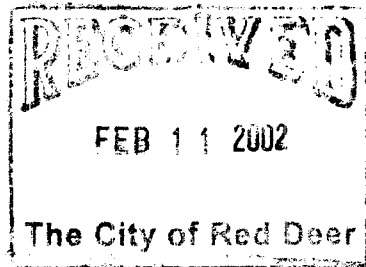
MARY LAROSE  
130 ELY CLOSE  
RED DEER AB  
T4R 2C5

Feb. 6/02

Mayor Surkan

I'm definitely not in favor of more nude bars anywhere in our city. A one block radius sure doesn't seem far enough away, as parking ends up in the residential area when the bars fill up. With more people milling around there is just that much more chance of property damage, etc!

Please vote strongly against this.



Dea Allan  
304K Street  
Red Deer, AB.  
T4P 1R7

To \_\_\_\_\_

Date Feb. 11 Time 1:18

## WHILE YOU WERE OUT

M \_\_\_\_\_

of \_\_\_\_\_

Phone No. \_\_\_\_\_

TELEPHONED		PLEASE CALL	
WAS IN TO SEE YOU		WILL CALL BACK	
WANTS TO SEE YOU		<b>URGENT</b>	
RETURNED YOUR CALL			

Message Maynard + Donna Herron  
are in favour of a bylaw to  
prohibit adult entertainment  
anywhere in Red Deer

Message taken by Shere

\*\* Printed on reused paper

204-4809 34 St.  
Red Deer, AB  
T4N 0P2  
Feb. 7/02.

Dear Mayor Bill Furber:

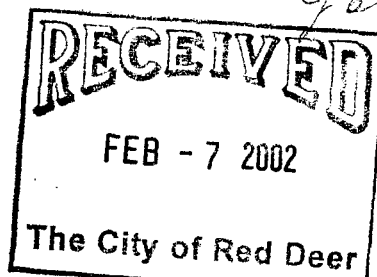
I wish to express my concern and add my vote to many citizens of our city. The issue of the strip bars - which is to be brought to City Council very soon - I believe Feb 11.

I feel it promotes a degrading influence on the morals of the participants & those who attend these places. Children are at risk as well.

I applaud Audrey Jensen's letters to the R.D. Advocate.

We need to do all in our power to uplift moral values in our really great city of Red Deer!

Yours sincerely,  
Esther D. Frostad.





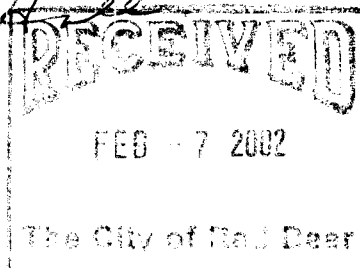


ESTHER D FROSTAD  
204-4809 34 ST  
RED DEER AB  
T4N 0P2

*Mayor Gail Surkan*

*City Hall*

HAND  
DELIVERED



Feb. 5, 2002

Helen Russell

1401-4709-3311

Red Deer, Alta.

T4N 0N6

Dear Mayor Neil Surkan,

I am a long term resident of Red Deer, since 1963. I have witnessed many changes and steady growth. I take a lot of pride in our City, as I'm sure you do also.

I am strongly opposed to any more totally nude strip bars in our city. I realize people are entitled to their point of view & personal choice. But I would like to hear from you <sup>re:</sup> one positive contribution to our cities these establishments make. It would be very easy for me to list you negative aspects of these places, but I'm sure you have heard them all. They are multiple.

I request to be heard, and respectfully ask you to communicate the same to our city councillors.

I have called AGLC re: above & know they will support the bylaw that results.

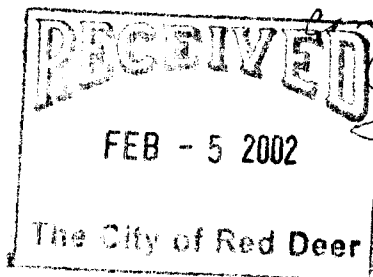
I will attend "Decision Day" at City Hall, Feb. 11 @ 7PM.

Respectfully submitted,  
Helen Russell.

February 1/2002.

Gail Surkan & Council.  
City Hall, Red Deer.

We wish to voice our  
apposition to any nude entertainment  
in our city. Please curtail this  
as much as is in your power to  
do so. We have grandchildren  
growing up and so many of our friends  
have grandchildren in the city. We  
don't want them to be influenced  
by such entertainment (so-called)  
It also hurts us ~~so~~ keenly to  
see so many liquor stores in our  
fair city. Please keep that new  
casino from opening up south of  
Safeway. Thankyou for your  
consideration.



WM & F PAULY  
RR 4 SITE 14 BOX 29  
RED DEER AB T4N 5E4

FEB 5/02

DEAR MAYOR &amp; COUNCILORS

RE : STRIP BARS

YOUR UPCOMING DECISION REGARDING THE ADMITTANCE OF MORE STRIP BARS INTO OUR FAIR CITY IS AN IMPORTANT ONE. IMPORTANT BECAUSE IT WILL SET THE TONE FOR FUTURE COUNCILS IN DECIDING IF FAMILIES NEED THEIR PROTECTION OR ARE CONTENT TO "LEAVE THEM TO THE WOLVES".

WE MOVED TO RED DEER NINETEEN YEARS AGO, OUR CHOICE AMONGST ALL ALBERTA CITIES, AS THE BEST ENVIRONMENT FOR OUR THREE DAUGHTERS TO GROW THROUGH THEIR TEEN YEARS.

DURING THOSE YEARS, RED DEER ATTAINED THE DUBIOUS DISTINCTION OF HAVING MORE BARS PER CAPITA THAN ANY CITY IN CANADA!

THAT "ATTAINMENT" SPEAKS LOUD AND CLEAR THAT IN THE INTERESTS OF IGNORANT LIBERALISM, ~~ED~~ PAST COUNCILS HAD NOT THE WILL, NOR THE COURAGE, TO ENFORCE LIMITS ON MORAL VICE IN OUR CITY.

ON THE OTHER HAND, WE, THE PUBLIC ARE GUILTY OF NOT SPEAKING OUT, EITHER BECAUSE WE ARE TOO LAZY, TOO BUSY, OR TOO TRUSTING THAT COUNCIL WILL PROTECT OUR FAMILIES.

I MUST SAY THAT I HAVE BEEN IMPRESSED IN RECENT YEARS WITH COUNCIL'S HONEST EFFORT TO ABIDE PUBLIC INPUT ON BUSINESS, ISSUES.

AND DEVELOPMENT  
ON THE BUSINESS SIDE OF STRIP BARS; I HAVE BEEN IN EXECUTIVE SALES MANAGEMENT FOR FIFTEEN YEARS AND I CAN HONESTLY TELL YOU THAT NO SELF-RESPECTING BUSINESS WOULD CONSIDER A STRIP BAR TO BE AN ASSET TO OUR CITY, OR ANY CITY.

m

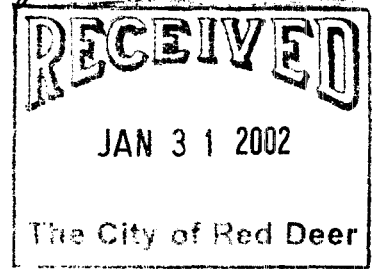
MY WIFE, JACKIE, AND I ARE NOW GRANDPARENTS AND WE HONESTLY FEAR THAT OUR GRANDCHILDREN MAY BE FACING A CITY ENVIRONMENT WHERE INDULGING IN AMPLE SUPPLIES OF MORAL VICE IS VISIBLY ENCOURAGED BY OUR CITY'S LEADERSHIP. MORE STRIP BARS AND MORE BARS WILL ENSURE THAT OMINOUS FUTURE.

SINCERELY, Jim SWAN  
346-9117

33-4240-46 Ave Cr,  
Red Deer, A.B.

January 29, 2002.

Mayor Curkon + Council,  
Red Deer, A.B.



Dear Madam + Council Members

First let me say that I think you  
are doing a splendid job of keeping  
Red Deer a wonderful place to live.

It is with sadness that I'm writing  
this letter to protest the issue of a strip  
bar in Bathurst, or anywhere in Red Deer.

I have lived here many years and  
have found it ideal, a beautiful, clean  
city. One I'm proud to enjoy with  
visitors. The amenities are plentiful + good.  
With so much positive features, why  
in the world would we tolerate anything  
so negative as a strip bar. There is  
absolutely nothing uplifting, attractive  
or wholesome in such an activity.

I feel <sup>our</sup> young people have enough to deal  
with ~~without~~ the knowledge that we tolerate  
this questionable entertainment.

Sincerely, Agnes Fickle

4646-4246 Co.  
Jan 29/2002

Dear Madam David Jackson & Council.

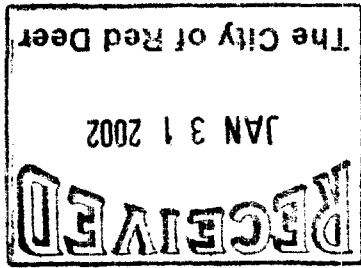
I have lived in Red Deer for 40 yrs  
I have seen change and growth in Alberta  
Stations, shopping centres,  
street change in one way, many

like yours etc. A beautiful city to raise our children  
I was disappointed to see all the  
regions stores being built on every corner  
rather than build the new Red Deer 2 for years.

Now we are faced with the challenge  
of a shop that going into Valley Road  
I think don't let that happen.

There is to much violence and killing  
going on now.

Shirley Budd  
The Trinity Budd.



January 15th, 2002

Mayor Neil Suckan / Councilors  
City of Red Deer.

I am writing this letter in support  
of those people in the City of Red  
Deer who are battling against nude  
strip clubs in our community.

I personally feel that 150 meters, the  
equivalent of one city block, from  
schools, residences, is far too short  
a distance. I would like to see  
consideration given to a by-law  
for a CHP, similar to the one in  
Blaydenester, Alberta, that would

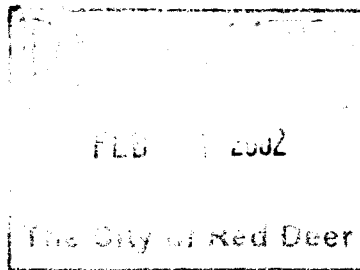


- 2 -

prevent any future strip clubs  
in our city.

Thank you for giving  
consideration to this request.

Mrs. Florence Stephan  
8 Sydney, Close  
Red Deer, AB.  
T414 0E1



Jan. 28, 2002.

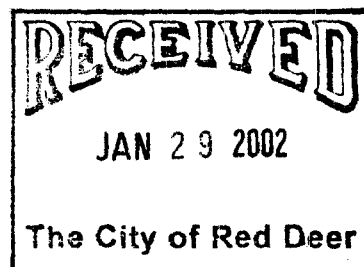
City Clerk,  
City Council,  
City of Red Deer,

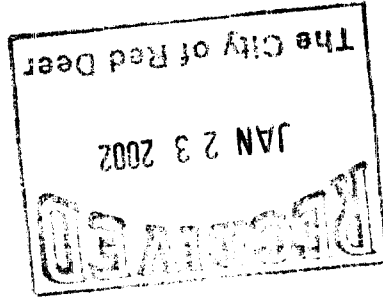
Re the proposed amendment to the  
by-law pertaining to nude dancing and  
other performances in bars in the City  
of Red Deer:

There is a proposal that such bars  
should be at least 100 metres distant  
from residences, schools and businesses  
which cater to families; in reality  
this distance is not as much as most  
people think of as only a short stroll.

My own thought is that such "busi-  
nesses", i.e. bars which wish to have such  
"entertainment" should be closed per-  
manently.

A. H. Slop.  
3039-49 Ave.,  
Red Deer.





Ph. 346 7316  
Effina Lockma 308, 4515 - 53 st.  
John Stoffer 105, 4515, 53 street P.R. 347-8140  
Dennis & Jerry Amatory 5942, West Park C. P. 342-0178  
Dennis & Belinda Chortland - Red Deer County P. 886-4034  
Mason & Helmut Demko 21 Mackenzie C. R.D. Ph. 340-1217  
Mabel Delage 4010-46 st. Red Deer 346-2358  
Nelson Peterson 29 - 21501 Twp Rd. 374 (Quilleya subdivision)  
R.D. County 886-4350

We as a group of concerned citizens  
are writing to you to protect the proposed Rattle  
strip club.  
We ask that you consider more strict  
regulating of the bar industries - such as strip  
bars, strip & dance and adult bar businesses.  
As citizens of Red Deer we are proud  
of our city and need to uphold high standards  
to protect family values and morals.

Mayor Duncan & Council members,  
Dear Sirs,  
302 - 4515 - 53 street  
Red Deer AB, T4N 2E4  
Jan 16, 2002

PLEASE

ADD TO  
ORIGINAL RETENTION?

We, the undersigned residents of Red Deer, Ab., 18 years of age or over, respectfully request that the business at 6879 Gaetz Ave.( commonly known as 'Patty Restaurant) be denied the permission to operate strip shows featuring totally nude performances.

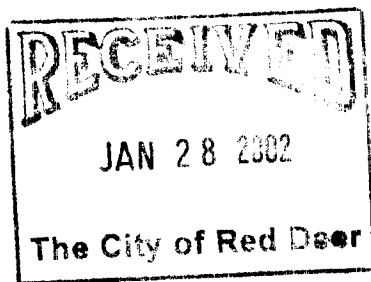
Date	Name (printed)	Address	Phone	Signature
Dec 4/01	<del>D.G. Colban.</del> F. WILNECHENKO	RR#2 Rowena, MA 5529-47A AVE. <del>Sum</del>	749-2024 309-0026	<del>D.G. Colban</del> F. Wilnechenko
Dec 4/01	M. BAIN	15 OSBORNE ST	347-5235	M. Bain
DEC. 4/01	R. LAINGEN	202.104 Boyce ST.	343-2558	R. Laingen
Dec 5/01	I. WILSON	TORRINGTON AB	631-3872	I. Wilson
Dec 6/01	R. McINTOSH	104 Terrace Park RD	347-2747	R. McIntosh
Dec 6/01	R. Marshall	#46 4935 63rd RD	343-0446	R. Marshall
Dec 6/01	Jake Moretti	7, 41 Cosgrove Cres.	347-0336	Jake Moretti
Dec 6/01	John Draper	7, 41 COSGROVE CRES	347-0336	John Draper
"	Sue Draper	613-4810-54 st	314-0878	Sue Draper
Dec 7/01	Mike Hupel	4014 51A Street RD	309-6040	Mike Hupel
Dec 10/01	Terry Bollinger	37 Cadstone Green RD	341-4534	Terry Bollinger
Dec 10/01	Shane Young	4907-54 Street RD	346-3680	Shane Young
Dec 10	Jamie Jans	4907-54 st. R.D.	346-3680	Jamie Jans
Dec 10	Jim Gormley	#1 5935-63 RD	341-9068	Jim Gormley
Dec 10	Terr Campbell	3802 45 st RD		Terr Campbell
DEC 10	DONNA NETINAY	57 AMER CLOSE R.D.	309-0606	Donna Netinay
DEC 11	MELVA FRANCIS	4733 54th RD	346-5707	Melva Francis
Dec 11	Sheldon Zinck	Lacombe, AB	82-5463	Sheldon Zinck
Dec 11	Marilyn Bonnett	Red Deer, AB	342-5466	Marilyn Bonnett
Dec 14	Evelyn Jordahl	4728-55th R.D.	309-2383	Evelyn Jordahl
Dec 14	Carole McFarlane	36, 38311 REED RD 270	342-6419	Carole McFarlane
Dec 14	Crystal Hupel	#203, 4715-32 st	342-2231	Crystal Hupel

Timing is limited. Signed petition forms should be dropped off or mailed to be received at least by ~~DEC 6,~~ to either:

Dec 12 Kentwood Alliance Church  
#4 Kennedy Place  
Red Deer, Ab. T4P-3M7

or

Gaetz United Church 347-2244  
4758 Ross St.  
Red Deer, Ab. T4N-1X2



Red Deer, Alta  
Jan. 22/2002

So often, when controversy enters the public forum, either in this city, this province or country and I have taken the opportunity, as a tax paying citizen to respond with an opinion. I continue to get the impression that I have wasted my time.

It seemed almost prophetic, as I skimmed through tonight's edition of the Advocate, that it featured an article regarding the city council of Heydminster voting down an application for stripping being allowed in a bar there. It convinced me to offer an opinion one more time.

Strip clubs will never enhance the image of our fair city. No good will ever come from them, only negative repercussions. Why, then, would we even consider ~~allowing~~ them to operate here?

The generation of children now growing up in our city, in our world face a multitude of evils, bombarding them from all sides, on the TV, internet, videos etc ranging from drugs, cigarettes, liquor, pornography and whatever else. Pedophiles, rapists, prostitutes, street gangs lurk in the shadows. Do we need to add strip clubs & their clientele in their faces, possibly near schools, playgrounds and bus stops?

It is my hope that the mayor and city council of Red Deer have the moral fortitude to refuse strip joints entrance at all and help keep this city one that we and our children can be safe in, and proud of.

Sincerely,  
Betty Babcock

4760 - 30 St., Red Deer, Ab.

Feb. 1/02

Mayor Gail Surkan and City Councilors  
City Hall  
Red Deer, Ab.

Dear Representatives:

You are to be highly commended for looking at the serious problem of totally nude performances in bars, now spreading to consume our city — and also for eliciting public input. We understand you were elected to act in our best interests. You have the power by means of a by-law to strengthen families, to move the youth in a direction away from promiscuity, prostitution, unwanted pregnancies, and the risk of AIDS, as well as to help in the prevention of cases of rape and sexual assaults that have been documented as arising from the lethal combination of sexual arousal and booze which lowers inhibitions. Studies have proven that nude bars are an environment for drugs.

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Yours respectfully,

Audrey Jensen Ph 346-6790



Note - accompanying is info re by-laws and Ab. Gaming  
and Liquor Com.

*Policy***LICENSEE HANDBOOK**

PAGE 6 OF 7

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**1.6.3** Albertans are becoming more responsible about alcohol consumption. The operation of licensed premises should reflect this attitude.

**1.7 REGULATORY AGENCIES**

- 1.7.1** Licensees must operate their licensed premises according to municipal, provincial and federal laws. The AGLC will provide municipal, provincial and federal regulatory agencies with a copy of a licensee's "Disciplinary Action" record upon request.

DATE ISSUED: October 1, 2000

AUTHORITY: *Audrey*



38 Escott Close  
Red Deer, AB  
T4R 2J9

**Re: Proposed bylaw limiting development of exotic dancing bars**

To our esteemed elected members of city council,

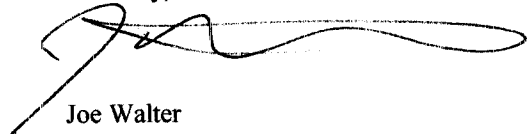
I've been a resident of Red Deer since my family moved here when I was three years old, I am now thirty one. I am a taxpaying homeowner, and gainfully employed. I am not a pervert, pedophile, rapist, or perpetrator of assault. I frequented the night club scene 2-4 days a week in my younger years, but not very often anymore. Occasionally, the evening began at a "strip bar", and graduated to the clubs. In all those years, I have never seen any women or children sexually assaulted, abused, or otherwise mistreated in, near, or as a result of "strip bars". Furthermore, very rarely have I witnesses a fight between patrons of these "strip bars", where as I can almost guarantee there will be a fight or disturbance at the nightclubs every moderately busy night. Patrons of "strip bars" in my experience, are well behaved and courteous.

I would also like to cover the issue of "strip bars" being degrading to women. In doing this, I would like to pose a question to the renown "strip bar" crusader, Audrey Jensen. If these "strip bars" are so degrading to women, why is there usually female patrons there, often as many as 50% of the clientele are women? I can't recall ever thinking or hearing anyone leaving these "strip bars" say, "Boy women are sure objects for my amusement! I think I will go rape one right now, and maybe molest some children for good measure." Its sounds quite ridiculous when poised that way doesn't it?

As far as limiting the development to 150m from schools, playgrounds, public buildings, and residences, let me note that the majority of patrons go to these "strip bars" later in the evening. Taking into consideration that fact, why would there be any children in school or at the playgrounds, or people at the provincial building? Don't get me wrong, I am not proposing developing a "strip bar" at Discovery Canyon or the second floor of City hall, but I strongly feel common sense should prevail in licensing, and not Audrey Jensen's draconian sense of morals. I honestly believe if she had her way, women would be burned as witches if they showed their bare ankles in public. I do not believe this bylaw is necessary, and a little less government control of every aspect of our lives is needed. If the people truly do not want this exotic dance bar at the former Patty's location, they will let the owner know, and avoid the establishment, and if that's the case, it will close down within 6 months.

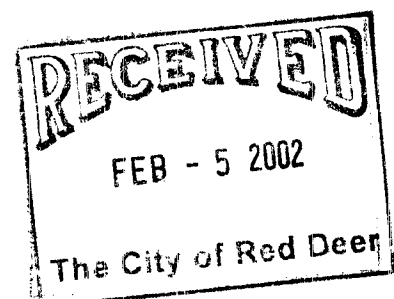
I write this letter not in desire for another "strip bar" (truth be told, I may never even go there), but with the hope of keeping our society from regressing to the days of the puritans. I want the people of Red Deer to have the choice whether a new business succeeds or fails, because that choice is NOT yours, its free enterprise's and democracy's. These are the principals our nation was founded upon and Canadians are often too passive in speaking up for what they really feel. I write this letter not just for me, but for friends who feel the same, and others who share similar views, but suffer from that terrible disease of CGABI (Canadians grin and bear it). So I hope you will remember all the silent voices when you elected members of council cast your vote.

Sincerely,



Joe Walter

P.S. Is Audrey Jensen even a taxpaying resident of Red Deer?



Mayor Gail Surkan & Councilors  
City Hall, Red Deer.  
T4N 3T4.

#40,2821, Botterill Crescent  
Red Deer. T4R 2E5.

Jan 20th 2002

Your Worship and Councilors,

We wish to add our voices to those who have raised theirs to protest future strip clubs in the City of Red Deer.

The byelaw proposed by a city planner that would limit the proximity of strip clubs to schools, playgrounds and residences to 150 metres is a good beginning and we would support the proposed byelaw.

However, we feel stronger measures should be taken to provide a more stringent byelaw that would prevent future strip clubs in the City of Red Deer.

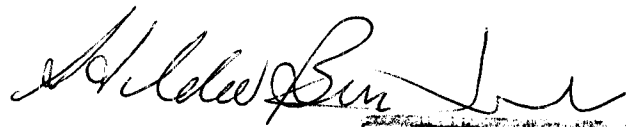
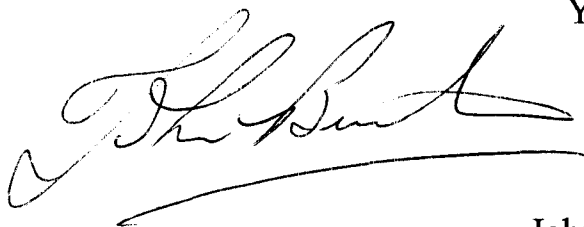
We want Red Deer to be a safe place to raise our families and future generations.

We feel strip clubs contribute to the downfall of the family unit and also to the wholesome fibre of society in Red Deer.

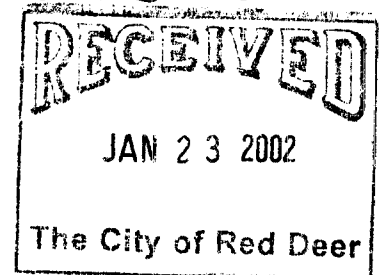
These are our concerns and we appeal to each of you as "City Fathers" to hear our voices and act in the best interest of the fair City of Red Deer.

Please no strip clubs in Red Deer!!!!!!!!!!!!!!

Yours faithfully,



John and Hilda Burton



**Her Worship, The Mayor  
City Council Members**

**Please accept our letter to you, registering our strong disaproval of having STRIP BARS, anywhere within the City Of Red Deer boundaries.**

**There is enough moral decay in the world to-day. without even considering the application before you, Re: Pattys Resturant & Bar.**

**We appeal to you to have the insight to forsee the problems and cost's, that another establishment like this in the City, may bring.**

**Look at the recent vote that took place in the City of Lloyminster, and their vision and views expressed by the members of their community.**

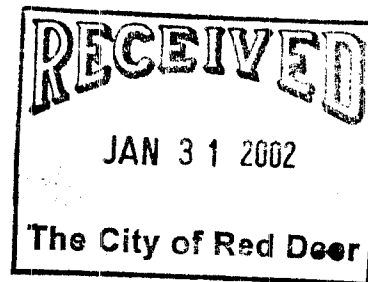
**We thank you for the oppoertunity to offer our opinion ,**

**Very concerned taxpayers & citizens**

**Mr & Mrs H L GYGI**

**185 Doran Crescent**

**RED Deer, Alberta T4R2K3**



February 4, 2002

City Clerk's Office,  
City Hall Red Deer,

Re; ByLaw Amendment 3156/A-2002

The Aspen Heights/Normandeau Community Association would like to lend support to the City of Red Deer By Law 3156/A-2002 which will effectively restrict so-called "Adult Entertainment" from operating at the former Patti's Restaurant.

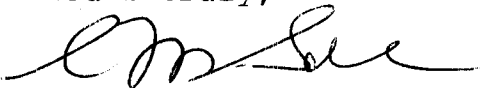
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We also feel that the area being predominantly one of family oriented restaurants and bounded on both the east and west side by residential subdivisions does not lend itself to this type of business.

As we all strive to improve our communities and the quality of life of all the citizens in our areas we feel the addition of this type of so-called "entertainment" and the possibility of attracting less desirable activities is not a good fit for what we are trying to accomplish.

We thank you for your concern and appreciate your attempts to keep our communities safe and pleasant ones in which to live.

Yours truly,



Sandra Ballum  
Chair,  
Aspen Heights/Normandeau Community  
Enhancement Association  
5831 69 St., Dr.,  
346-3045

**COUNCIL MEETING OF FEBRUARY 11, 2002**

**ATTACHMENT**

**DOCUMENT STATUS:** **PUBLIC**

**REFERS TO:** **PETITION RE:  
ADULT ENTERTAINMENT  
PREMISES**

**LETTER RECEIVED RELATIVE TO  
PUBLIC HEARING FOR LAND USE  
BYLAW AMENDMENT 3156/A-2002  
ADULT ENTERTAINMENT USES**

38 Escott Close  
Red Deer, AB  
T4R 2J9

**Re: Proposed bylaw limiting development of exotic dancing bars**

To our esteemed elected members of city council,

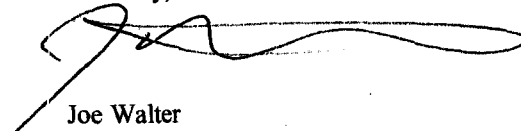
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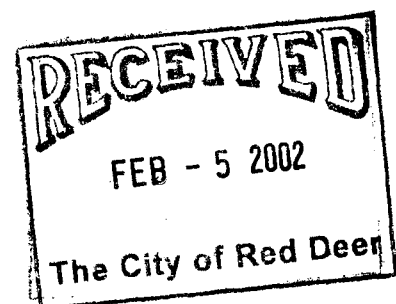
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Sincerely,



Joe Walter

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4760 - 30 St., Red Deer, Ab.

Feb. 1/02

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*Policy***LICENSEE HANDBOOK**

PAGE 6 OF 7

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DATE ISSUED: October 1, 2000AUTHORITY: 



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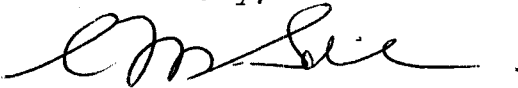
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Yours truly,



Sandra Ballum  
Chair,  
Aspen Heights/Normandeau Community  
Enhancement Association  
5831 69 St., Dr.,  
346-3045

Feb 4, 2002.

Dear Mayor Gail Surkan:

I feel obligated to write to you in regards to allowing nude bars in Red Deer.

Right now I have a daughter who is going through a nasty divorce, her husband is an addict. They courted two years, married eighteen with three children, all this time he was living a secret life.

Started with pornography magazines hidden around the house and going very often to watch strippers, then renting mail boxes, writing to women. My daughter took so much mental abuse over the years, children also. If only people realized how serious this addiction is, there is no cure only mind controlling. It was only one year ten months ago she really

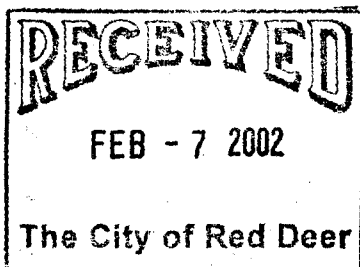
learned just what her husband  
was really doing.

She do not need anymore  
children, families hurt I do  
hope council will stand strong  
and will not pass totally  
nude strip bars, its time we  
protect our young people they  
are the future.

A concerned Grandmother  
and tax payer.

Yours truly,

O. S. Brookes



DOREEN BOASE

# 314 - 120 PIPER DR

RED DEER

FEB 2<sup>nd</sup> 2002

Dear Mayor / Councillors.

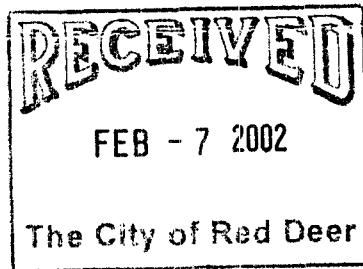
I am very concerned at the thought of furwe strip-clubs arriving in Red Deer.

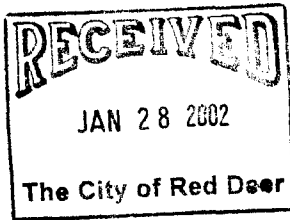
Please consider this letter as a very strong opposition vote.

Please keep Red Deer a beautiful, clean, family city; the reason I emigrated here in the first place.

Thank You

Doreen Boase





Red Deer, Alta  
Jan. 22/2002

So often, when controversy enters the public forum, either in this city, this Province or Country and I have taken the opportunity, as a tax paying citizen to respond with an opinion. I continue to get the impression that I have wasted my time.

It seemed almost prophetic, as I skimmed through tonight's edition of the Advocate, that it featured an article regarding the city council of Edmonton voting down an application for stripping being allowed in a bar there. It convinced me to offer an opinion one more time.

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It is my hope that the mayor and city council of Red Deer, have the moral fortitude to refuse strip joints entrance at all and help keep this city, one that we and our children can be safe in, and proud of.

Sincerely,  
Betty Babcock

the business at 6879 Gaetz Ave. (commonly known as 'Patty Restaurant') be denied the permission to operate strip shows featuring totally nude performances.

Date	Name (printed)	Address	Phone	Signature
Dec 4/61	<del>D.G. Colban.</del> F. WINNECHENKO	RR#2 <sup>TOM I KO</sup> Rowena AB 5529-47A AVE. <sup>Red Deer</sup>	749-2024 307-0026	<del>D.G. Colban</del> F. Winnechenko
Dec 4/61	M. BAIN	15 Osborne St	347-5235	M. Bain
Dec 4/61	R. LANGEN	202.104 Boyce St.	343-2558	R. Langer
Dec 5/61	I. WILSON	TORRINGTON AB	631-3872	I. Wilson
Dec 6/61	R. McINTOSH	104 Terrace Park Rd	347-2747	R. McIntosh
Dec 6/61	R. Marshall	#46 4935 63st RD	343-0446	R. Marshall
Dec 6/61	Jake Moratti	7, 41 Cosgrove Cres.	347-0336	Jake Moratti
Dec 6/61	Jim Gray	7, 41 Cosgrove Cres	347-0336	Jim Gray
Dec 7/61	Sue Draper	613-4810-54 St	314-0878	Sue Draper
Dec 7/61	Mike Hupel	4014 51A Street RD	309-6040	Mike Hupel
Dec 10/61	Terry Bollinger	37 Cadstone Green Rd	341-4534	Terry Bollinger
Dec 10/61	Shane Young	4907-54 Street RD	346-3680	Shane Young
Dec 10/61	Jamie Jans	4907-54 St. R.D.	346-3680	Jamie Jans
Dec 10/61	Jim Gormley	#1 5935-63 St	341-9067	Jim Gormley
Dec 10/61	Terri Campbell	3802 45 St RD	—	Terri Campbell
Dec 10/61	DONNA NETINAY	57 AMER CLOSE R.D.	309-0606	Donna Netinay
Dec 11/61	MELVA FRANCIS	4733-54 AV. Red Deer	346-5701	Melva Francis
Dec 11/61	Sheldon Zink	Lacombe, AB	82-5465	Sheldon Zink
Dec 11/61	Marilyn Bonnett	Red Deer, AB	342-5466	Marilyn Bonnett
Dec 14/61	Evelyn Jordahl	4728-55st R.D.	309-2383	Evelyn Jordahl
Dec 14/61	CONNIE McFARLANE	36, 38311 KERR RD 270	342-6419	Connie McFarlane
Dec 14/61	Crystal Lynch	#203, 4719-33 St	342-2351	Crystal Lynch

302 - 4515 - 53 street  
Red Deer AB. T4N 2E4  
Jan 16, 2002

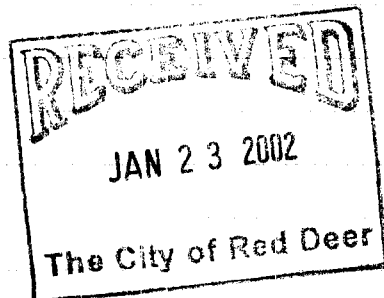
Mayor Surkan & Council members  
Dear Ones,

We as a group of concerned citizens  
are writing to you to protest the proposed Pattys  
strip club.

We ask that you consider more stricter  
regulating of the sex industries - such as strip  
bars, Triple X Videos and adult sex businesses.

As citizens of Red Deer we are proud  
of our city and need to uphold high standards  
to protect family values and morals.

Anna Taekema 302, 4515 - 53 st. Ph. 346 7316  
Edna Hoffner 105, 4515, 53 street Ph. 347-8140  
Deanne & Tony Armstrong 5942 West Park Cr. Ph. 342-0178  
Dennis & Belinda Chartrand - Red Deer County Ph. 886-4034  
Marion & Helmut Lemke 21 Mackenzie Cr R.D. ph. 340-1217  
Mabel Wayne 4010-46 st. Red Deer 346-2358  
Helen Peterson 29 - 21 501 TWP RD. 374 (Mckenzie subdivision  
R.D County 886-4350



Jan. 28, 2002.

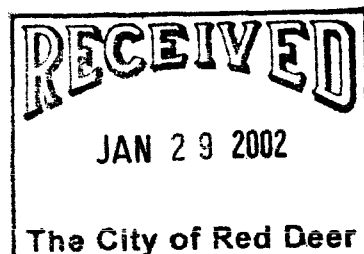
City Clerk,  
City Council,  
City of Red Deer,

Re the proposed amendment to the  
by-law pertaining to nude dancing and  
other performances in bars in the City  
of Red Deer:

There is a proposal that such bars  
should be at least 100 metres distant  
from residences, schools and businesses  
which cater to families; in reality  
this distance is not as much as most  
people think of as only a short stroll.

My own thought is that such "busi-  
nesses", i.e., bars which wish to have such  
"entertainment" should be closed per-  
manently.

A. Hislop.  
3039-49 Ave.,  
Red Deer.



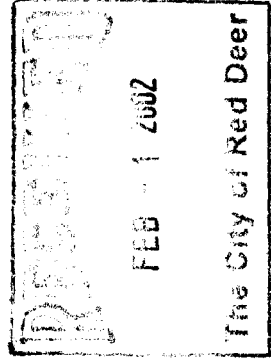


-2-

prevent any future strip clubs  
in our city.

Thank you for giving  
consideration to this request.

Mrs. Florence Stephens  
8 Sydney Close  
Red Deer, AB.  
T4N 0E1



January 15th, 2002

Mrs. Gail Secker/Councillors  
City of Red Deer.

I am writing this letter in support  
of those people in the City of Red  
Deer who are battling against nude  
strip clubs in our community.

I personally feel that 150 meters, the  
equivalent of one city block, from  
schools, residences, is far too short.  
a distance I would like to see  
consideration given to a by-law  
for a CTP, similar to the one in  
Lloydminster, Alberta, that would

Jan 29/2002

Dear Madam Gail Surkan & Council.

I have lived in Red Deer for 40 yrs.  
Have seen change and growth in schools  
churches, shopping centres.

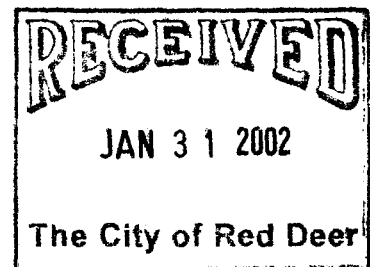
Street change to one way, wonder  
Bike paths etc. A beautiful city to raise our children

I was disappointed to see all the  
liquor stores being built on every corner  
when I think Red Deer had only 2 for years.

Now we are faced with the challenge  
of a strip Bar going into Paddy's Restaurant

Please don't let that happen.  
There is too much violence and killings  
going on now.

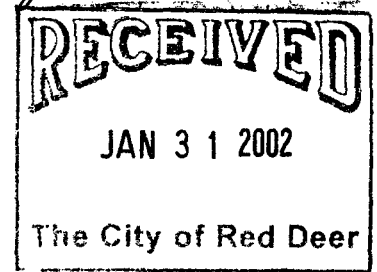
Sincerely  
Mrs Mary Budd.



Red Deer, A.B.

January 29, 2002.

Mayor Curkon + Council,  
Red Deer, A.B.



Dear Madam + Council Members

First let me say that I think you are doing a splendid job of keeping Red Deer a wonderful place to live.

It is with sadness that I'm writing this letter to protest the issue of a strip bar in Pattee, or anywhere in Red Deer.

I have lived here many years and have found it ideal, a beautiful, clean city. One I'm proud to enjoy with visitors. The amenities are plentiful + good. With so much positive features, why in the world would we tolerate anything so negative as a strip bar. There is absolutely nothing uplifting, attractive or wholesome in such an activity.

I feel <sup>our</sup> young people have enough to deal with ~~without~~ the knowledge that we tolerate this questionable entertainment (T)

Sincerely, Agnes Huckle

1  
FEB 5/02

DEAR MAYOR & COUNCILORS

RE : STRIP BARS

YOUR UPCOMING DECISION REGARDING THE ADMITTANCE OF MORE STRIP BARS INTO OUR FAIR CITY IS AN IMPORTANT ONE. IMPORTANT BECAUSE IT WILL SET THE TONE FOR FUTURE COUNCILS IN DECIDING IF FAMILIES NEED THEIR PROTECTION OR ARE CONTENT TO "LEAVE THEM TO THE WOLVES".

WE MOVED TO RED DEER NINETEEN YEARS AGO, OUR CHOICE AMONGST ALL ALBERTA CITIES, AS THE BEST ENVIRONMENT FOR OUR THREE DAUGHTERS TO GROW THROUGH THEIR TEEN YEARS.

DURING THOSE YEARS, RED DEER ATTAINED THE DUBIOUS DISTINCTION OF HAVING MORE BARS PER CAPITA THAN ANY CITY IN CANADA!

THAT "ATTAINMENT" SPEAKS LOUD AND CLEAR THAT IN THE INTERESTS OF IGNOBLE LIBERALISM, ~~ED~~ PAST COUNCILS HAD NOT THE WILL, NOR THE COURAGE, TO ENFORCE LIMITS ON MORAL VICE IN OUR CITY.

ON THE OTHER HAND, WE, THE PUBLIC ARE GUILTY OF NOT SPEAKING OUT, EITHER BECAUSE WE ARE TOO LAZY, TOO BUSY, OR TOO TRUSTING THAT COUNCIL WILL PROTECT OUR FAMILIES.

I MUST SAY THAT I HAVE BEEN IMPRESSED IN RECENT YEARS WITH COUNCIL'S HONEST EFFORT TO ABIDE PUBLIC INPUT ON BUSINESS, ISSUES.

AND DEVELOPMENT  
ON THE BUSINESS SIDE OF STRIP BARS; I HAVE BEEN IN EXECUTIVE SALES MANAGEMENT FOR FIFTEEN YEARS AND I CAN HONESTLY TELL YOU THAT NO SELF-RESPECTING BUSINESS WOULD CONSIDER A STRIP BAR TO BE AN ASSET TO OUR CITY, OR ANY CITY.

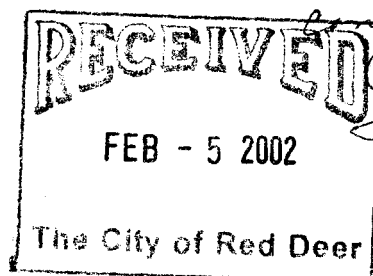
<sup>m</sup>  
MY WIFE, JACKIE, AND I ARE NOW GRANDPARENTS AND WE HONESTLY FEAR THAT OUR GRANDCHILDREN MAY BE FACING A CITY ENVIRONMENT WHERE INDULGING IN AMPLE SUPPLIES OF MORAL VICE IS VISIBLY ENCOURAGED BY OUR CITY'S LEADERSHIP. MORE STRIP BARS AND MORE BARS WILL ENSURE THAT OMINOUS FUTURE.

SINCERELY, Jim Swan  
346-9117

February 1/2002.

Gail Surkan & Council.  
City Hall, Red Deer.

We wish to voice our  
apposition to any nude entertainment  
in our city. Please curtail this  
as much as is in your power to  
do so. We have grandchildren  
growing up and so many of our friends  
have grandchildren in the city. We  
don't want them to be influenced  
by such entertainment (so-called)  
It also hurts us ~~so~~ keenly to  
see so many liquor stores in our  
fair city. Please keep that new  
casino from opening up south of  
Safeway. Thankyou for your  
consideration.



Concerned Citizens -  
William Pauly  
Frances C. Pauly.

WM & F PAULY  
RR 4 SITE 14 BOX 19  
RED DEER AB T4N 5E4

Mayor Gail Surkan & Councilors  
City Hall, Red Deer.  
T4N 3T4.

#40,2821, Botterill Crescent  
Red Deer. T4R 2E5.

Jan 20th 2002

Your Worship and Councilors,

We wish to add our voices to those who have raised theirs to protest future strip clubs in the City of Red Deer.

The byelaw proposed by a city planner that would limit the proximity of strip clubs to schools, playgrounds and residences to 150 metres is a good beginning and we would support the proposed byelaw.

However, we feel stronger measures should be taken to provide a more stringent byelaw that would prevent future strip clubs in the City of Red Deer.

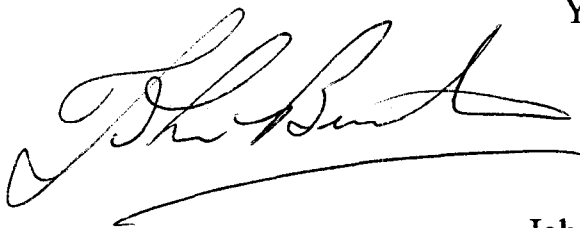
We want Red Deer to be a safe place to raise our families and future generations.

We feel strip clubs contribute to the downfall of the family unit and also to the wholesome fibre of society in Red Deer.

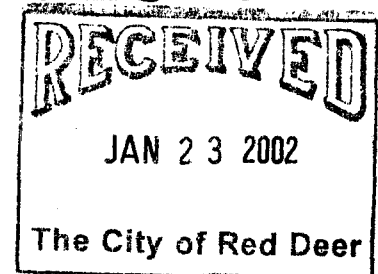
These are our concerns and we appeal to each of you as "City Fathers" to hear our voices and act in the best interest of the fair City of Red Deer.

Please no strip clubs in Red Deer!!!!!!!!!!!!!!

Yours faithfully,



John and Hilda Burton



**Her Worship, The Mayor  
City Council Members**

**Please accept our letter to you, registering our strong disaproval of having STRIP BARS, anywhere within the City Of Red Deer boundaries.**

**There is enough moral decay in the world to-day. without even considering the application before you, Re: Pattys Resturant & Bar.**

**We appeal to you to have the insight to forsee the problems and cost's, that another establishment like this in the City, may bring.**

**Look at the recent vote that took place in the City of Lloyminster, and their vision and views expressed by the members of their community.**

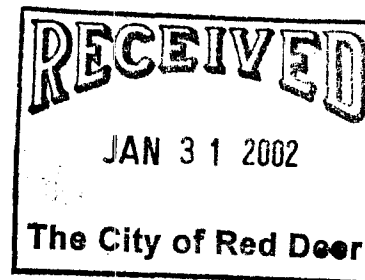
**We thank you for the opportunity to offer our opinion ,**

**Very concerned taxpayers & citizens**

**Mr & Mrs H L GYGI**

**185 Doran Crescent**

**RED Deer, Alberta T4R2K3**





Feb. 5, 2002  
Helen Russell  
1401-4709-3307  
Red Deer, Alta.  
T4N 0N6

Dear Mayor Neil Surkan,

I am a long term resident of Red Deer, since 1963. I have witnessed many changes and steady growth. I take a lot of pride in our City, as I'm sure you do also.

I am strongly opposed to any more totally nude strip bars in our city. I realize people are entitled to their point of view & personal choice. But I would like to hear from you <sup>re:</sup> one positive contribution to our cities these establishments make. It would be very easy for me to list you negative aspects of these places, but I'm sure you have heard them all. They are multiple.

I request to be heard, and respectfully ask you to communicate the same to our city councillors.

I have called AGLC re: above & know they will support the bylaw that results.

I will attend "Decision Day" at City Hall, Feb. 11 @ 7PM.

Respectfully submitted,  
Helen Russell.

Mayor Gail Surkan/Councilors (Strip Bars) Feb. 04/02

We Max & Diane Fankhauser have been in the City of Red Deer now, for a few years, and we rather like it. We appreciate your stand and emphasis on "Strong family values" as well as a "Strong community sense and presence." What a difference this has made to this City, compared to others who have succumbed to such practices, all for the sake of pleasure & money even to the demoralizing of a "decent" society opting "safe" streets for drugs, prostitution and violence, etc. All done in the name of "Free rights", mind you, not regarding the "rights" of whole communities who house the "elderly" "children" "teen" and "parents". What about their "wellbeing" their "safety"? Question, do they have a "voice" against this or does "money making" at any cost take precedence, where these businesses are concerned?

We being parents ourselves know how "easy" it is to influence children & teens in whatever becomes acceptable in their surrounding and how they gravitate to something other than the norm. Rather children & teens need strong "role models" who "portray" "decency", the "respect" of one's person and that of others, instead of defaming one's self.

This would be a great loss for good community living and would discredit family life. Not to mention looting and every undesirable practice.

A good motto "Out of SIGHT, Out of Mind". Literally. We certainly need not to "Copy" the "ways" of other Cities concerning such works of those individuals who cater to this "dark side of society" rather than the well being of the "innocent".

This is more than a matter of conviction, instead it bears on the conscience of a whole community.

Sincerely,

The Fankhausers, RED DEER

Mrs. Mary Pringle  
55 Duston Street  
Red Deer AB T4R 2K4  
Ph: 403-346-7782  
Fax: 403-346-8382  
email: [williampringle@shaw.ca](mailto:williampringle@shaw.ca)

Feb. 4, 2002

Honorable Ralph Klein  
Office of the Premier  
Government of Alberta  
Edmonton, Alberta

Your Honorable Ralph Klein,

I have given a lot of thought to the problems facing Health Care in Alberta and I have some very simple, yet effective advice for you to consider. Your team is on the right track for promoting wellness - that is truly the key - but I think you have overlooked some very serious causes of illness in our society, as well as preventable health situations, and I would like to point them out:

1. Stress causes many illnesses, including long-term illness and fatal illness. If every Canadian family had one income earner who made enough money to cover their daily expenses, plus paying down a mortgage, saving for retirement, paying life insurance, health care and dental premiums, putting enough money aside for their children's post-secondary education, saving for a rainy day and having some money leftover for a little entertainment, hobbies, fitness and a decent vacation, working no more than 40 hours a week, you would have a much healthier population. Consider the benefits:
  - People wouldn't be chronically stressed out over trying to make a living and wouldn't be chronically exhausted from working many jobs and all hours. (They would actually have time to relax. Re-examining minimum wage, fair wages and the abuse of hiring part-time workers to work full-time without paying benefits is a good place for you to start.)
  - This would allow one parent to stay home with the kids, and when they are sick, they could actually stay home and get better, instead of being sent to schools and daycares where they spread and re-circulate all kinds of illnesses to others who can't stay home to get better either. Misuse of antibiotics is not really a cause unto itself, it's just that people can't afford to stay home when they are sick anymore, so in desperation they flock to the clinics in search of anything that has even the hope of helping them to feel better as they plod back to work. (Giving tax breaks for parents who stay home would help - since workers get to deduct the costs of childcare.)

- Of course, one parent at home means that the children aren't being raised on fast food or junk food and they will eat better. They will also be loved, clothed, supervised, and parents will have more energy to put into teaching respect, responsibility and family values. This further reduces other government costs, including juvenile delinquency and social welfare costs. It would also increase the number of volunteers in communities, who go along way towards easing the burdens in schools, hospitals, community agencies and nursing homes.
  - Reducing the financial burden and the exhaustion of working many hours at many jobs means that couples and families will have more stress-free time together, reducing family break-ups, addictions and abuse, further reducing government expenses in all areas.
  - With every family receiving a decent wage, more parents can stay at home to raise their children, freeing up more jobs for the unemployed, so that everyone who needs a good job can have one. People on welfare, who for some reason cannot work and are not raising children, could receive their payments based on the number of volunteer hours they work. Volunteering would increase their sense of self-esteem, increase their confidence and sense of value to society and provide valuable training while contributing to society. Increased self-esteem and self-worth, with less time to spend in front of VLT's, will lead to better health and fewer addictions.
2. Tax alcohol for alcohol-related illnesses, addictions and alcohol-related crimes. Stop pleading out impaired drivers to save court costs, and stop putting convicted impaired drivers back on the streets where they continue to drive under the influence, but now they are uninsured, causing injuries and fatalities which burden the taxpayers. Get the Mothers Against Drunk Drivers involved in their sentencing and rehabilitation. They'll have some creative ideas which would be more effective than fines and probation.
  3. Stop spending health care dollars to kill the unborn. Abortions are preventable and optional, and statistics point to the fact that they are often used as methods of birth control. In 1997, the government of Alberta paid for 10,337 abortions and half of these women were in their twenties. If people want them, then let them pay for them. Maybe they won't want them quite so much.
  4. Teenage pregnancy, sexually transmitted diseases and AIDS are totally preventable. Instead of teaching condom usage in our public schools, bring people into the schools who are dying of AIDS, unable to have children from STDs, teens who have dropped out of school and are missing out on their own youth to raise their children, and teens who've been faced with the traumatic experience of abortion. Let the children face the facts that AIDS kills, that sex carries real consequences and stop lying to them about protection. If you can become pregnant using a condom, then you can contract AIDS too. Tell them the truth, and what better way then to bring in real live

examples who can tell their stories? (By the way, grade nine students are brought to the hospitals and morgues to face the real consequences of drinking and driving, and it's effective.)

5. The legal age for having consensual sex in Alberta is 12, with some restrictions. A twelve-year old is not legally allowed to work to support his/her children, not legally allowed to drop out of school to care for a child, not legally allowed to purchase cigarettes or alcohol because it might affect his/her health, and not considered mature enough to drive a car. Yet, he/she is considered legally old enough to have a child or weigh the risks of contracting a variety of serious illnesses, including AIDS, and of legal age to become a parent and actually raise a child while still being a child. Let's raise the legal age to at least 18. We can save a lot of health dollars and prosecuting sex offenders will be much easier to prove.
6. Tax the sex industry for sexually-related health care costs. Movies and advertisements which use sex to market their products should be included. People say that teens and young adults are going to have sex no matter what. I disagree. Children, teens and young adults are bombarded by sex at every turn. Everywhere they look, TV, children's movies, greeting cards, magazines, sex toys in retail outlets, commercials and ads for clothing, cars, toothpaste and yes, even margarine and chocolate bars, sex is glorified, and portrayed so that our youth truly believe that everyone is doing it. If adults stopped promoting it, it really wouldn't be that popular, especially if we were truthful with the facts as stated above. Children are only following the examples that we set. Popular shows like "FRIENDS" (which show unmarried young people having sex with anybody- with no consequences- including a popular teacher having sex with his students in a positive light, and one pregnancy, where Rachel is so supported by her 5 unmarried sexually active friends that will 'always be there for her', and who are all so excited for the arrival of this baby) and all products and services promoting sex should come with warnings as severe as those on cigarette packages: "SEX CAN LEAD TO FATAL DISEASES. SEX IS THE ONLY CAUSE OF PREGNANCY, ABORTION, AND STDs. YOU CAN GET PREGNANT OR AIDS THE FIRST TIME, EVEN WITH THE USE OF CONTRACEPTIVES."
7. Criminalize the making, marketing, sale and possession of all sex-for-profit material and industries, and keep the offenders off the streets. In Toronto, the police arrested a 51-year old male for possession of approximately 200,000 pictures and movies of sexually abused children and infants while he was on probation for the exact same thing! Figure out the cost of health care, psychiatric care, post-traumatic stress disorders, broken homes, addictions, lost productivity, (thus welfare and disability payments) and lost livelihoods of those children and their families for the next 20 years at least, and weigh that cost against the tax money our government collects from these industries. If people really wanted to know how many strippers, nude models and actors actually choose to work in these industries, then for one year, mandate that these strippers, models and actors be paid only minimum wage, and do drug and alcohol testing so we know that they are making sober choices. You'll soon find out how many choose this

profession and how many are coerced and forced into the industry. With 10,000 13-year old child prostitutes in Canada (reported by the CBC in Jan/02), we are facing ruined lives and sky rocketing health and welfare costs because sex is being sold for profit.

Adults' rights to arouse themselves through these means are costing astounding health and welfare costs, and precious lives. Is it still worth it? Put a task force out to determine the real and total costs to society for incest and sexual abuse. Make it public. Smoking doesn't affect a person's ability to enter relationships or to be a good parent. It doesn't rob people of their self-esteem, self-confidence or self-worth. It doesn't kill or cripple people emotionally or rob them of their rights to feel loved and valued. It doesn't devastate generations or cause people to lose their dreams or hopes or their will to live. Smoking doesn't turn 13 year-old girls into prostitutes, or 6 month-old infants into sex toys.

Smoking is targeted as one of the main causes of illness in our society because it's visible and measurable and acceptable to talk about. As long as sex crimes remain unmentionable, as long as the victims are blamed for what happens to them, as long as the shame and guilt and suspicion rests on the victims, as long as offenders are released on probation, and as long as the governments and major industries continue to profit from the sale and marketing of sex, our health care needs will never be met.

ONE HALF OF ALL FEMALES AND ONE THIRD OF ALL MALES WILL  
SUFFER SOME SORT OF SEXUAL ABUSE BEFORE THE AGE OF EIGHTEEN.  
Which half of your children are you not going to protect? What are you waiting for?

Sincerely,

*Mary Pringle*

Mary Pringle

---

# **Stripclubs According to Strippers: Exposing Workplace Sexual Violence**

## **Part 1, Typical Activities**

© Kelly Holsopple, 1998

[holso002@tc.umn.edu](mailto:holso002@tc.umn.edu)

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Kelly Holsopple is a co-founder of the [Metropolitan Coalition Against Prostitution](#) in Minneapolis, Minnesota. Currently, she is a Program Manager for the Freedom and Justice Center for Prostitution Resources, Volunteers of America, Minnesota. She is the author of [Pimps, Tricks and Feminists](#).

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## **INTRODUCTION**

The purpose of this paper is to investigate women's experiences in stripclubs and to describe the activities in stripclubs from the women's point of view. The format approach is collective story narrative with the author as part of the collective voice. The research was inspired by the author's experiences in stripping over the course of thirteen years. The author's intention is to examine the conditions of stripclubs by describing the fundamental way stripclubs are organized. The description features bar activities focused on stripper-customer interactions, survey data on sexual violence in stripclubs, and women's thoughts on stripping.

## **THEORETICAL FOUNDATION**

Stripclubs are popularly promoted as providing harmless entertainment and as places where respectful men go to watch and talk to women (Reed 1997). Stripclub customers are described as normal men who use stripclubs to avoid adultery and therefor find a safe outlet for their sexual desires in balance with their marital commitments (Reed 1997). In contrast, stripclubs are criticized for being environments where men exercise their social, sexual, and

economic authority over women who are dependent on them and as places where women are treated as things to perform sex acts and take commands from men (Ciriello 1993).

Stripclubs are organized according to gender and reflect gender power dynamics in greater society. "Gendered spaces are social arenas in which a person's gender shapes the roles, statuses, and interpersonal dynamics and generates differential political and economic outcomes and interaction expectations and practices" (Ronai, Zsembik, and Feagin 1997:6). Stripclubs are more specifically organized according to gender inequality, which is perpetuated by gendered spaces and consequently sexualized (Ronai, et al 1997). The typical stripclub scenario displays young, nude or partially nude women for fully clothed male customers (Thompson and Harred 1992).

The entire analysis of stripclubs is located within the context of men's domination over women. When organizations are produced in the context of the structural relations of domination, control, and violence, they reproduce those relations (Hearn 1994). These organizations may also make explicit use of gendered forms of authority with unaccountable and unjustifiable authority belonging to men (Hearn 1994). The stripclub elicits and requires direct expressions of male domination and control over women (Prewitt 1989).

In order to dominate or control and secure men's domestic, emotional and sexual service interests, male dominated institutions and individual men utilize violence (Hanmer 1989). Furthermore, male dominated institutions and individual men "forge alliances and strengthen the notion of group masculinity and power through forced access to the female body" (Brownmiller 1976:211). Stripclubs turn acts of violence against women into entertainment and enterprise for men. Men associated with stripclubs use force and coercion to establish sexual contact with women in stripping and inflict harm upon the women. Violence against women is identified as physical, sexual, emotional, verbal, and representational, but all violence from men against women should be understood as sexual violence (Hearn 1994). This definition and the concept of a continuum are useful when discussing sexual violence, especially in stripclubs. Continuum is defined as a basic characteristic underlying many different events and as a series of elements or events that pass into one another (Kelly 1987). The common underlying element in stripclubs is that male customers,



managers, staff, and owners use diverse methods of harassment, manipulation, exploitation, and abuse to control female strippers.

## **LITERATURE REVIEW**

Despite a substantial amount of research on the topic of strippers, stripping, and stripclubs, none focuses on sexual violence in stripclubs perpetrated against strippers. Instead the studies focus on sociological and psychological profiles of the women and the women's strategies for interaction with customers. Articles that focus on the women investigate the cultural space of the female nude dancer, her performance and auxiliary roles, test identity theory within the socially devalued role of the exotic dancer, and explore the effect of self-discrepancy on stripteasers' emotional stability (Forsyth and Deshotel 1997; Reid, Epstein, and Benson 1994; (Peretti and O' Connor 1989). Other articles about the women are concerned with contingencies for women's initiation and commitment to the deviance of striptease and with techniques topless dancers use to manage the stigma of a deviant occupation (Skipper and McCaghy 1970; Thompson and Harred 1992). Studies focused on stripper and customer relationships analyze counterfeit intimacy utilized by strippers and customers in interaction and performance and compare stripper and customer interactions with mainstream negotiation and sales strategies (Boles and Garbin 1974; Enck and Preston 1988; Ronai 1989). Although most studies mention male sexual violence and exploitation, the research regarding stripping fails to investigate and account for the problem of sexual violence in establishments that feature female strippers. The gap is the rationale for my study.

## **METHOD**

Data for this research were obtained through interviews, a survey, and the researcher's participant observation while involved in stripping (Berg 1998; Babbie 1998; Lofland and Lofland 1984). Women in this study stripped in the local stripclubs in the Midwest metropolitan area where the researcher lives, in local nightclubs in the same area, in metropolitan and rural stripclubs and nightclubs across the United States, at private parties, in peep shows, and in saunas. The stripclubs featured a variety of attractions including topless dancing, nude dancing, table dancing, couch dancing, lap

dancing, wall dancing, shower dancing, and bed dancing. In addition, some clubs had peepshows, female boxing and wrestling with customers, offered photographs of the dancers, or hired pornography models and actresses as headliners.

The study was conducted in two phases. In 1994, I conducted free-flowing qualitative interviews for one to four hours each with forty-one women while I was still involved in stripping and compiled participant observer notes about the activities in stripclubs. The women ranged in age from nineteen to forty years old and were involved in stripping from three months to eighteen years. All of the women identified themselves as Caucasian.

In 1996, I proceeded to design a twenty-six-question survey according to themes derived from the interviews to investigate sexual violence in stripclubs. My long-time involvement in the strip industry allowed an association with strippers that was invaluable for administering in-depth surveys regarding sensitive issues. The surveys were administered face-to-face to insure the information was indeed from the women in stripping. Again, the surveys and consequent discussions lasted from one to four hours. Many women explained that they had never talked about their experiences so extensively because no one had ever asked them the right questions. Participants were asked to say whether they had experienced different abusive and violent actions in stripclubs, to estimate how often each action happened, and then to identify which men associated with stripclubs perpetrated the action. The categories of men were defined as customer, owner, staff, and manager. Since I exited stripping, snowball sampling was employed to recruit the eighteen participants for the survey (Babbie 1998). Participants in the survey were asked to pass on postcards to other women. The range of ages was eighteen to thirty-five years old. The age of entry into stripping ranged from fifteen to twenty-three years old, with a mean age of eighteen years and ten months. The length of time the women in this study were involved in stripping ranged from three months to eighteen years with an average length of six years and seven months. Women predominantly identified themselves as Caucasian. Only one woman identified herself as Hispanic. Twelve of the women described their sexual orientation as heterosexual, two as lesbian, and four as bisexual. The survey data was analyzed on the Statistical Program for Social Sciences (Norusis 1988).

After the data was compiled, a focus group of 4 women currently in stripping and with no prior association with the study positively

evaluated the relevancy of the study and approved the collective story (Berg 1998).

Statements in quotations throughout this paper are derived from the 41 interviews and the interviews that often followed the administration of the 18 surveys.

## **PART 1: TYPICAL STRIPCLUB ACTIVITIES**

### **Recruitment**

Women find out about stripping from a variety of sources. Upscale stripclub franchises recruit in new cities by having managers and imported dancers scout in nightclubs. Most women find out about stripping from girlfriends already in stripping, male associates, the media, and some from prior involvement in prostitution. One woman told how she loitered in and around urban stripclubs to pick up customers when she was fifteen and how her pimp eventually drove her to small town strip bars because those bars admitted her and hired her. Someone else got involved in stripping through an escort service for bachelor parties. Another young woman who went to a gentlemen's club to pick up her friend recounted her recruitment as an eighteen-year-old. She waited at the bar, was served alcohol, and the owner asked to check her I.D. Instead of censuring her for drinking, he told her she would make \$1000 per week and pressured her to enter the amateur contest that night. She won the contest, \$300, and worked there three weeks before being recruited into an escort service by a patron pimp.

In a typical hiring scenario women respond in person to a newspaper ad promising big money, flexible hours, no experience necessary. As an audition the club manager asks the applicants to perform on amateur night or bikini night, both of which are particularly popular with customers who hope to see girl-next-door types rather than seasoned strippers. The manager will make a job offer based on physical attributes and number of women already on the schedule. Clubs portray the job requirements as very flexible. Women are told that they will not be forced to do anything they do not want to do, but clubs overbook women so they are forced to compete with each other, often gradually engaging in more explicit activities in order to earn tips (Cooke 1987).

## **Working Conditions**

Women in stripping are denied legal protection relating to the terms and conditions under which they earn their livings (Fischer 523). Most strippers are hired to work as independent contractors rather than employees. Most strippers are not paid a wage (Mattson 1995), therefore their income is totally dependent on their compliance with customer demands in order to earn tips. More often than not, the strippers have to pay for the privilege of working at a club (Cooke 1987; Forsyth and Deshotels 1997; Prewitt 1989). The majority of clubs demand that women turn over 40 to 50 percent of their income for stage or couch rental and enforce a mandatory tip out to bouncers and disc jockeys (Enck and Preston 1988; Forsyth and Deshotels 1997). Usually a minimum shift quota is set and the women must turn over at least that quota amount. If a woman does not earn the quota and wants to continue working at the establishment, she owes the club and must pay off that shift's quota by adding it to the quota for the next shift she will work. The stripclubs may also derive income from promotional novelty items, kickbacks, door cover charges, beverage sales, prostitution, and capricious fines imposed on the women. As independent contractors, strippers are not entitled to file discrimination claims, receive workers' compensation, or unemployment benefits (Fischer 1996; Mattson 1995). Club owners are free from tax obligations and tort liability. Owners pay no Social Security, no health insurance, and no sick pay. Some club owners require strippers to sign agreements indicating that they are working as independent contractors and many clubs require women to sign a waiver of their right to sue the club for any reason.

Although strippers are classified as independent contractors, the reality of their relationship to their supervisors is an employee-employer relationship. Regardless of the agreements claiming independent contractor status, clubs maintain enormous control over the women. The club controls the schedule and hours, requires strippers to pay rental fees, tip support staff large amounts, and even sets the price of table dances and private dances. Clubs have specific rules about costuming and even dictate the sequence of stripping and nudity. For example, by the middle of the first song the woman must remove her top, she must be entirely nude by the end of the second song, and must perform a nude floorshow. All this regardless of whether customers are tipping her or not. A club may further influence dancers' appearances by pressuring them to

shave off all their pubic hair, maintain a year-long tan, or undergo surgery for breast augmentation. At nude clubs, it is common for the performers to be shaved clean, giving them an adolescent and even childlike appearance.

Clubs also exert significant control over the strippers' behavior during their shifts by regulating when women may use the bathroom and how many of them can be in the dressing room at one time. Some clubs do not provide seating in the dressing room and forbid smoking in that room, thus preventing strippers from taking a break. When a woman wants to sit down or smoke a cigarette, she must do so on the main floor with a customer. Clubs enforce these rules through fines (Cooke 1987; Enck and Preston 1988; Ronai 1992). Women are fined heavily by club management: \$1 per minute for being late, as much as \$100 for calling in sick, and other arbitrary amounts for "talking back" to customers or staff, using the telephone without permission, and touching stage mirrors. Women are fined for flashing, prostitution (Enck and Preston 1988), taking off their shoes, fighting with a customer, being late on stage, leaving the main floor before the DJ calls her off, not cashing in one dollar bills, profanity in music, being sick, not cleaning the dressing room, using baby oil on stage, dancing with her back to a customer (Enck and Preston 1988) and being touched by a customer.

Despite the stripclub's representation of a dancing job as flexible, strippers attest that their relationship with the club becomes all consuming and everything associated with being a stripper interferes with living a normal life. And despite the common perception that a woman can dance her way through school, many strippers report that their jobs take over their lives. Long and late hours, fatigue, drug and alcohol problems, and out of town bookings make it difficult to switch gears. Not only do the women spend a significant amount of their time in stripclubs, the activities and influences from the club environment permeate their personal lives and detrimentally effect their well being. Although stripclubs are considered legal forms of entertainment, people unassociated with the industry are unaware of the emotional (Peretti and O'Connor 1989; Ronai 1992), verbal (Mattson 1995; Ronai 1992), physical (Boles and Garbin 1974), and sexual abuse (Ciriello 1993; Ronai 1992) inherent in the industry. Despite claims from management that customers are prohibited from touching the women, this rule is consistently violated (Enck and Preston 1988; Forsyth and Deshotels 1997; Ronai and Ellis 1989; Thompson and

Harred 1992). Furthermore, stripping usually involves prostitution (Boles and Garbin 1974; Forsyth and Deshotels 1997; Prewitt 1989; Ronai and Ellis 1989; Thompson and Harrod 1992).

## **Stripper-Customer Interactions**

### **Main Floor**

Stripclub activities are offered in public spaces or private rooms or other isolated parts of clubs (Forsyth and Deshotels 1997). The typical stripclub scenario presents young, nude or partially nude women mingling with fully clothed male customers. They circulate through the crowd, encouraging men to buy liquor, drinking and talking with men, and soliciting and performing a variety of private dances (Prewitt 1989; Ronai and Ellis 1989). Women describe their role in the stripclub as hostess, object, prostitute, therapist, and temporary girlfriend and say they are there to entertain and attract men and business for the owners.

Women who work at small strip joints say they can hang out, order in food, and play pool during their shifts. On the other hand, women who work at gentlemen's clubs have to hustle photographs and drinks and are required to sell promotional T-shirts, calendars, and videos. They can be mandated to sell the items with private dances. For example, the dancers buy T-shirts from the house mom for \$8 and sell them for \$15. So for \$15, the customer receives a T-shirt and 2 \$10 table dances. Strippers at gentlemen's clubs are further informed by management that they are not allowed to buy their own drinks, that they have to be sitting with customers, and can never turn down a drink, even when their drinks are full.

### **Stage**

Women report dancing on stages as cheaply constructed by laying plywood on the benches of restaurant booths to stages covered with kitchen linoleum to wood parquet or marble stages in a few upscale clubs. Some stages are elevated runways so narrow that strippers say that cannot get away from customers on each side touching them, especially when they are kneeling down to accept a tip in the side of their g-strings/t-bars or when they have their backs turned. Stages can also be sunken pits with a rail around it and a bar for the

customers' beverages. During a set, a stripper may do striptease, acrobatics, dance, walk, or squat to display her genitals. Generally the progression for striptease begins during the first song with the woman wearing a dress or costume covering her breasts and buttocks. Over the course of a set of 2 or 3 songs she will remove her bra and in nude clubs, her g-string/t-bar. Some clubs feature floorshows in which women crawl or move around on the floor posing in sexual positions and spread their legs at the customers' eye level. During a floorshow, a dancer changes her movements from upright to positions on her knees and squatting in a crabwalk in order to 'flash' tipping customers. "Flashing" is pulling the g-string/t-bar aside, revealing the pubic area and/or the genitals. Dancers describe this as "doing a show" for paying customers. Ordinarily, a dancer only positions herself in front of tipping patrons (Prewitt 145). Customers who fail to tip are ignored. Audience response can be expressed by clapping, hooting, barking, whistling, amount of money tipped, or complete silence depending upon time of day, state of inebriation, excitement over the musical selection, or the appearance and abilities of the stripper.

On stage, some women's thoughts wander, while others' focus on angry desperation. *"I daydream about nothing in particular to pass the time of 12 minutes."* *"I'm thinking about how good I look in the mirrors and how good I feel in dance movements."* *"I tell myself to smile."* *"I think about getting high and that I am making money to get high."* *"I am giving these guys every chance to be decent, so that I don't have to be afraid of them."* *"I am filled with disdain for the customers who do not tip, but sit and watch and direct you to do things for no money."* *"I think of how cheap these fuckers are, what bills I need to pay."*

### Private Dance Activities

Private dances are usually performed in areas shielded from the larger club view (Forsyth and Deshotels 1997, Prewitt 1989). As a rule, the private dance involves one female dancer and one male customer. Private dances are situations where women are often forced into acts of prostitution in order to earn tips (Forsyth and Deshotels 1997; Prewitt 1989; Ronai and Ellis 1989). Men masturbate openly (Peretti and O'Connor 1989), get hand jobs (Forsyth and Deshotels 1997), and stick their fingers inside women (Ronai and Ellis 1989). Men with foot fetishes have been known to

suck on dancers' toes.

A variety of private dances are promoted in strip clubs. Table dancing is performed on a low coffee table or on a small portable platform near the customer's seat. The woman's breasts and genitals are eye level to the customer. Couch dancing for a customer entails the dancer standing over him on the couch, dangling her breasts or bopping him in the face with her pubic area. Lap dancing requires the woman to straddle the man's lap and grind against him until he ejaculates in his pants. A variation involves the woman dancing between his legs while he slides down in his chair so that the dancer's thighs are rubbing his crotch as she moves. Bed dancing is offered in a private room and requires a woman to lay on top of a fully clothed man and simulate sexual intercourse until he ejaculates. Shower dancing is offered in upscale clubs and allows a clothed patron to get into a shower stall with one or more women and massage their bodies with soap. Wall dancing requires a stripper to carry alcohol swabs to wash the customer's fingers before he inserts them into her vagina. His back is stationary against the wall and she is pressed against him with one leg lifted. Peep shows feature simulated or actual acts directed by openly masturbating customers. Customers sit in a private booth and view the women through a glass window. Live sex shows involve 2 or more individuals engaging in simulated or sexual activity performed behind glass or on a stage. Customers openly masturbate while watching the show from the audience or through an opening in a private booth.

During private dances women are conscientious about their boundaries and safety. *"I don't want him to touch me, but I am afraid he will say something violent if I tell him 'no'."* *"I was thinking about doing prostitution because that's when customers would proposition me."* *"I could only think about how bad these guys smell and try to hold my breath."* *"I spent the dance hyper vigilant to avoiding their hands, mouths, and crotches."* *"We were allowed to place towels on the guys' laps, so it wasn't so bad."* *"I don't remember because it was so embarrassing."*

## Dressing Room

Women describe a range of types and qualities of dressing rooms. Strippers are expected to change clothing in beer coolers, broom



nice with lights, mirrors, vanities, and chairs, and are equipped with lockers, and tanning beds. Other clubs have make-up mirrors but no chairs or ashtrays to prevent dancers from lingering. Women complain that too many dressing rooms are down isolated halls or in the basements of establishments and that they have to scream for help when customers intrude. Some are so damp or filthy that the women cannot take their shoes off. Other dressing rooms are so frigid that dancers carry small space heaters to and from work. The dressing rooms are used to change costumes, drink, do drugs, do hair and make-up, iron costumes, do homework, bitch about customers, avoid customers, talk about problems, hang out. In strip joints and rural bars, women lay on blankets or inside sleeping bags between sets and nap and read.

The greatest response to questions regarding preparation for work was "drink". Women drink while getting ready to go to work and they drink while doing their hair and make-up once in the dressing room. Women who work at nude juice bars that do not serve alcohol or at bars that do not allow women to buy their own drinks report that they stop at another bar on their way in and "get loaded". Between stage sets and private dances, women drink some more, clean themselves with washcloths or babywipes after performing on a dirty stage or being touched by a lot of men, apply deodorant, and perfume their breasts and genitals.

#### Stripclubs, Part 2, Survey Data

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## Stripclubs According to Strippers: Exposing Workplace Sexual Violence

### Part 2, Survey Data

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### PART 2: SURVEY DATA

One hundred percent of the eighteen women in the survey report being physically abused in the stripclub. The physical abuse ranged from three to fifteen times with a mean of 4.4 occurrences over the course of their involvement in stripping. One hundred percent of the eighteen women report sexual abuse in the stripclub. The sexual abuse ranged from two to nine times with a mean of 4.4 occurrences over the course of their involvement in stripping. One hundred percent of the women report verbal harassment in the stripclub. The verbal abuse ranged from one to fifteen occurrences with a mean of 4.8 occurrences over the course of their involvement in stripping. Sixty one percent of the women report being propositioned for prostitution. Sixty one percent of the women report that someone associated with the stripclub sexually assaulted her with a range of one to eleven attempts. Not only do women experience these things, all of the women in the survey witnessed these things happen to other women. The overwhelming trend for violence against women in stripclubs was coming from the establishments. Stripclub owners, managers, assistant managers, and the staff, including programmers or disc jockeys, bouncers, security guards, floorwalkers, doorwalkers, were significantly less involved in violence against the women. According to the survey, almost all of the perpetrators suffered no consequence whatsoever for their actions.

### Physical Abuse

Customers spit on women, spray beer, and flick cigarettes at them. Strippers have been hit with trash, condoms, room keys, pornography, and golf balls. Men pitched a live squirrel at two women in the survey. Some women have been hit with cans in the audience. Customers pull women's hair, yank them by the arm or ankle, rip their costumes off. Women are commonly bitten, licked, slapped, punched, and groped. 1 Frequency of Physical Abuse.

**Table 1 - Frequency of Physical Abuse**

Abusive Action	Ever (by men in stripclub) (%)	At Least Once Every Day (%)	At Least Once Every Week (%)	At Least Once Every Month (%)
Grabbed by arm	78	44 C 6 M 11 S	17 C 6 O 6 M 11 S	11 C 6 O 6 M
Grabbed by ankle	56	28 C		6 C 6 M
Grabbed by waist	94	50 C 6 M 11 S	33 C 11 M 11 S	6 M
Bitten	56	6 C	11 C	
Licked	78	28 C	17 C	11 C 6 O 6 M 11 S
Slapped	39	6 C	11 C	
Hair pulled	39	6 C	6 C	11 C
Punched	72	6 C		
Pinched	72	17 C	17 C	6 C 6 M 6 S
Kicked	11	6 C		
Spit on	61	6 C		
Pulled costume off	83	22 C		6 C 6 O 6 M
Ripped costume	44	6 C		6 C
Flicked cigarette	33	6 C	6 C	
Sprayed beer	39	6 C	6 C	6 C
Threw ice	61	6 C	11 C	6 C
Threw coins	83	17 C	11 C	11 C 6 S
Threw cans/glasses	22	6 C		

Threw garbage	39	17 C	11 C	
Threw other	28	11 C		

N = 18 Key: C = customers, O = owners, M = managers, S = staff

## Sexual Abuse

Stripclub customers frequently grab women's breasts, buttocks, and genitals and succeed at penetrating strippers vaginally and anally with their fingers. Customers expose their penises, rub their penises on women, and masturbate. Women in this study consistently connected lap dances to the sexual abuse *"That's the first thing men try to do when they get close to you and always it's the owners, managers, and staff also expect women to masturbate them and some on strippers. See Table 2 Frequency of Sexual Abuse and Table 3 Attempted Sexual Abuse."*

**Table 2 - Frequency of Sexual Abuse**

Abusive Action	Ever (by men in stripclub) (%)	At Least Once Every Day (%)	At Least Once Every Week (%)	At Least Once Every Month (%)
Grabbed breasts	94	28 C 6 M	17 C	17 C 6 M
Grabbed buttocks	89	39 C	11 C	39 C 6 M 6 S
Grabbed genitals	67	17 C		11 C 6 M
Exposed penis to her	67	11 C	6 C	6 C 6 O 6 M
Rubbed penis on her	78	39 C 6 M	22 C 6 O 6 M 6 S	6 C
Masturbated in front of her	78	33 C 6 M	11 C	28 C

N = 18 Key: C = customers, O = owners, M = managers, S = staff

**Table 3 - Attempted and Completed Sexual Abuse**

Abusive Action	Experienced Attempted Abuse (%)	Experienced Successfully Completed Abuse
Penetrate her vaginally with fingers	61 C 6 M	39
Penetrate her anally with fingers	33 C	17
Penetrate her with object	33 C 6 O	11
Force her to masturbate him	28 C 6 O 6 M	17
Force intercourse on her	17 C 6 O 6 M	11

N = 18 Key: C = customers, O = owners, M = managers, S = staff

### Verbal Abuse

Customers, owners, managers, and staff alike engage in harassing name calling continually called "cunt", "whore", "pussy", "slut", and "bitch". Women that men in the stripclub called them other demeaning or degrading names like fat, pregnant, boy, stupid, crack, slash, snatch, beaver, dog, dyke, lezbi junkie, crackhead, and shit. See Table 4 Frequency of Namecalling Verbal Abuse

**Table 4 Frequency of Namecalling - Verbal Abuse**

Abusive Action	Ever (by men in stripclub) (%)	At Least Once Every Day (%)	At Least Once Every Week (%)	At Least Once Every Month (%)
Called "cunt"	61	28 C 6 M	6 C	17 C

Called "slut"	61	28 C 6 S	6 C	17 C 6 O 6 M 6 S
Called "whore"	78	28 C 6 S	6 C	17 C 6 O 6 M 6 S
Called "pussy"	72	39 C 6 S	11 C	11 C
Called "bitch"	89	39 C 6 S	11 C 6 O 6 M 6 S	6 C
Called other	56	17 C	6 C	17 C 6 M

N = 18 Key: C = customers, O = owners, M = managers, S = staff

Forty four percent of the women report that men associated with the st threatened to hurt them physically. These women report from three to their involvement in stripping. Threats range from verbal threats of sla rapes to physical postures of punching and back hand slapping. *"When customer grab on me, he would call me a bitch and threaten to kick me."* *"When a customer grabs and the woman and the girl takes action, they*

### Stalking

Men associated with stripclubs repeatedly attempt to contact the wome wishes. Strippers are followed home and stalked by stripclub customer telephone, write letters, send gifts, and follow the women around again Women recount stories of catching customers following them to fitness lakes, day care centers, and even lesbian bars. They describe times wh broken into their homes and taken underwear, hairbrushes, and family say that other customers have used their jobs at the telephone company criminal justice system to target the women. The women complain tha followed them home masturbating while driving in the next lane. Won strip circuit to rural areas report that customers and stripclub owners, r alike follow women from city to city and state to state. Furthermore, l towns harass the visiting women by calling and knocking on the doors and have been caught peeping in the windows of strippers' motel room

## Stalking Occurrences.

**Table 5 - Stalking Occurences**

Abusive Action	Ever (by men in stripclub) (%)	Range of oc
Sent her letters against her wishes	28	3-100 times
Sent her gifts against her wishes	22	2-100 times
Called her home against her wishes	39	2-360 times
Followed her home against her wishes	56	2-500 times
Followed her to her car against her wishes	67	12-500 times
Followed her around on her private time	28	1-150 times
Followed her from club to club, city, and state	28	6-360 times
Other	28	1-360 times

N = 18

Twelve percent of the women who reported being followed to their car they were robbed (5.6 %), beaten (11.1%), threatened with a weapon (sexually harassed (66.7%), and sexually assaulted (16.7%) by customer claimed he was in love with the woman followed her to her car, called and strangled her hard enough to cause blood to squirt from her neck.

## Sexual Exploitation

Only a minority of women report that they were asked to perform sexual associated with the stripclub in order to return to work (11% by owner being hired (11% by managers, 11% by owners); in order to continue by owners); in order to get a better schedule (6% by owners); or for dr

customers, 11% by managers, 22% by owners, 11% by staff).

A majority of the women, however, report they were asked to perform associated with the stripclub for money (100% by customers, 6% by owners, 11% by staff). Customers and pimps constantly proposition w Garbin 1974; Forsyth and Deshotels 1997; Ronai 1992; Ronai and Elli (78%) women from the survey report they are propositioned for prosti customers, three (17%) every week, one (6 %) every year. Women co ask them "Do you date?" all night long. *"Infinite...too many too count.* prostitution is influenced and suggested by management. One woman dumbfounded at how little money she was making taking her clothes c manager for his advice on increasing tips. He suggested turning tricks her set up dates. Management sets up tricks, says it is good for busines women to turn over money from prostitution to the club. Women say p promoted even though owners tell women they would be punished if t stripclubs are notorious for promoting prostitution. *"You have to be a*

Women disclosed that they were recruited into prostitution through str strip industry markets stripping as something other than prostitution, s prostitution an extension of stripping and stripping a form of prostituti women first with stripping and then turn them out into brothels or esc money. Tricks, sugar daddies, pimps, and drug dealers in the stripclub women in prostitution. Another young woman said that soon after she stripping, a pimp who posed as a customer in the stripclub manipulate service by promising that she could make more money in less time sin businessmen to dinner. She agreed in order to feed her crack addiction increased she slid down from gentlemen's clubs to escort service to br crack house prostitution.

Not only are women in stripping pressured by customers to perform se owners, managers, and staff pressure the women to perform sexual act relatives and associates, on vice officers and police officers. Women e could range from being coerced into dancing for the intended with an real good show with special treatment, extra time, and sexual contact, prostitution. Strippers, like other subordinates in worker-management with obedience to directives from management and others with author: See Table 6 Percentage of Women Pressured for Sexual Exploitation.

**Table 6 - Percentage of Women Pressured for Sexual E:**



## Stripclubs, Part 1, Typical Stripclub Activities

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Recipient	Pressured by customer (%)	Pressured by owner (%)	Pressured by manager (%)	Pressured by staff (%)	Pro by off
Owner's friend		39			
Owner's relative		11			
Owner's business associate		33			
Manager's friend			17		
Manager's relative			6		
Manager's business associate			11		
Customer	72	22	17	6	
Vice officer		17	11	6	11
Police officer		17	11	6	

N = 18

Stripclubs, Part 3, Women's

## Stripclubs According to Strippers: Exposing Workplace Sexual Violence

### Part 3, Women's Thoughts on Stripping

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#### PART 3: WOMEN'S THOUGHTS ON STRIPPING

##### Money

Women in stripping are overwhelmingly motivated by the promise of wealth or a will to survive (Skipper and McCaghy 1970; Ronai 1992; Thompson and Harred 1992). Stripclub owners, managers, pimps and the media portray stripping as a glamorous way to earn big money fast and use this strategy to lure young women into stripping. Women in this study report the best part of stripping to be the money. *"The only part that keeps me there is the money"*. At the same time, women are trapped and disappointed by the money. *"I hated it...but glad I had it at the time for the income."* *"Women are reduced to exposing genitals for \$1 bills."* *"It pays the bills... if we could pay bills another way we would."* *"The bar owners and management are exploitative, they steal money."* *"It's hard to get out because of the money."* With respect to the money strippers seek to earn, they in turn must pay out fines, kickbacks, 100% of their social security insurance and taxes, travel and hotel expenses, and the costs for costumes, tanning, and plastic surgery. Women report that they have to have the right attitude to make money (Ronai 1992). This ordinarily was described as being drunk, high or numb (Forsyth and Deshotels 1997). Others feel it required tolerance. *"The ability to ignore customers for just being there."* Most women say it is easier when the men are tipping regularly and when they do not have to interact with men intimately. Women acknowledge that strippers measure their worth according to the amount of tips they earn and that they want attention, acceptance, and approval from the customers because it brings money (Futtermann 1992).

## Skills

Women in stripping feel it doesn't take much skill to be a stripper (Forsyth and Deshotels 1997; Skipper and McCaghy 1970). *"It would be nice to say women need dance talent but it's not true."* *"Tits, pussy, and blonde hair is all it takes."* Instead they referred to dissociation to abuse. *"It takes a willingness to do it...anybody can do it."* *"It takes somebody who can shut themselves off and be really fake."* *"...the ability to take a lot of abuse."* They state a stripper needs a good head on her shoulders, an open mind, guts, strength, and survival skills. They believe they need abuse counseling, a lifeline from the "outside world", and education about what's really going on. *"Need to know they have options, that they aren't always going to be a 'ho'."* Women in stripping want a union to protect strippers, decent working conditions, fair treatment, and an end to cruelty by management. Lastly, strippers think that women and girls don't know what they are getting into when they first start dancing. *"It's really harmful because it is so benign, so accepted."* *"Girls think they will have fun dancing and get paid, they have no idea they have to fight men's hands, and dicks, and tongues, and then fight for every fucking dollar bill you earn."* *"It was a lot different than I originally thought."*

## Men

The women in this study condemn the men associated with stripping and the impact stripping has on them as the worst parts of stripping. Women do not like the way customers treat them (Thompson and Harred 1992). Furthermore they say they do not like talking to customers, asking men for money, and resent having to have to deal with them at all. They find customers irritating because they are drunk and have negative attitudes towards women. Women characterize customers as scum, psycho mama's boys, rapists and child molesters, old perverted men, idiots, assholes, and pigs. Strippers are largely disgusted by customers and describe them as pitiful and pathetic, stupid and ignorant, sick, controlling and abusive. *"They smell so sour, they breathe very heavy and kind of wheeze when women are near."* *"They are weak abusers who have to subordinate women and girls to feel like a man."* *"I see my dad. They're old enough to be my father."* *"Yuck. I am repulsed by the sight, sound, smell, and touch of them."* *"I'm embarrassed for them."* The women offer insightful evaluations of stripclub

customers. They say that these men do not know how to communicate. Moreover, they perceive that customers are out of control, have power and abuse problems, and will do anything to degrade women because they hate women. Strippers also state that customers want a free show and think women are cheap. In contrast, a few women positively perceived some customers as nice and added they are thankful to those who tip well.

Women in this study undoubtedly denounce stripclub owners as pimps and "glorified pimps" and maintain that owners misuse power and are sick. The women also label managers as pimps citing that they mistreat women, that they make every attempt to take money from the women, and that they are sick because they are affiliated with the industry and know the harm they do. Strippers accuse managers of being threatened and jealous of the money women make and that women are just a dollar to management. Finally, women refer to staff music programmers, doormen, bartenders, bouncers, floorwalkers, and valet as wanna-be pimps because they always want to be tipped. The women see staff as derelicts who can't get a job anywhere else and who think they are cool for working in a stripclub. Strippers perceive staff as creepy and disrespectful and as "looky-lous" who just want to look at naked women for free. Women criticize staff by pointing out that at least owners are making big money. Few women had positive responses, but those that did felt they got along well with staff and had no real hard feelings.

Clearly strippers' attitudes about men are impacted by the activities in stripclubs. Women say they don't like men and men are worthless. Likewise women believe stripping inhibits their ability to be involved in a normal relationship. *"It affects your lovelife and feelings about men."* *"Nice boyfriends can't handle it."* *"Too large a percentage of men fit into category of customer and I do not want to hate men."*

## Stripping

Women in this study expressed mostly negativism regarding their experiences in stripping with themes of abuse, deception, drugs, and low self-esteem. *"I would never do it again. It was degrading."* *"No doubt that it led me to prostitution and my pimp."* *"Taught me how to control men and gave me a false illusion of control. Takes a*

*hard to get out." "If there is any way you can avoid it... it is hard to get out once you start." "I wouldn't recommend it. It is too stressful and I am always comparing myself to other women on the outside." "I wish I had put more money away and had more education by the time I quit. I just didn't know it wasn't about success for us, it was about using us." "I spent my entire young adulthood being abused. It is hard to undo all this." "Drugs destroyed beautiful, healthy women." "I blame the men... it is all bad. I didn't think highly of myself while I was in stripping, but I am glad I got out of it by standing up for myself." "It is hard to view myself for who I am and my accomplishments rather than how I look and attention from men. I got this from stripping."*

Some women expressed fascination with stripping. *"It has been an experience of a lifetime. I've seen everything... some crazy shit." "I have never seen things like I have seen in stripping. It is weird."* Still others felt positively about their experience. *"If it wasn't for the money I made at it, I would have nothing right now. "It has its ups and downs, but I always enjoy the music and dancing and the attention." "I have been extremely fortunate as far as what happened in stripping. It provides a good life, but I look at it as a job, work day shifts and work a straight job at the same time."* A few women also determined positive outcomes for themselves from their involvement in stripping. *"It served its purpose as a group for a sense of belonging." "Helped me recognize what is right and wrong, and what is right and wrong for me." "After surviving it I felt strong." "Stripping distracted me from my personal problems that led me into stripping... no way could I have held normal job with the problems I had."*

Above all, women in stripping reject the popular image of stripping and clarify the common misperceptions about stripclubs. *"That no one touches you, women enjoy it, and it's okay for men to go there." "That women actually get to wear a costume and actually get to dance." "That we get sexually aroused doing this." "That men are there to have harmless fun, when they are really there to abuse women." "That it is a big party and that the women want to be there for some reason other than money, like sex or to meet men or because they are nudists or exhibitionists." "That you are doing things you want to be doing." "That they are not degrading us because girls always are justifying it with college." "That it is not prostitution." "That it is glamorous, fast money, easy work, way to get ahead."*

## DISCUSSIONS AND CONCLUSIONS

Men associated with stripclubs use force and coercion to establish sexual contact with women in stripping, proposition women for prostitution, intentionally inflict bodily harm upon the women, and expose themselves to the women. These actions are prohibited by law, yet when these crimes are committed against women in stripclubs, the general attitude that strippers deserve what they get prevails. Women's complaints of abuse are met with contempt and are dismissed by owners, managers, and staff. Women are customarily told to ignore abuse and have been rebuffed with "Go bend over and do your job" and "You have to expect a certain amount of that." In the case of women in stripping, enduring sexual violence is part of her job description. Women in stripping are expected to endure these abuses, degradations, and humiliations with a smile and a "Thank You".

The degree of sexual violence perpetrated against strippers explodes the myths about stripping as harmless entertainment. The verbal harassment, physical and sexual abuse, and financial exploitation women suffer in stripclubs is unparalleled in any other legitimate workplace. Women in stripping are subject to actions that would be perceived as assaultive or at least unwanted in any other context or were directed against other women. Stripclubs allow men to use and abuse women in a manner that is not tolerated in any other business.

The organization and conditions of stripclubs not only produce and reproduce gender inequality, but facilitate and normalize men's violence against women. Sexual violence has been normalized, institutionalized, and legalized in the stripclub industry as socially sanctioned male behavior. Stripclubs and the men associated with stripclubs have turned acts of violence into entertainment and tied male sexual pleasure to victimizing and exploiting. Stripclubs are structured according to male domination and control, and are inherently violent. It is impossible to set up stripclubs without sexual violence and that is reason to challenge the legitimacy of stripclubs.

Future research should address men associated with stripclubs and their views on women in stripping and stripclub activities. An exploration of why stripclubs exist, an explanation of why men go

to stripclubs, and a description of how stripclub owners and government policy establish the tone and culture of stripclubs are also in order. Future research should explore gender role socialization and female strippers' perceptions of sexual harassment and violence. The definition of sexual harassment should be tested with strippers to learn if they perceive actions differently than women in other workplaces. In turn, strippers' rights in the workplace must be considered. Studies focused on women's emotional and psychological response to violence in stripclubs, including drug and alcohol abuse, should be conducted.

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## TESTIMONY OF

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Submitted  
by Mary Pringle

## TESTIMONY OF DAVID SHERMAN

*Former Manager of Various Strip Clubs*

### **Sexually oriented businesses: An Insider's View**

#### **Testimony before the Michigan House Committee**

#### **Ethics and Constitutional Law**

**January 12, 2000**

#### **The National Organization Against Lewd Activities (NOALA)**

**800-552-1901**

Having been involved in the Adult Entertainment Industry for fourteen years, I am very aware of the consequences this business can have on all involved. Over the years, I've seen friendships, families and lives destroyed.

Much of the activity of the adult entertainment industry is illegal and criminal. In addition, there are tremendous negative effects on entertainers, communities, local businesses as well as families.

The following, for your information, are some of my personal experiences with the Adult Entertainment Industry.

Right from the start, drug and alcohol use is rampant. The dancers call it partying. They don't realize that they are medicating themselves in order to do the work they do. Also, the abortion rate is extremely high due to the fact that most have lost contact with family members due to what they do. They also feel they could never take the chance on flawing the body from carrying a child. Additionally, the dancers believe they have no way to support a baby without dancing, and therefore can't quit to have one. Basically, they are caught in a very real, painful Catch-22.

The girls, if they have never danced, are usually extremely against it and most of the time is hired as waitresses, even though waitresses are not needed. This makes the atmosphere become a part of their life. At this point, they see it as a job, not as stripping and are converted quite easily to dancing. Once dancing they get used to being objectified. It becomes as important to them to hear how beautiful they

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are 200 times a day as it is to actually make the money from the dancing.

Between the use of drugs to medicate what they do and hearing how beautiful they are all the time, they soon experience what I call "BDA", *Basic Dancer Attitude*. This is when the dancer thinks that no matter what friends, children, husband and families think about her, it doesn't matter. They can all be replaced because all of the patrons around her find her attractive, beautiful and idolized. Now, the dancers are truly caught in the "adult" scene. With friends and family gone from their lives, they exist alone in this dark, subculture of sex, drugs, alcohol and prostitution. All of this perverse living, to the dancer, is now just part of her normal lifestyle.

After a couple of years at this level, the dancer realizes she is getting older and attempts to fit back into society. She tries boyfriends, school or really anything to cling to what is "normal." Realizing that she cannot live in both worlds, she returns to the subculture of the Adult Business, actually despising the real world. This leads to more dependency on drugs and alcohol, which now makes her 100% lost to this life. The dancers will continue living like this until they realize they can no longer stay at their "current level", and keep making money and getting the compliments. Once they realize this, they begin to master more perverse things to make cash, to make up for fading looks and dancer burnout.

The cycle then becomes even more vicious with depression, drugs, alcohol and body mutilation to stay thin. Finally, they realize they can no longer keep up with the new and younger girls and leave, going to one of five places.

1. They go to a very filthy, nasty club that's full of girls in their position. Here they perform and do some of the most vile and filthy acts you can imagine to make money.
2. Some turn to prostitution, meeting customers outside of the club. The club now becomes a place for them to meet new "clients".
3. Some marry just to be able to survive. But the addictions to drugs and alcohol normally shatter and destroy these relationships.
4. Some actually do break away and go to school to become productive citizens, but the frequency of this is around 1 of 50.
5. They become society's throwaway people. People used up – degraded, abused and even sold by the people who own these establishments.

Sadly, these young ladies over time, little by little, become manipulated, controlled and finally destroyed by a world that our communities have closed their eyes to. Thinking back, there are three girls that seem to stand out rather clearly as examples of what can and often does happen to a young, innocent woman who naively gets sucked into the sexually oriented business industry.

1. She was a pretty, intelligent 20-year-old girl who came into the business as a waitress. She was, from what I could see, from the upper middle class and a loving Christian family. She attended a state university and was fluent in several languages plus carried a 3.8 grade point average. She soon became interested in stripping. She started dancing and very quickly got caught up in the lifestyle of drugs, alcoholism and lesbianism. I watched her life deteriorate for about two years. She has, as far as I know, gone on to graduate from school. But, still after five years, has not left this subculture and only fallen deeper into it.
2. This young lady was also a nice, 19-year-old pharmacy major at a university. She too started as a waitress and soon converted to dancing. Her family paid all of her schooling and housing. She was from a wealthy family who owned several businesses from construction to restaurants.

After about eight months, her family found out what she was doing and did everything in their power to get her to quit. But by this time, she was making enough money and doing enough drugs to think she could handle life on her own. Her family lost all contact, and she lost all control. She disappeared into this subculture and I haven't heard of her since, and that has been over three years ago.

3. Another young victim was a medical student from a university. Her husband of only a couple of weeks worked in one of these adult clubs. Being newlyweds, they needed money but she did not want to dance. Soon after waitressing, she easily converted to dancing. The life quickly consumed her. She moved to another city for her medical career but soon quit school and started dancing at a club there. Divorce quickly followed, and she went on to another state doing drugs and making XXX films. I recently learned she has contracted AIDS after about two years in the pornography film business and is now working in a fast food restaurant.

### THE MANAGER'S ROLE

As far as female employees in adult entertainment nightclubs, everyone you (as manager) hire you treat as a potential dancer. It really doesn't matter if she's hired as a waitress, hostess, or even a bartender.

First, you must make the girl feel at home in an environment that is so abnormal that most people have to be made comfortable. In fact, you could almost say they have to be "hardened" to the club life. This is easily accomplished by working there as many hours as possible and by having all of the staff treat them as if they were long lost friends. It's important for the management to do this also.

Second, after a few weeks, because the girl is now your friend, as a manager you bring up how short you are on girls that night or how short the amateur contestants are. You ask them to please help, that they don't need to take their clothes off, but the club just needs an extra body. Usually, they happily agree to do this. You then have them change into dancing attire, usually a skimpy dress, a teddy, g-string or a t-bar (which is a very small pair of panties). Often, the girls, having become used to the environment and having seen nudity daily, are intoxicated with the sense of being on stage and are lured out of their clothing by the other girls, customers, and promises of large tips.

Now, at this point, the manager's job just starts. But, if the girl has not taken her clothes off, the manager again has to start in on her about needing more help on the floor. Again, most of the girls will agree to help the manager out. At this time, you tell them that things are not that busy, and you take them out for dinner, "my treat". Of course, the club always writes this off! So you go out, have some drinks and small talk with the girl. Returning to the club she now believes that you're good friends, plus she is under the influence of alcohol. At this point, she easily disrobes on the customer's request with the other girls welcoming a new dancer into their ranks. The experienced dancers will then go on about how beautiful she is and how much money she'll make.

Of course, even now, she still might have not disrobed. But, by this point, you are her friend and can make her feel guilty about not helping out more and ask her to please disrobe, as without her, you'll not make much money that night. She is needed. People who need her and customers who tell her how beautiful she is, surround her.

She now experiences a variety of emotions and, being human, needs to be needed. With this emotion fulfilled, she finds herself wanting to be complemented which she is, and she wants to make money, which she can. You then play on the "what more can a girl want?" and the subject of self-worth never

really comes up.

At this point, if she still has not disrobed, you let her know you no longer need her for her position, but dancing is open if she wishes to still work at the club. This does not work unless she has incurred debts and needs the money, or she actually enjoyed the experience and doesn't want to lose her new friends. If she stays, the manager must start training her to be a professional. This means changing almost everything about her including her personality; she must now be a passive/aggressive if she is to survive. This means that she needs to learn to say whatever it takes to make money. She can never talk about her personal life to anyone as clients can hear this.

What you try to do is get the girls programmed to have regular customers. A regular customer is a customer who believes that this girl actually cares for him, and now his fantasy world is complete. He comes in on a regular basis and she invites him back on certain days and times as not to interfere with other regular customers. This is usually set for the club's slow times because when it's busy she can make money without her regular clientele. Of course, with all of these girls having regular clients, the club is guaranteed a steady income and solid revenues. The club regulars are usually family men looking for an escape from the real world, and the girls are taught to prey upon them.

Mandatory meetings are set for all the girls. This time is really used for mostly programming of the girls and getting into their heads. You again let them know what you want and motivate them by whatever it takes. Soon the new dancer starts running around with the more hardened and seasoned girls, and they realize how much easier this job is being drunk, high or, more often than not, both. By now she's working until 2 a.m. in the morning, staying out all night partying after work, and then grabbing a breakfast with the girls. They wake up, go to work, and the cycle starts all over.

They have no time to go to the post office, the dentist, or any other "normal" things. They are deep into the club scene and on the road to hard times and even self-destruction. At this point, school, family, and friends as well as everything else they once had faded into a world that no longer exists for them.

As a manager, at this point anything you say, ask or demand of the girl will gladly be done because the club is now their home. The girls don't realize this is their only world now, and the club manager now has total control over what's going on in their lives. The girls will even put up with degradation, verbal and emotional abuse and everything else the manager wants to do.

At this time the girl may feel fed up and leave, going to a new club thinking to herself that she finally made a decision on her own and things will be better. But, she is really just fooling herself. Now the manager at the new club does the same things, except now she has no friends to talk to and the manager knows that most of the time she cannot return to the old club, so he abuses her even worse than the first manager. Of course, she then drinks more and gets high more than ever, hoping it will go away. It will only get worse for her now.

Soon the dancer finds herself not being complemented as much or making the money she did at first. Because of the drugs and alcohol, she finds herself aging fast and losing her looks. Of course, this now leads to a downward spiral of more drinking, partying and drugs. Many opt for plastic surgery in one form or another because in their own eyes, their looks are what they are worth. With most people, if they gained weight or lost their tan, it would not be a problem. But, to a dancer, it would be devastating for them for days and even weeks and beyond.

## CUSTOMERS

I've found that there are five categories, or groups of customers, that visit the clubs.

The first customer, usually 28 to 50, is married or recently divorced. He almost always becomes not only a pornography addict but also a "fantasy" addict. He is lured in for just a glimpse of the "other side". But, once he is there, the well trained dancer learns his weaknesses and strengths, and, knowing what buttons to push, soon has him as her "regular". He is soon there three to four times a week, seeing only one dancer, believing she is his girlfriend while being friends with most of the dancers. After a while, he may not come in on his lunch hour but after work before he goes home to his family. Soon bills are not being paid and clothes for his children are not being bought. I've seen them believe that this girl so deeply cares for him that he will try to borrow money from her. I've also seen regulars leave a 5-year-old locked out in the car in the parking lot for hours while they lived out their fantasies. Also, I watched a patron cause a fatal accident outside of the club. While waiting for the authorities, he walked into the club to see his "girlfriend" who was dancing that night. Those are just a few examples of how physically and emotionally tied to the club these people become. Unfortunately, this group usually makes up about 30% of the entire group, but about 85% of the group's daytime traffic and 20% of the night traffic. I could write pages on customer number one as far as bad decisions he makes trying to carry on his "love affair" with dancers.

Customer two is the young adult 18 to 30 there for a bachelor party, birthday, college party and so on. A lot of these never come back except for special occasions. But a small percentage will become a regular, being addicted from day one. About 15% of these will return again and again to the club. This group makes up about 20% of the overall club business.

Customer three is the majority of your night business. He is 25 to 30, comes in maybe one or twice a month, and either feels a friendship there or maybe has a need being fulfilled. He continues to teeter-totter on the edge of becoming a regular #1. It only takes the right girl or the right experience and he easily falls into that category.

Customer four is the gentleman 45 to 70 or the 18 to 25 age bracket. He comes in only once in a great while for special events, special entertainers or business meetings. He usually makes up the rest of the 15% of the dayshift business and the minority of your night shift unless he is there for a special event. Most of the time, this will be the only time you see him. A very small percentage of these will become a number one customer.

The fifth, and most dangerous customer, is the person there merely for business, selling, giving and using the girls in his drug trade. Many clubs have several of these people all intertwined together in this dark world. They pull the life from and inflict pain not only upon the girls, but the girls' families as well. With girls wanting and needing drugs, number five has them in his control as well as the club. He becomes a friendly face everyone wants to see. The bad thing is, many girls owe him money, so he either makes them another bad deal (drawing the girl in deeper), or brings her to his world altogether to be a pusher, to involved in a biker gang, or give himself sexually to a small group of dealers. The sad thing is, the girl will feel like she is among friends, and will try to drag others into this dark world with her.

## OVERALL INSIDER OBSERVATIONS

Having been in the adult entertainment industry for years, I have seen everything from monies not being entered into registers to owners leaving with shoe boxes full of cash on a weekly basis. I have walked into clubs and witnessed 15-year-old girls working – with their parents' knowledge. I've seen girls leave with customers, meet them outside, as well as literally perform sex acts while lap dancing for customers. Again, the bar may pay an employee to watch for this, but the girls pay them more not to see it. If these are "clean, upstanding businesses", why is it that day after day used condoms were found in the V.I.P. rooms?

The owners many times hide themselves through owing several corporation, one of which will finally own the club. Many times in liquor clubs, the liquor license is not even in an owner's name, but a manager who was given stock to do this.

Even though the girls are private contractors, the clubs do have contracts with both stage names and real names on them. The clubs hire people to count every lap dance done in order to collect the percentage for the club, but yet the clubs claim there is no way to keep track of what the girls make. In turn, this allows the girls not to file taxes and also be on Federal and State Aid programs even though they may be making hundreds and thousands of dollars weekly.

Again the clubs claim the girls are private contractors, but many are told when they will work which makes them employees.

As far as the clubs themselves following written law, I have copies of the Judgment Entry that since the day it was handed down has not been followed nor enforced. The club owner himself said not to follow it. This club also is part of a very large club chain.

Maybe the reason that it has not been enforced is that a lot of local law enforcement not only frequents these businesses, but also date the entertainers. This is true as well of firemen and city officials who all get in free. In fact, not long ago in a club in Detroit, an off-duty police officers lost his gun and could not find it. Another became mad at this girlfriend who was a dancer. Upon leaving, he discharged his gun into the door, hitting the owner of the club in the face.

Violence does occur. Once during a dancers' meeting, the manager had upset one of the girls who happened to be a member of a gang. She had him beaten up badly following the meeting.

Another manager tried to force himself on an entertainer. Again, her boyfriend belonged to a gang and a bomb threat as well as violence occurred at the club. He was not terminated but merely sent to another club.

Another manager literally held a gun to a girl's head because she wanted to quit. He was still employed for years after that. Again, another manager went on a rampage in a hotel, and while he was there discharged a firearm. He was simply moved to another location, and is now in prison for attempted rape.

As far as the argument that the girls are only putting themselves through school, that is a farce. Very few of these even attend classes once they are making the kind of money that they do. So they are working until 2, 3 or 4 a.m., and in no way, shape or form are they getting up and going to classes. Very few of these girls finish school

## TESTIMONY OF

Page 7 of 10

Another dimension to the concern surrounding sex clubs is the rampant tax evasion maneuvers exercised by the various employees.

**TAX EVASION AND SEX CLUB EMPLOYEE****DJ's****(Disk Jockeys)**

These people are paid in most clubs hourly but as well as their hourly wages the dancers are made to tip them nightly, usually the tip being 10 percent of what the girl made that evening. The DJ keeps track of how many dances the girls have done to insure this cut. Example: If there were 30 girls working a night shift and the average tip to the DJ is, let's go low and say \$15 then in cash income, the DJ just made \$450. This income is generally not reported as the DJ receives his regular paycheck and usually only claims that.

**DOORMEN**

Again in most clubs the girls are required to tip the doormen out, as he walks them to and from the parking lot, and tries to insure their safety in the club as well. While the tips are not as good as the DJ's, the doormen still could average \$60 nights. Five nights a week figures out to \$300 weekly in pretty much unreported income.

**FLOORWALKERS**

These are the people who count dances for the clubs to make sure that the girls pay the 33% they are required to the club for every dance done. These also are the same ones that are responsible for watching to make sure the girls are not doing things outside the line of the law. They make tips by turning their heads to illegal dances. In turn the girls up them better for letting them make more money by dancing a little more dirty than legal. I have seen floorwalkers leave with as much as \$600 in one night. Again they receive a paycheck so reporting the extra income generally does not happen. The truly bad thing about a dishonest floorwalker is if one girl is paying him to dance dirty, soon all the girls have to do the same. In order to make any money at all, they too must alter the dances they do to illegal ones.

**DANCERS**

I would say by far the dancer is the worst offender of tax evasion in the clubs as she generally has nothing in her name and reports very little, if any, of her income. The dancers with children generally are on federal and state welfare programs collecting food stamps, checks and insurance while making hundreds if not thousands of dollars a week or more.

**BARTENDERS/WAITRESSES**

This group is probably the last tipped by the dancers, but again most clubs require that the dancers do tip. The reasoning behind all this tipping is it lets the club owners pay bottom dollar for help but yet the employees make good money due to the tipping program.



## MANAGERS

The managers on the other hand are not tipped, but in a lot of cases if a girl does something wrong or doesn't show up for work, he will fine her. In turn, most of the time that money never makes it to the register but directly into his pocket. The clubs knew of this. That's how they get by with paying some managers as little as \$7 an hour. Again, this money never gets reported as it too is untraceable cash.

I could easily fill an entire book with what I've observed in the adult pornography industry. I've seen countless lives shattered and unbelievable heartache. You would be surprised at the amount of "it can't happen to me" or "I won't be like that" that I have heard.

I've formed the National Association Against Lewd Activities (NOALA) with a few others to educate the public as to the manner in which these so-called Adult Clubs are sucking in well-intentioned young people seeking quick bucks for survival. Unwittingly the demands brought on by the abusive lifestyle leads to the degradation, if not the destruction, of themselves and countless others.

But it isn't enough just to educate the public. It is vital that this committee recognize that it is the role of government to ensure the public health, safety and welfare of its citizenry. My testimony here today represents merely a tip of the iceberg.

Background checks, licensing as well as enforcing regulations are essential for the safety of clients, entertainers, and communities.

## LOBBYING – TO AVOID RESTRICTIONS

Adult entertainment businesses use lobbying as a key to keeping new ordinances or legislation from being passed. This plays a very important role in allowing them to run these businesses the way THEY want to.

Large turnouts by entertainers, owners, owners reps, as well as attorneys, law students and even the ACLU at times are used to intimidate those in local government and to keep the new legislation from passing – by making the government body think that masses have formed on their own when in actuality they have been pulled together by a team of people paid to do just that.

Another thing not touched on is that in every club in the state where the new legislation is being considered, there are signature cards for the patrons to sign as well as information giving times and locations of hearings.

In fact one company I worked for had this down to a fine art. Every manager was required to attend all city council meetings in order to stay on top of any new legislation being proposed. They then were to buy the minutes from the meeting and fax or send them to the corporate office. If any new legislation was proposed, that information went to the person who was in charge of lobbying and to the corporate attorney.

Even if the proposed legislation involved a city, town or state in which the adult business had no entities, the club attorneys and attorneys would still come out in full force to defeat it, as it may have had an adverse effect on them at a later time.

## TESTIMONY OF

Page 9 of 10

Another tactic used so frequently is to bring in big gun attorneys from elsewhere to intimidate and sue as well as tie up in court the passed ordinance for as long as possible or until it ran the city or township out of funding. These businesses have plenty to spend on staying open and running the way THEY want to. From time to time the company would use a local attorney, coaching him and making him file the things they needed in order to make it look as though they were a local business.

In regard to the lobbying, the attorney, the funding as well as lawsuits, the adult businesses seem to somehow utilize the press to their advantage. The press simply didn't deal with the real issues in most cases.

### INDEPENDENT CONTRACTORS

The entertainers who work in these clubs, even though supposedly independent contractors, oddly enough pay upwards of 30% of their income to work in these establishments. This does not include the unwritten laws of tipping, which are all explained to them by the management or other entertainers. This includes tipping the DJ in order to listen to or dance to the music they want to have played. They also must tip door men, floorwalkers, waitresses and bartenders in turn helping the club to pay the wages for the cheap labor which the clubs employ.

By the time a dancer is done she may have paid up to 50% of her income just to work. These employees do not report most of this income in my experience. One instance stands out clearly: an entertainer phoned me saying she knew that fines, or so-called reinstatement fees, were not being rung into the register. I in turn told her to write the management a check and ask for a receipt. At that point she was told to leave and not come back as the club did not give out receipts or accept checks for fines.

### NINE REASONS FOR THE PASSAGE OF THE PROPOSED LEGISLATION

In closing, I would like to say that without regulation of the kind proposed by these bills -- and mind you, this is merely the tip of the iceberg -- businesses like these will continue to get away with whatever, whenever they please.

There are several reasons as to why this legislation is needed. The following, while not an exhaustive list, are the ones that come immediately to mind.

1. Helping set and ENFORCE regulation on a state-wide level will keep the criminals from moving from city to city, staying employed in the same type of business, never having to be but a ghost to the current laws. In other words, these regulations will help keep these lawless ones more answerable to the laws of the land and prevent them from preying on naïve young ladies, desensitizing them, duping them into gradual steps of so-called entertainment which ultimately leads them to their degradation and destruction.
2. Drug abuse and dealing run rampant in many clubs, almost always in the bathrooms, locker rooms, and yes, even offices. Again, licensing should help curb the offenders by letting them know it is no longer tolerated, and is being regulated on a statewide level in addition to local regulation.
3. It would keep known sex offenders as well as known felons from working, owning or entertaining in the clubs and adult businesses, as many owners in these businesses have a criminal record.

## TESTIMONY OF

4. The licensing issue should keep the entertainers from soliciting in any way, which, as we all know, comes in many forms. In turn, that will help keep adult businesses as above-table as possible. It will also help keep the reasoned entertainer from teaching the new ones the so-called "tricks of the trade" which most of the time are illegal.
5. The hours of operation will help in curbing many of the illegal activities such as drug dealing, solicitation, and illegal dances due to the fact that the more intoxicated the entertainer is the more she is likely to do. It is a big plus on the safety and welfare of the entertainers, employees, citizens and communities as many of the late night people are truly drunk or intoxicated on other forms of drugs and literally do things they would never do if it were not in the late night situation.
6. State regulation on lap dances and lewd behavior will keep the entertainers from just being fined or as it is called in the business, "contract reinstatement fees", which most entertainers gladly pay as they make a lot more money than they lose - the dirtier the dances are. Dirtier most of the time means illegal.
7. The proposed legislation will put the entertainer in a position to pay taxes as she would no longer be an unknown person without an income. This, in turn, will keep the clubs above board on what they are being paid by the entertainers as the girls will need every writeoff they can get, including the stage fees. It will also keep the many girls who are on federal and state aid (while making hundreds of dollars a week) off these programs.
8. Several small clubs come to mind that it will really keep above board. I consulted on a few smaller clubs, and in the back room I found all paperwork hidden away that would ever be used to pay taxes. The pages were in total disarray as if they were just thrown in there nightly. What taxes were paid on, I'll never know; but it was not on the paper work or register receipts I found or which dated back several years.
9. The next thing I'm sure it will curb is the blatant cash flowing out of clubs. One club I had consulted on, I found \$672,000 in lost retail liquor sales. The owner, upon my telling him what I found, has not spoken to me since. He did, however, build a new house paying cash for the labor.

In closing, with great concern for our present generation and those will come after us, I encourage this committee to vigorously support the passage of the proposed 13-bill package and to move it with great haste. This is a significant package of bills because, if enforced, it will curb the criminality and lawlessness that is directly linked to sexually oriented businesses. Without its passage, untold numbers of lives will continue to be degraded, victimized and destroyed.

# LAND USE BYLAW AMENDMENT 3156/A-2002

DESCRIPTION: Proposed changes relating to Adult Entertainment Uses

FIRST READING: January 14, 2002

FIRST PUBLICATION: January 25, 2002

SECOND PUBLICATION: February 1, 2002

PUBLI HEARING & SECOND READING: February 11, 2002

THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ *Specific Business operations*

DEPOSIT? YES ☐ \$ \_\_\_\_\_ NO ☒ BY: City

ACTUAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 185.42 & 2<sup>ND</sup> \$ 185.42 TOTAL: \$ 370.84

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$ 370.84

LESS DEPOSIT RECEIVED: \$ \_\_\_\_\_

AMOUNT OWING/ (REFUND): \$ \_\_\_\_\_

INVOICE NO.: \_\_\_\_\_

(Account No. 59.5901)

## ***Council Decision – Monday February 11, 2002***

**DATE:** February 12, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/A-2002  
Adult Entertainment Uses

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### ***Reference Report:***

City Clerk, dated February 6, 2002 and Parkland Community Planning Services, dated January 31, 2002 and February 4, 2002

### ***Bylaw Readings:***

Land Use Bylaw Amendment 3156/A-2002, as amended, was given second & third readings. A copy is attached.

### ***Resolutions:***

***Resolved*** that Council of the City of Red Deer agrees to amend Land Use Bylaw Amendment 3156/A-2002 as follows:

1. Section 66 (2) (d) (iv) be deleted and replaced with the following:

“(iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing “Institutional Service Facility”, any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive, and”
2. That the wording of Sections 121 (10) and (11) be deleted and replaced with:

“(10) Drinking Establishment (adult entertainment prohibited) (subject to Section 124)

(11) Drinking Establishment (adult entertainment permitted) (subject to Section 124).”
3. That the wording of Section 124 (1) be deleted and replaced with the following:


Council Decision  
February 12, 2002  
Page 2

“(1) Notwithstanding Sections 120 and 121, a gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties”.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for “adult entertainment”, one that fully encompasses the activities related to strip bars/clubs. This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that prohibits a drinking establishment from having “adult entertainment” and another that allows a drinking establishment to offer “adult entertainment”.



Kelly Kloss  
City Clerk

/chk  
attchs.

c     Director of Development Services  
      Director of Community Services  
      Land & Economic Development Manager  
      Inspections & Licensing Manager  
      City Assessor  
      City Solicitor  
      C. Adams, Administrative Assistant  
      S. Eklund, Clerk Steno, City Clerk's

January 22, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/A-2002 Adult Entertainment Uses**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As an owner of an existing drinking establishment in the city, this letter is being sent to inform you of proposed changes.

This bylaw amendment proposes to amend the existing definition of “drinking establishment” in a manner that will allow The City to regulate and control the location of those drinking establishments that may wish to offer nude entertainment within their premises. The need to control the location of these types of premises is based on land use and planning principals that seek to avoid incompatible land uses and developments from occurring within the city.

The existing definition of “drinking establishment” is proposed to be divided into two separate use categories, one category that prohibits a drinking establishment from having nude entertainment and another category, subject to meeting additional development standards and location criteria, may allow nude entertainment on the premises. Drinking establishments, whether or not they intend to offer nude entertainment, will continue to be listed as a discretionary use in the Land Use Bylaw meaning that all applications must be presented to the City’s Municipal Planning Commission for consideration of approval.

Drinking establishments that do not intend to offer nude entertainment at any time will be permitted to locate in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. Drinking establishments in which nude entertainment may be permitted are proposed to be located in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft) from any existing residential zoned district, public park, church or any public use such as a school, library, or civic building. This separation requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

If you have any questions or require further clarification on proposed Land Use Bylaw Amendment 3156/A-2002 please contact Parkland Community Planning Services (City Division) at 343-3394, who under contract and part of the City's Community Services Division, are your City of Red Deer Planning Office.

You can pick up a copy of the proposed Land Use Bylaw amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, February 11, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 5, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Jeff Graves  
Deputy City Clerk



*from PCPS.*

RE:                      Wording of Public Notification  
                             LUB Amendment 3156/A-2002; Adult Entertainment

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As per your request, I have prepared suggested wording (plain language description) of the intent of Bylaw Amendment 3156/A-2002 (add, delete or change as you see fit). If you have any questions, please give me a call.

#### **Newspaper Ad**

The proposed bylaw will divide the existing "drinking establishment" definition into two separate use categories, one that would prohibit nude entertainment on the premises and the other, subject to meeting certain separation criteria, may permit nude entertainment locations. Drinking establishments will remain listed as a discretionary use meaning that all applications must be presented to the City's Municipal Planning Commission for consideration of approval. Based on proposed minimum 150 m (500 ft) separation distance requirements from any residential zoned district, public park, church or any public use such as a school, library, or civic building, drinking establishments wishing to offer nude entertainment would be restricted to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

#### **City Letter to owners of existing Drinking Establishments**

As an owner of an existing drinking establishment in the City, this letter is being sent to inform you of a Land Use Bylaw amendment proposal that may affect you. City Council at their meeting of January 14, 2002 gave first reading to Land Use Bylaw Amendment 3156/A-2002 a copy of which is attached hereto.

This bylaw amendment proposes to amend the existing definition of "drinking establishment" in a manner that will allow the City to regulate and control the location of those drinking establishments that may wish to offer nude entertainment within their premises. The need to control the location of these types of premises is based on land use and planning principals that seek to avoid incompatible land uses and developments from occurring within the City.

The existing definition of "drinking establishment" is proposed to be divided into two separate use categories, one category that prohibits a drinking establishment from having nude entertainment and another category, subject to meeting additional development standards and location criteria, may allow nude entertainment on the premises. Drinking establishments, whether or not they intend to offer nude

entertainment, will continue to be listed as a discretionary use in the Land Use Bylaw meaning that all applications must be presented to the City's Municipal Planning Commission for consideration of approval.

Drinking establishments that **do not** intend to offer nude entertainment at any time will be permitted to locate in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. Drinking establishments in which nude entertainment **may be permitted** are proposed to be located in **only** the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft) from any existing residential zoned district, public park, church or any public use such as a school, library, or civic building. This separation requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

Please be advised that City Council will be holding a public hearing on proposed Land Use Bylaw Amendment 3156/A-2002 on Monday February 11, 2002 at 7:00 p.m. in Council Chambers on the second floor of City Hall. Anyone wishing to speak for or against the proposed bylaw will have opportunity to do so at the public hearing.

If you have any questions or require further clarification on proposed Land Use Bylaw Amendment 3156/A-2002 please contact Parkland Community Planning Services (City Division) at 343-3394, who under contract and part of the City's Community Services Division, are your City of Red Deer Planning Office.

## ***Council Decision – Monday, January 14 , 2002***

**DATE:** January 15, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/A-2002 – Adult Entertainment Uses  
Petition re: 6879 Gaetz Avenue (Formerly Patty's Restaurant)

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***Reference Report:***

Parkland Community Planning Services, dated January 9, 2002

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/A-2002 was given first reading. A copy is attached.

***Report Back to Council:*** Yes.

A Public Hearing will be held Monday, February 11, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/A-2002 adds a definition to the Land Use Bylaw for "adult entertainment", one that fully encompasses the activities related to strip bars/clubs. This new definition clearly identifies and separates, from other types of adult entertainment uses, strip bars/clubs and sets the format under which this type of use can be independently regulated. The existing definition of drinking establishment has been divided into two separate categories, one that prohibits a drinking establishment from having "adult entertainment" and another that allows a drinking establishment to offer "adult entertainment".

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance. The City will also notify, in writing, all owners of existing drinking establishments in the City of the intent of Land Use Bylaw Amendment 3156/A-2002.



Kelly Kloss  
City Clerk

/chk

/attach.

c     Director of Development Services  
       Director of Community Services  
       Inspections & Licensing Manager  
       City Solicitor  
       C. Adams, Administrative Assistant

## BYLAW NO. 3156/A-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. That Section 2 Definitions is hereby amended by adding the following new definition:

**“Adult Entertainment”** means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.

- 2 That Section 2 Definitions is hereby amended by deleting therefrom the existing definition of “Drinking Establishment”, and substituting therefore the following new definitions:

**“Drinking Establishment (adult entertainment prohibited)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

**“Drinking Establishment (adult entertainment permitted)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

- 3 That Special Regulations Section 66 Drinking Establishments is hereby amended by deleting this section in its entirety and substituting therefore the following revised section:

**66 Drinking Establishments**

**(1) Drinking Establishment (adult entertainment prohibited)**

In considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area, and
  - (iii) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (d) require that a drinking establishment (adult entertainment prohibited) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons, and
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>.

**(2) Drinking Establishment (adult entertainment permitted)**

In considering an application for approval of a renovation to an existing drinking establishment which proposes to include adult entertainment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area,
- (d) require that a drinking establishment (adult entertainment permitted) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons,
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>,
  - (iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any lot with an existing public park, or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less

than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive,  
and

- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

- 4 That Section 97 Discretionary Uses in the C1 Commercial (City Centre) District is hereby amended by deleting therefrom subsections (11) to (13), and substituting therefore the following:

- (11) Drinking Establishment (adult entertainment prohibited)
- (12) Drinking Establishment (adult entertainment permitted)
- (13) Commercial Entertainment Facility
- (14) Late Night Club

- 5. That Section 104 Discretionary Uses in the C1A Commercial (City Centre West) District is hereby amended by deleting therefrom subsection (2), and substituting therefore the following:

- (2) Drinking Establishment (adult entertainment prohibited)

- 6 That Section 109 Discretionary Uses in the C2 Commercial (Regional Shopping Centre) District is hereby amended by deleting therefrom subsection (14), and substituting therefore the following:

- (14) Drinking Establishment (adult entertainment prohibited)

- 7 That Section 111 Discretionary Uses in the C2 Commercial (District Shopping Centre) District is hereby amended by deleting therefrom subsection (13), and substituting therefore the following:

- (13) Drinking Establishment (adult entertainment prohibited)

- 8 That Section 121 Discretionary Uses in the C4 Commercial (Major Arterial) District is hereby amended by adding thereto the following new subsections:

- (10) Drinking Establishment (adult entertainment prohibited)
- (11) Drinking Establishment (adult entertainment permitted)

- 9 That Section 124 Special Regulations in the C4 Commercial (Major Arterial) District is hereby amended by deleting therefrom subsection (1), and substituting therefore the following:

- (1) Notwithstanding Sections 120 and 121, a free-standing gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve, which abuts a residential area. Where a gaming or drinking establishment is proposed as an ancillary use, the developer shall provide the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.

- 10 That Section 143 (2) Uses that will be considered by City Council in the DC (8) Direct Control District No. 8 is hereby amended by deleting therefrom subsection (n), and substituting therefore the following:

- (n) Drinking Establishment (adult entertainment prohibited)

- 11 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (a), and substituting therefore the following:

- (a) any Discretionary Use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of warehouse, outdoor display of goods traded in the district, drinking establishment (adult entertainment permitted), gaming establishment, dangerous goods occupancy and restaurant,



12 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (c), and substituting therefore the following:

- (c) a drinking establishment (adult entertainment prohibited) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use."

READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

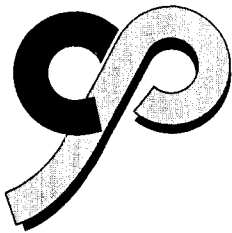
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**DATE:** January 9, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Tony Lindhout, Planner

**RE:** Adult Entertainment:

1. Proposed Land Use Bylaw Amendment 3156/A-2002
2. Petition re: Former Patty's Restaurant.

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### **Background**

Since November 2001, City Administrative staff in conjunction with Parkland Community Planning Services and Chapman Riebeek have been meeting and working towards strengthening the City's Land Use Bylaw regarding the control and regulation of "adult entertainment" uses in the City. This internal City review was already in progress at the time the City received a petition regarding a possible strip bar at the former Patty's restaurant. Considerable research has been undertaken with regard to how other municipal jurisdictions address this land use issue and how the courts, from a legal perspective, have dealt with "adult entertainment" uses.

Generally speaking, "adult entertainment" uses can be defined as any developments, or part thereof, that permit nude or partially nude entertainment; show, sell or rent any merchandise, printed material, motion pictures, videotapes, video disks, or similar electronic reproductions the central feature of which displays or simulates nudity, partial nudity, or acts of sexual intercourse/bondage, bondage and/or acts of sexual stimulation or degradation. Typical uses would include strip clubs or shows, adult mini-theatres, peepshows, lap dancing and adult video stores.

The City's review and research of how other municipal jurisdictions have dealt with "adult entertainment" related land uses provided the following general conclusions:

1. Adult entertainment uses and their regulation are a varied and complex topic.
2. Municipal powers to prohibit specific adult entertainment uses can only be exercised for legitimate land use and planning considerations based on solid planning rationale.
3. Several Alberta municipalities are actively pursuing means to clarify the regulation and control of adult entertainment uses.
4. In some Alberta municipalities adult entertainment uses, in addition to requiring approval

City Clerk  
Adult Entertainment Bylaw Amendment 3156/A-2002

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under their Land Use Bylaw, also require approval under a Licensing Bylaw. In these instances, it is the Licensing Bylaw that sets out the regulations, standards and location criteria regarding adult entertainment uses.

5. Alberta's cities permit various adult entertainment uses however, with the exception of strip clubs and adult video stores, most permit adult entertainment uses to locate in only industrial districts (the one exception is the City St. Albert who have regulated all adult entertainment uses including adult video stores to their industrial district).
6. Each municipality that has dealt with "adult entertainment" uses has done so in their own customized way to meet local objectives.
7. Regarding adult video stores, the land use issue is how to separate this use from general retail facilities that are allowed in most commercial districts. It is extremely difficult to establish any planning rationale to separate this use from the nature of retail goods. Furthermore, most regular video rental outlets contain a separate in-store "adults only" section that also offers adult entertainment videos.
8. Most strip bars and exotic dancing facilities are located in drinking establishments. Many of these drinking establishments are an accessory use to a hotel, motel, etc.
9. Most large urban centres have separated adult mini-theatres, peep shows and lap dancing from all the other forms of adult entertainment uses by requiring location (separation) criteria or restricting them to industrial districts, and application of additional development standards for these more hard-core forms of adult entertainment.
10. In virtually every instance, adult entertainment uses are listed as discretionary uses in the Land Use Bylaw thereby requiring approval by the Municipal Planning Commission and advertising thereof of any approval given.
11. Outside of normal Municipal Government Act provisions regarding advertising of discretionary use approvals and public hearing requirements regarding Land Use Bylaw amendments, there is no indication of a requirement for any municipality having/using a public notification process relative to development applications for adult entertainment uses.
12. Municipalities are reluctant to out-right ban or totally prohibit adult entertainment uses. Much of the difficulty has to do with establishing planning rationale that will stand up in the courts who have ruled that morality issues, on their own, cannot be regulated. However, in the case of certain adult entertainment activities such as lap dancing, peep shows and adult mini-theatres in which actual physical contact may occur between

City Clerk  
Adult Entertainment Bylaw Amendment 3156/A-2002

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performers and customers, community health concerns surrounding such practices could certainly be used to validate planning rationale to eliminate, ban or severely restrict these types of uses.

The City of Red Deer currently regulates lap dancing and adult mini-theatres by defining these uses separately and then deliberately not including/listing these uses in any City Land Use District. Strip bars/clubs are not separately defined in the Land Use Bylaw and are currently allowed to operate as an accessory/ancillary entertainment use within any approved drinking establishment facility. Adult video stores are currently not regulated or defined as a separate use and fall under the general use category of "merchandise sales and/or rental" which is a listed use in all City commercial districts.

### **Recommended Approach for the City Of Red Deer**

Following review and analysis of the above noted research on "adult entertainment" uses, City Administration and support staff are recommending that the following two step approach be pursued by the City of Red Deer to address issues relative to the control and regulation of "adult entertainment" uses in the City.

1. First, through a Land Use Bylaw amendment, the existing bylaw definition of "drinking establishment" be strengthened to provide greater control over how and where strip bars/clubs may operate. In this regard, proposed Bylaw Amendment 3156/A-2002 is attached herewith for the consideration of City Council.
2. Secondly, the City would examine options of how best to regulate the remaining forms of "adult entertainment" uses such as lap dancing, peep shows, adult mini-theatres, juice bars (establishments that offer adult entertainment but do not serve alcohol) and swinger clubs. This could also include examination of the location of adult video stores. This second step would include consultation with the RCMP, health authorities, Alberta Gaming and Liquor Commission and examination of the merits of a simultaneous licensing bylaw to control and regulate certain "adult entertainment" uses. Although this work will be ongoing as staff time permits, it is requested that City Council provide the Administration with an indication of the urgency and direction of dealing with this matter.

### **Proposed Land Use Bylaw Amendment 3156/A-2002**

This proposed amendment adds a definition to the Bylaw for "adult entertainment", one that fully encompasses the activities related to strip bars/clubs. As the current Bylaw already defines "lap dancing" and "adult mini-theatre", these specific activities are excluded from the new definition. This new definition clearly identifies and separates, from other types of

City Clerk  
Adult Entertainment Bylaw Amendment 3156/A-2002

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adult entertainment uses, strip bars/clubs and thereby sets the format under which this type of use can be independently regulated.

The existing definition of "drinking establishment" has been divided into two separate categories, one that prohibits a drinking establishment from having "adult entertainment" and another that allows a drinking establishment to offer "adult entertainment". This permits the City to deal independently with these two types of similar, yet different uses. Proposed Section 66 is very similar to current Bylaw regulations governing "drinking establishments". However, in the case of the "drinking establishment (adult entertainment permitted)" category, additional development standards and location criteria have been added. The proposed separation criteria from residential districts and other public uses will significantly limit the number of locations where this type of drinking establishment will be able to locate.

City Administrative staff chose the option of regulating the location of strip bars/clubs rather than a complete and total ban of this type of activity. This decision was based on the fact that moral grounds are not an acceptable ground for regulation of land uses.

Drinking establishments where adult entertainment will be prohibited are proposed to be listed as a discretionary use in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments in which adult entertainment may be permitted are proposed to be listed as a discretionary use in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. As indicated previously, application of the 150 m (500 feet) separation distance to any residential zoned district, any existing public park and/or any institutional service facility (i.e. school, church, library, museum, municipal/government facility, etc.) will severely limit the potential location of any drinking establishment wishing to offer "adult entertainment". As both types of drinking establishments are listed as discretionary uses, all applications would be dealt with by the City's Municipal Planning Commission for consideration of approval.

**Petition re: Former Patty's Restaurant**

In response to the City's Clerks referral (3 points) regarding a petition to deny a strip club at 6879 Gaetz Avenue, this office offers the following comments:

1. From a land use and planning perspective, strip bars/clubs would be viewed as an inappropriate land use if located in or immediately adjacent to residential neighbourhoods and public uses such as schools, kindergartens, churches, and public parks, etc. This is why the current land use bylaw only allows drinking establishments

City Clerk  
Adult Entertainment Bylaw Amendment 3156/A-2002

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(which could contain a strip bar/club) as a discretionary use in commercial districts. Current regulations already require that a developer must provide an impact assessment statement regarding the impact of any proposed drinking establishment if it is adjacent to a residential district. The developer must indicate any measures to be taken to reduce negative impacts on adjoining residential uses.

Proposed Land Use Bylaw 3156/A-2002 goes one step further than the current regulations in that a "drinking establishment (adult entertainment permitted)" will not be allowed on any lot located within 150 m (500 feet) of a residential land use district boundary or within 150 m (500 feet) of any lot containing an existing institutional use (schools, churches, libraries, etc.) and/or public type land uses (municipal government buildings, public park). This will significantly reduce the potential locations of any drinking establishment that wishes to offer adult entertainment. The former Patty's restaurant would be within the 150 m (500 feet) separation requirement and therefore, under the proposed Bylaw Amendment, could not be the location of a new drinking establishment offering adult entertainment.

"Drinking establishments (adult entertainment permitted)" will be a discretionary use in only the C1 Commercial (City Centre) and C4 Commercial (Major Arterial) Districts. Due to other commercial uses permitted within these commercial districts, these types of drinking establishments could be located next to other commercial uses including fast food outlets.

2. Any changes that the City may wish to make to the Land Use Bylaw regarding public notification/input on a specific land use (i.e. strip bar) should be part of a broader initiative dealing with the design of a consistent City approach on how the public should be notified in various land use and/or development matters.

Proposed Land Use Bylaw 3156/A-2002 does however, require referral to the RCMP for all drinking establishment applications as well as, if the application is anywhere within the boundary of the downtown Business Revitalization Zone (BRZ), notification to the Downtown Business Association.

As all drinking establishments are proposed to be listed as discretionary uses, any approval given by the Municipal Planning Commission would be advertised by the City.

3. Regulation and control of adult entertainment uses other than strip bars/clubs will be examined by City and support staff pending the outcome of proposed Land Use Bylaw amendment 3156/A-2002. Lap dancing, peep shows and adult mini-theatres are presently not permitted within the City however, current City regulation of these uses

City Clerk  
Adult Entertainment Bylaw Amendment 3156/A-2002

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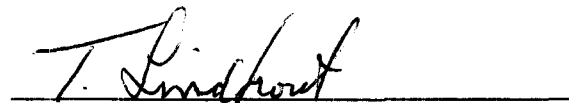
needs to be redesigned in light of recent case law whereby land use based planning rationale needs to be incorporated into municipal Land Use Bylaws to strengthen the development permit application process. Also to be examined is a possible "licensing bylaw" for the regulation and control of specified forms of adult entertainment. This would be in addition to any approvals required under the Land Use Bylaw.

Regarding adult video stores, the land use issue is how to separate this use from general retail facilities that are allowed in most commercial districts. It is extremely difficult to establish any planning rationale to separate this use from the nature of retail goods. Furthermore, most regular (family) video rental outlets also contain a separate in-store "adults only" section offering adult entertainment videos. Unless directed otherwise by Council, the regulation of the location of adult video stores will not be pursued by City and/or support staff at this time.

**Recommendation**

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/A-2002.

Due to the impact that this proposed bylaw might have on existing drinking establishments, it is recommended that the City notify in writing, all owners of existing drinking establishments in the City of the intent of proposed Land Use Bylaw Amendment 3156/A-2002.



Tony Lindhout, ACP, MCIP  
PLANNER

**Attachment**

- c. Colleen Jensen, Director of Community Services
- Greg Scott, Inspections & Licensing Manager
- Joyce Boon, Inspections & Licensing Permit Supervisor
- Don Simpson, Chapman Reibeek Solocitors

# MEMO

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**DATE:** January 4, 2002

**TO:** CITY CLERK

**FROM:** GREG SCOTT  
Inspections and Licensing Manager

**RE:** REQUEST FOR COMMENTS – PETITION TO DENY STRIP CLUB AT 6879  
GAETZ AVENUE (FORMER PATTY'S RESTAURANT)

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The Inspections & Licensing Department has reviewed the information submitted from Ms. Jensen including copies of petition letters referring to converting Patty's Restaurant in a Drinking Establishment and Adult Strip Club.

Presently, the Inspections & Licensing Department has received a Building Permit application from Patty's Restaurant (6879 – 50 Avenue) for building renovations. These plans are being reviewed by the Building Safety Codes Officer to ensure they comply with the Alberta Building Code. If Patty's Restaurant was to apply for and receive approval from Alberta Liquor & Gaming Commission for an over 18 years only liquor license, this would change the use from a restaurant to a drinking establishment. This new drinking establishment would be a discretionary use and therefore require Municipal Planning Commission approval. The applicant would then be required to meet all the conditions of the Land Use Bylaw, including appropriate parking for this project.

Presently, within the Land Use Bylaw, all applications for renovations or the establishment of new drinking establishments require the Development Authority to complete the following:

- a) Refer the application to the RCMP for comment.
- b) Require Developer to:
  - i) Demonstrate provision of adequate parking within 150 m of the site.
  - ii) Provide adequate outside lighting in the area.
  - iii) If the proposed development abuts a residential area or a home or reserve which abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighborhood.

These parameters provide an approval process that takes into consideration guidelines that represent both the developer and the community.

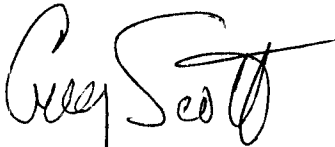


**Request for Comments**  
**Petition to Deny Strip Club at 6879 Gaetz Avenue**  
**Page 2**

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However, the City has completed an internal review of Land Use Bylaw 3156/96 relating to the control and regulation of "Adult Entertainment." As a result of this review, Land Use Bylaw Amendment 3156/A-2002 is being recommended to City Council reflecting new guidelines for the development of "Drinking Establishments." Areas that have been considered, are what constitutes "adult entertainment" uses, how they are defined, where they should be located and as a part of the development permit approval process, should the City add separation criteria and a public notification component. Presently within the Land Use Bylaw, strip entertainment is allowed as a use within existing bar areas.

Kelly, if you have any further questions or require clarification please contact me at 342-8195.



Greg Scott  
Inspections & Licensing Manager

c     Joyce Boon  
       Tony Lindhout  
       Don Simpson  
       Bryon Jeffers

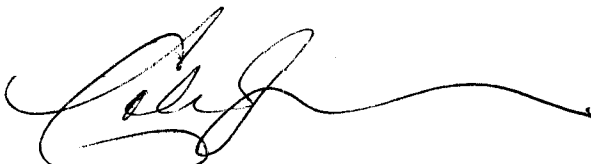
**DATE:** January 7, 2002  
**TO:** City Clerk  
**FROM:** Colleen Jensen, Community Services Director  
**RE:** Petition to Deny Strip Club at 6879 Gaetz Avenue (former Patty's Restaurant)

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In response to your memo circulated on December 10, 2001, I make the following comments regarding the above mentioned petition:

In regards to the location of a strip club, I agree with the premise that such a club should not be in close proximity to kindergartens, schools, playgrounds and even residential neighborhoods. I am also in agreement with the suggestion that neighboring properties should be notified and given the opportunity to provide input, prior to any strip club being allowed to start up in a given location. These types of criteria could easily be included in a land use bylaw, and would assist planners and other related regulating bodies in determining appropriate locations for strip clubs, while maintaining the overall community perspectives in mind.

I believe, however, that it will be quite difficult to totally ban adult video stores and adult sex businesses in the community based on sound land use planning. While, from a philosophical perspective I may not agree with this type of business, I also believe that it is very difficult to legislate morality with municipal bylaws. Our role as a municipality is to base our decisions on sound land use planning principles, which look at balancing the diverse needs of the community.



Colleen Jensen

:jb

***Comments:***

We concur with the recommendations of Parkland Community Planning Services relative to the process to be used to manage the Land Use Bylaw Amendments relative to liquor establishments with and without adult entertainment.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**Office of the City Clerk**

January 22, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Blarney Stone Pub  
PO Box 340  
Red Deer AB T4N 5E9

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/A-2002 Adult Entertainment Uses**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As an owner of an existing drinking establishment in the city, this letter is being sent to inform you of proposed changes.

This bylaw amendment proposes to amend the existing definition of "drinking establishment" in a manner that will allow The City to regulate and control the location of those drinking establishments that may wish to offer nude entertainment within their premises. The need to control the location of these types of premises is based on land use and planning principals that seek to avoid incompatible land uses and developments from occurring within the city.

The existing definition of "drinking establishment" is proposed to be divided into two separate use categories, one category that prohibits a drinking establishment from having nude entertainment and another category, subject to meeting additional development standards and location criteria, may allow nude entertainment on the premises. Drinking establishments, whether or not they intend to offer nude entertainment, will continue to be listed as a discretionary use in the Land Use Bylaw meaning that all applications must be presented to the City's Municipal Planning Commission for consideration of approval.

... 2

Drinking establishments that do not intend to offer nude entertainment at any time will be permitted to locate in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. Drinking establishments in which nude entertainment may be permitted are proposed to be located in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft) from any existing residential zoned district, public park, church or any public use such as a school, library, or civic building. This separation requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

If you have any questions or require further clarification on proposed Land Use Bylaw Amendment 3156/A-2002 please contact Parkland Community Planning Services (City Division) at 343-3394, who under contract and part of the City's Community Services Division, are your City of Red Deer Planning Office.

You can pick up a copy of the proposed Land Use Bylaw amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, February 11, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 5, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Jeff Graves  
Deputy City Clerk

THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4



*Unknown*

RED DEER  
22.1.02

MAIL POSTE  
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CANADA  
METRE COMPTEUR H2001010

RETURN TO SENDER  
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RECEIVED  
JAN 25 2002  
Red Deer

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Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

January 22, 2002

Buffalo Hotel  
PO Box 340  
Red Deer AB T4N 5E9

Dear Sir/Madam:

### **Re: Land Use Bylaw Amendment 3156/A-2002 Adult Entertainment Uses**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As an owner of an existing drinking establishment in the city, this letter is being sent to inform you of proposed changes.

This bylaw amendment proposes to amend the existing definition of "drinking establishment" in a manner that will allow The City to regulate and control the location of those drinking establishments that may wish to offer nude entertainment within their premises. The need to control the location of these types of premises is based on land use and planning principals that seek to avoid incompatible land uses and developments from occurring within the city.

The existing definition of "drinking establishment" is proposed to be divided into two separate use categories, one category that prohibits a drinking establishment from having nude entertainment and another category, subject to meeting additional development standards and location criteria, may allow nude entertainment on the premises. Drinking establishments, whether or not they intend to offer nude entertainment, will continue to be listed as a discretionary use in the Land Use Bylaw meaning that all applications must be presented to the City's Municipal Planning Commission for consideration of approval.

... 2

Drinking establishments that do not intend to offer nude entertainment at any time will be permitted to locate in the C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (District & Regional Shopping Centres) and the C4 Commercial (Major Arterial) Districts. Drinking establishments in which nude entertainment may be permitted are proposed to be located in only the C1 Commercial (City Centre) and the C4 Commercial (Major Arterial) Districts. However, drinking establishments wishing to offer nude entertainment will be required to locate a minimum of 150 m (500 ft) from any existing residential zoned district, public park, church or any public use such as a school, library, or civic building. This separation requirement will restrict location of any premises wishing to offer nude entertainment to a small area of the downtown and limited sites along the Gaetz Avenue and 67 Street commercial corridors.

If you have any questions or require further clarification on proposed Land Use Bylaw Amendment 3156/A-2002 please contact Parkland Community Planning Services (City Division) at 343-3394, who under contract and part of the City's Community Services Division, are your City of Red Deer Planning Office.

You can pick up a copy of the proposed Land Use Bylaw amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, February 11, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 5, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



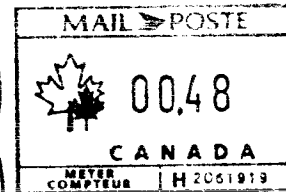
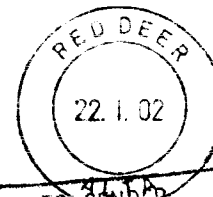
Jeff Graves  
Deputy City Clerk



THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4

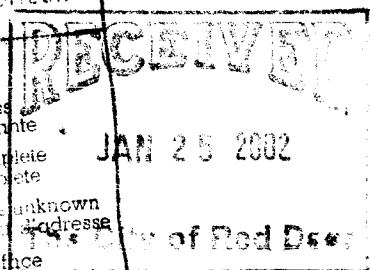


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RETURN TO SENDER  
RENOI À L'EXPÉDITEUR

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**DATE:** February 4, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Neighbourhood Area Structure Plan Bylaw 3217/A-2002  
Inglewood (West)  
SW ¼ Section 3-38-27-W/4, Southeast Red Deer

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### *History*

At the Monday, January 14, 2002 Council meeting Neighbourhood Area Structure Plan Bylaw 3217/A-2002 was given first reading.

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, February 11, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Comments*

As outlined in the letter from Stantec Consulting Ltd., a number of revisions are required based on Illustration No. 1 and maps 3 to 7 regarding set backs and servicing requirements. We have reviewed these changes with the City Planners and they are in agreement.

### *Recommendations*

That following the Public Hearing, Council may proceed with

1. amendment to the Inglewood Neighbourhood Area Structure Plan Bylaw 3217/A-2002 and,
2. second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/chk

## INGLEWOOD [WEST] NEIGHBOURHOOD AREA STRUCTURE PLAN


The Inglewood [west] neighborhood Area Structure Plan I believe will be very attractive for future residents. From the perspective of trails they are placed to take neighbourhood and outside residents to the school, park, and commercial areas.

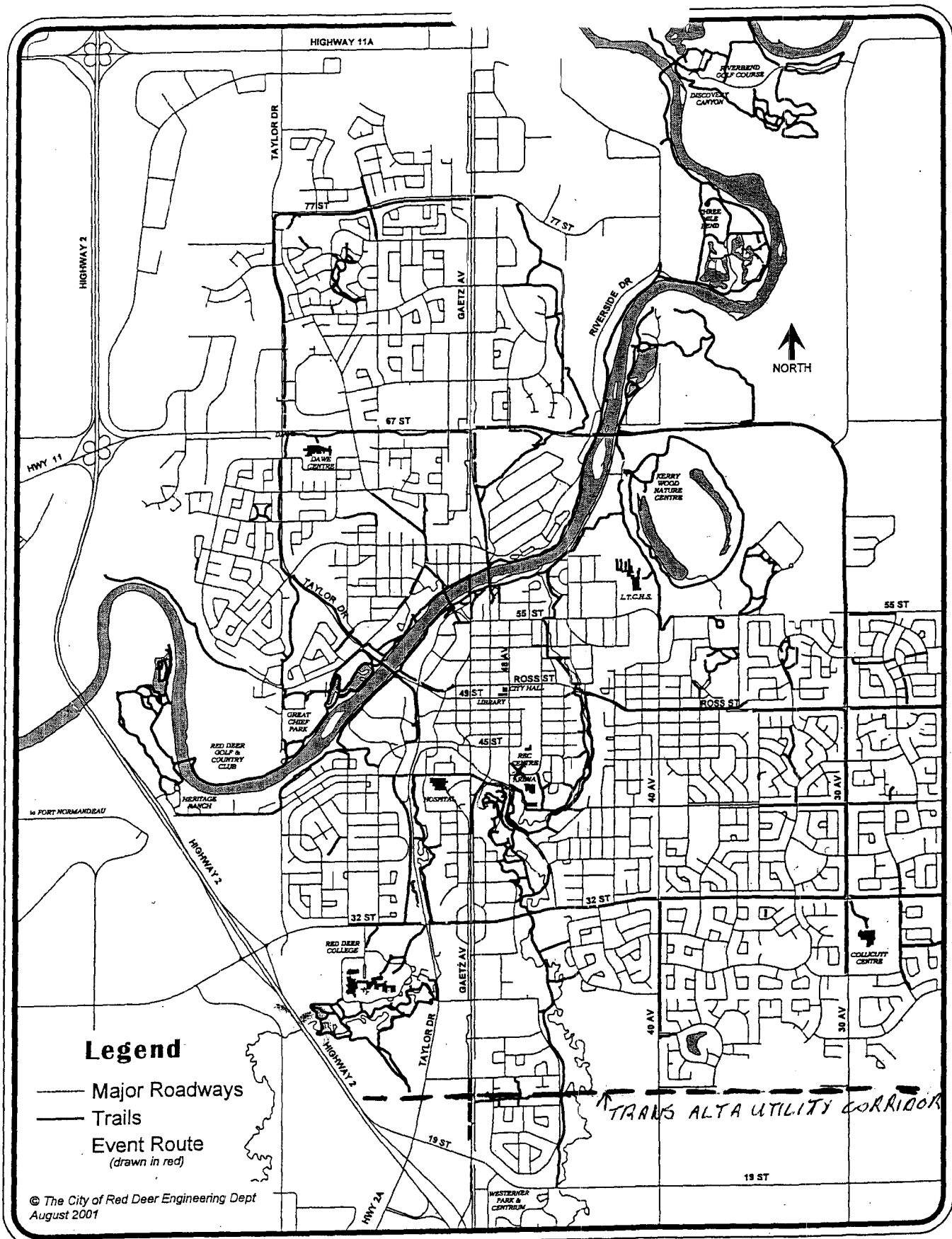
I would like to make some suggestions which could make the trail system more complete. The Trans Alta utility right-of-way corridor presents a marvellous opportunity to have a continuous east/west trail right across the city. It has the appealing features compared to designated sidewalk/trails along arterial and collector roads of being safely removed from the hazards and noise of vehicle traffic and having a more natural setting. Extending this trail within this corridor west to 40 Avenue [see attached map] would fill the gap to make it continuous. This measure would follow the trail design principal that trails should be continuous and on one side. Under the present design trail users going west along the utility corridor to cross 40 Avenue are faced with the decision of continuing on the grass to 40 Avenue where this extension could be or to cut north across the grass and cross 22 Street to the sidewalk/trail. Considering human nature to take the shortest route they may choose to go where the extension is proposed and an informal trail would be established. Commuting trail users may prefer this route as it is the most direct and safe. Recreational/leisure trail users may prefer its more natural setting. This extension would also provide another choice of loops around and within the neighbourhood.

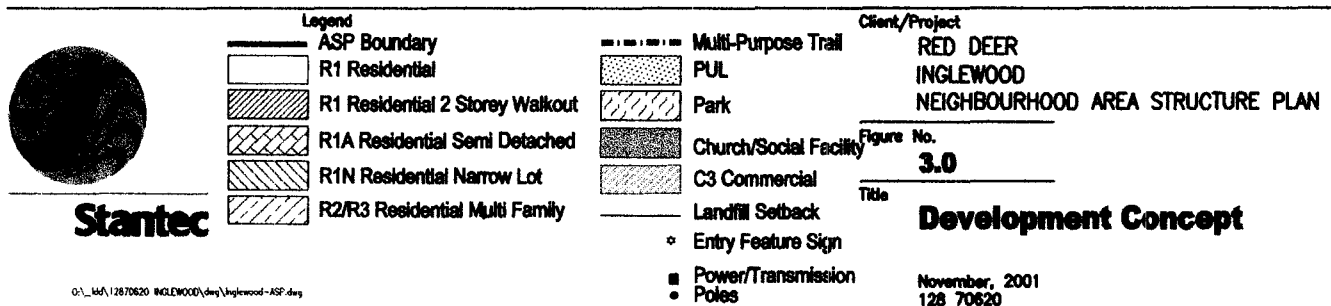
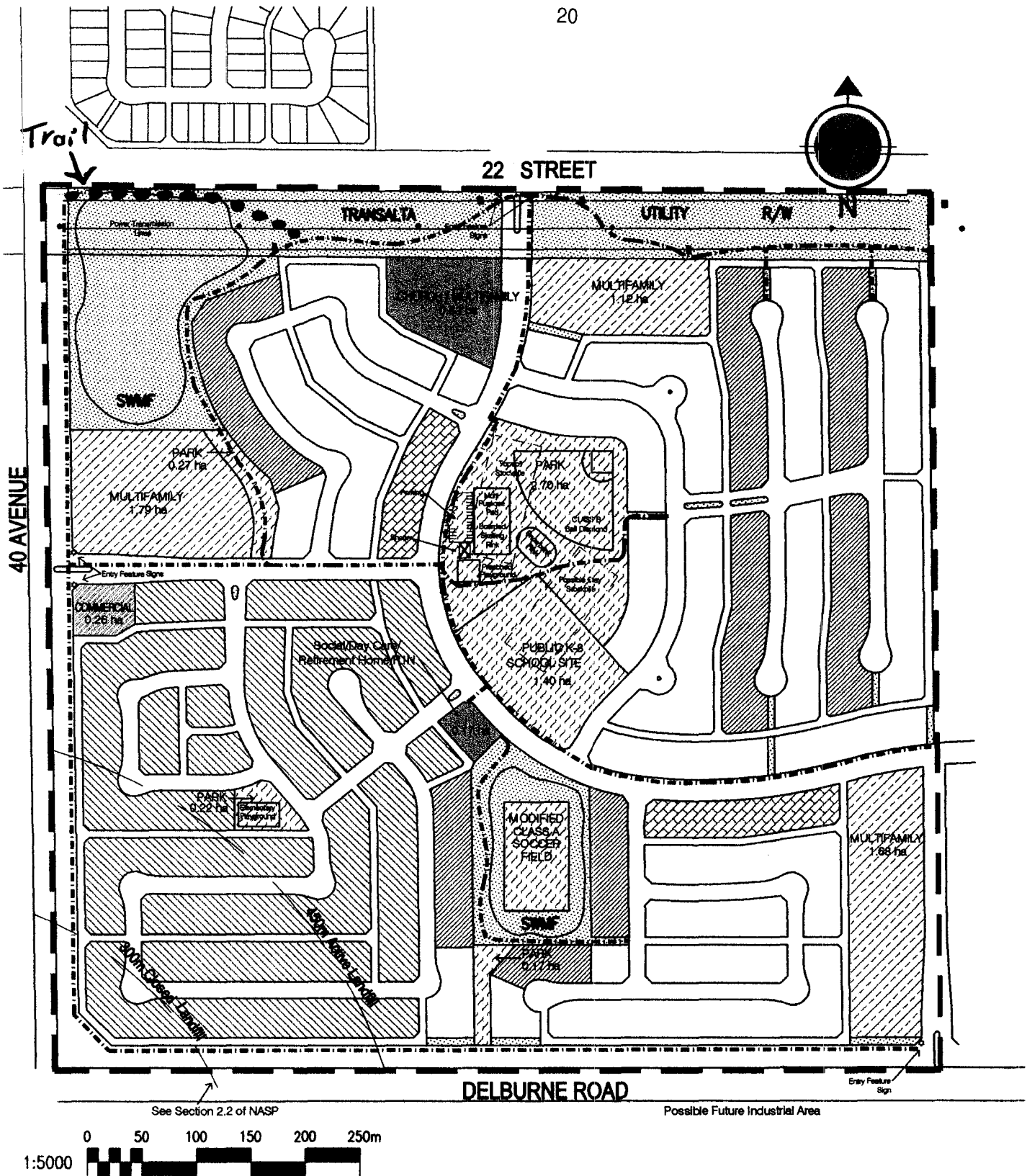
Presently there are continuous north, east and west collector sidewalk trail connections from the neighbourhood perimeter to the centre park/school area. The south trail connection to the Delburne Road could be completed by extending it through the .17ha park area [see attached map].

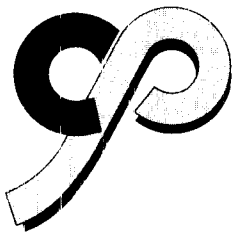
Mr. Guy Pelletier of Melcor Developments Ltd stated that he was prepared to work with the City Parks Department, Trans Alta Utilities and myself to discuss this further. I would ask council to consider delaying third reading to give time for this to happen and that we report back for the postponed third reading.

Respectively submitted

  
BOB JOHNSTONE 346 8775







---

**DATE:** February 6, 2002

**TO:** City Clerk

**FROM:** Tony Lindhout, Planner

**RE:** Letters re: Stantec Consulting/Bob Johnstone  
Inglewood Neighbourhood Area Structure Plan  
Bylaw 3217/A-2002

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### **Background**

At the City Council meeting of February 11, 2002, Council will hold the public hearing and then afterwards, will give consideration to the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw 3217/A-2002, being the bylaw to adopt the Inglewood (west) Neighbourhood Area Structure Plan.

Council has received two letters regarding the proposed Inglewood Neighbourhood Area Structure Plan (ASP) and both are recommending changes to the ASP.

#### **1. Letter from Stantec Consulting Ltd.**

Stantec Consulting Ltd. has refined and slightly altered and extended the landfill setback lines shown on the ASP maps to more accurately reflect the areas impacted by the old landfill site. This revised information is based on information/input from the City's solid waste utility (Public Works). Within the text portion of the ASP document, it clearly states that no development will occur within the 450m active landfill setback until the old landfill site is closed and that no development (rezoning, subdivision) would occur within the 300m provincial setback requirement for a closed landfill without relaxation of this by Alberta Environment.

Stantec Consulting Ltd., based on their detailed engineering/servicing study leading up to submission of the first phase of development in this new neighbourhood, have adjusted the lane layout (from north/south to east/west) in one of the residential blocks in this area.

Both of these changes are minor, have no impact on adjoining landowners and do not change the intent of the original version of the ASP given first reading by Council and advertised for the public hearing.

#### **Recommendation re: Stantec Consulting**

Planning staff fully support the minor changes requested by Stantec Consulting Ltd. and recommend their incorporation into the final readings of Bylaw 3217/A-2002.

City Clerk  
 Inglewood Neighbourhood Area Structure Plan Changes  
 Page 2

---

## **2. Letter from Bob Johnstone**

Mr. Johnstone, a City resident, has requested the City consider adding two minor trail extensions to what is already proposed and shown in the Inglewood Neighbourhood Area Structure Plan.

First, is a proposed extension into the northwest corner of the neighbourhood, of the shale trail that the developer is proposing along a portion of the TransAlta Power right-of-way. While there is merit to a comprehensive community trail system being incorporated along the entire length of the TransAlta Power right-of-way, currently there is no City level planning document/plan that identifies a trail system at this location or along this utility corridor. The City's major trail network for the area, as identified in the City's East Hill Major Area Structure Plan and the Community Services Master Plan, is to be located along the north side of 22<sup>nd</sup> Street. The Community Services Master Plan is currently under review. City Administrative staff has met several times with Mr. Johnstone to discuss his request.

Notwithstanding that the trail extension into the northwest corner of this neighbourhood is not required by the City, both Recreation, Parks & Culture and planning staff would have no objection to adding this trail extension to the ASP. However, the developer is opposed to inclusion of this trail extension.

The second trail extension identified by Mr. Johnstone is southward from the south storm water management facility (SWMF) to Delburne Road. This trail link is not supported by the Recreation Parks & Culture and Engineering Services Departments due to the physical break that would be required in the 2.5m high sound attenuation berm proposed for the north side of Delburne Road. Due to the "expressway" designation of Delburne Road, it is important to maintain a continuous sound/landscaped berm design for noise alleviation purposes. There is also a concern that pedestrians might interpret this trail connection as a crossing area for Delburne Road.

### **Recommendation re: Bob Johnstone**

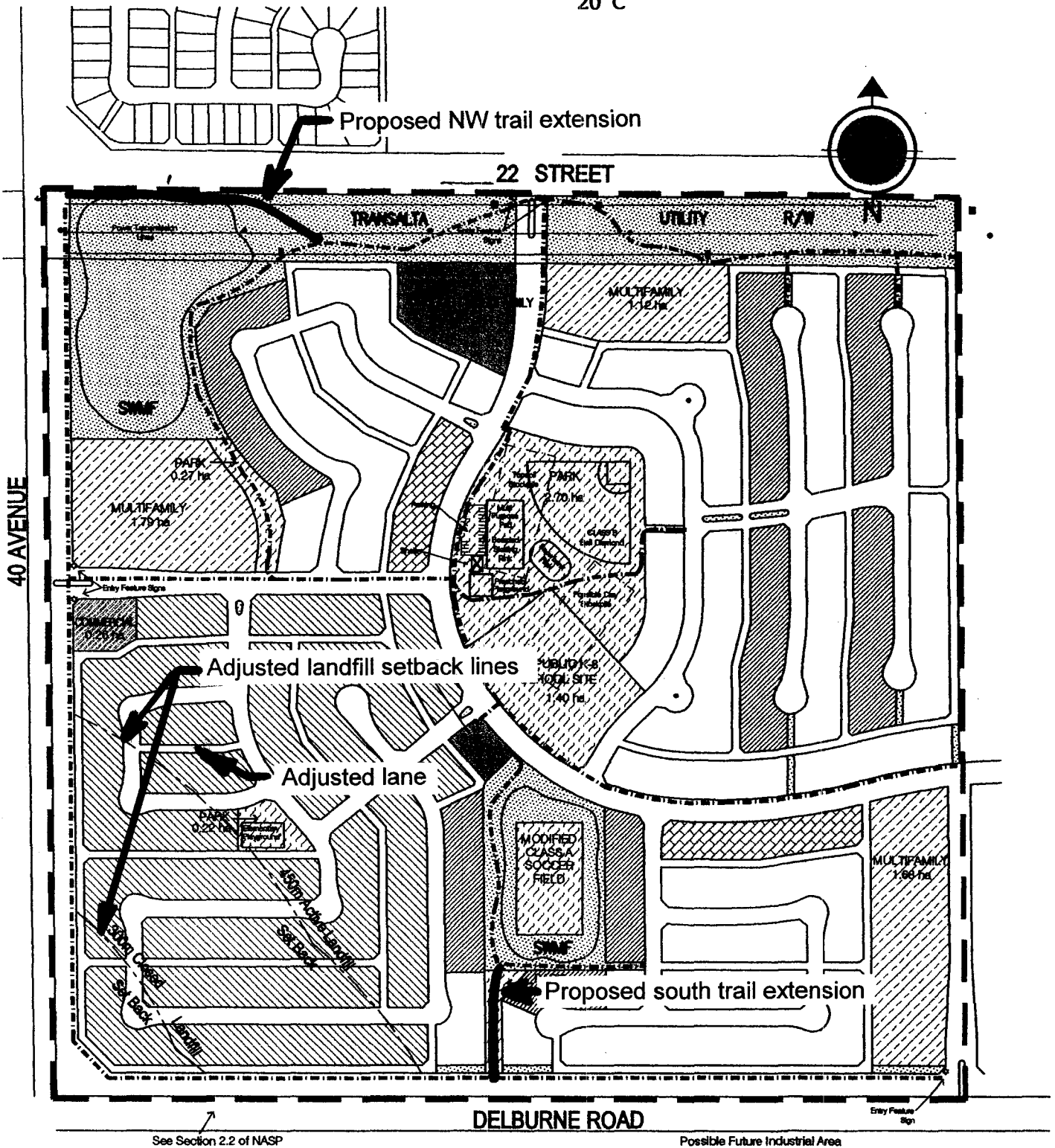
Although it is not a requirement of the City, planning staff would have no objection to inclusion of the proposed northwest trail extension to the corner of 22<sup>nd</sup> Street and 40<sup>th</sup> Avenue. Planning staff recommend adoption of the Inglewood ASP with Council consideration of both 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw 3217/A-2002 on February 11, 2002.



Tony J. Lindhout, ACP, MCIP  
 PLANNER

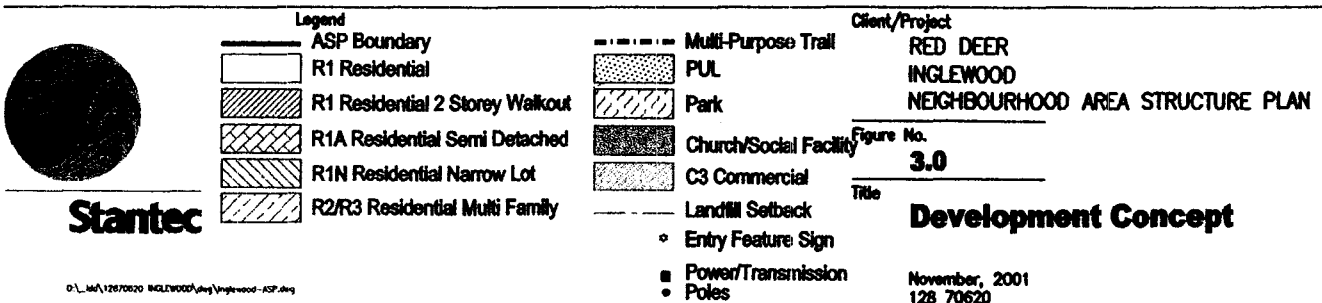
Attachment

- c. Recreation, Parks and Culture (attn: Doug Evans)  
 Engineering Services (attn: Ken Haslop)



0 50 100 150 200 250m

1:5000







**Stantec**

01 February 2002  
File: 128 70620

Tel: 403 341-3320  
Fax: 403 342-0969  
ksaunders@stantec.com

City of Red Deer  
Box 5008, 4914 - 48 Avenue  
Red Deer, AB T4N 3T4

**Attention: Mr. Kelly Kloss  
City Clerk**

Dear Mr. Kloss:

**Reference: Inglewood NASP  
Melcor Developments**

Further to discussions that occurred at Municipal Planning Commission with respect to the set backs from the old Red Deer Landfill, we have had discussions with Public Works to determine more precisely how the set backs should be measured. We have revised Illustration No. 1 to illustrate these set backs.

We have also made a revision to one lane in the NASP. The change is to accommodate servicing requirements as determined during our detailed engineering study for this quarter section. The change is to the lane layout in the southern portion of Phase 1 eliminating a T shape lane in an internal block to a straight through lane. Since this change is a minor one, and that there are currently no adjacent developments, nor residents in the area, we ask that Council accept this revision.

Please replace Illustration No.1 and Maps No. 3 to 7 in the previously submitted Inglewood NASP prior to 2<sup>nd</sup> and 3<sup>rd</sup> readings scheduled for City Council February 11, 2002.

Thank you,

Sincerely,  
**STANTEC CONSULTING LTD.**

  
Kerry Saunders, P.Eng.  
Project Manager

Attachment

c. Tony Lindhout, Parkland Community Planning Services  
Guy Pelletier, Melcor Developments Ltd.

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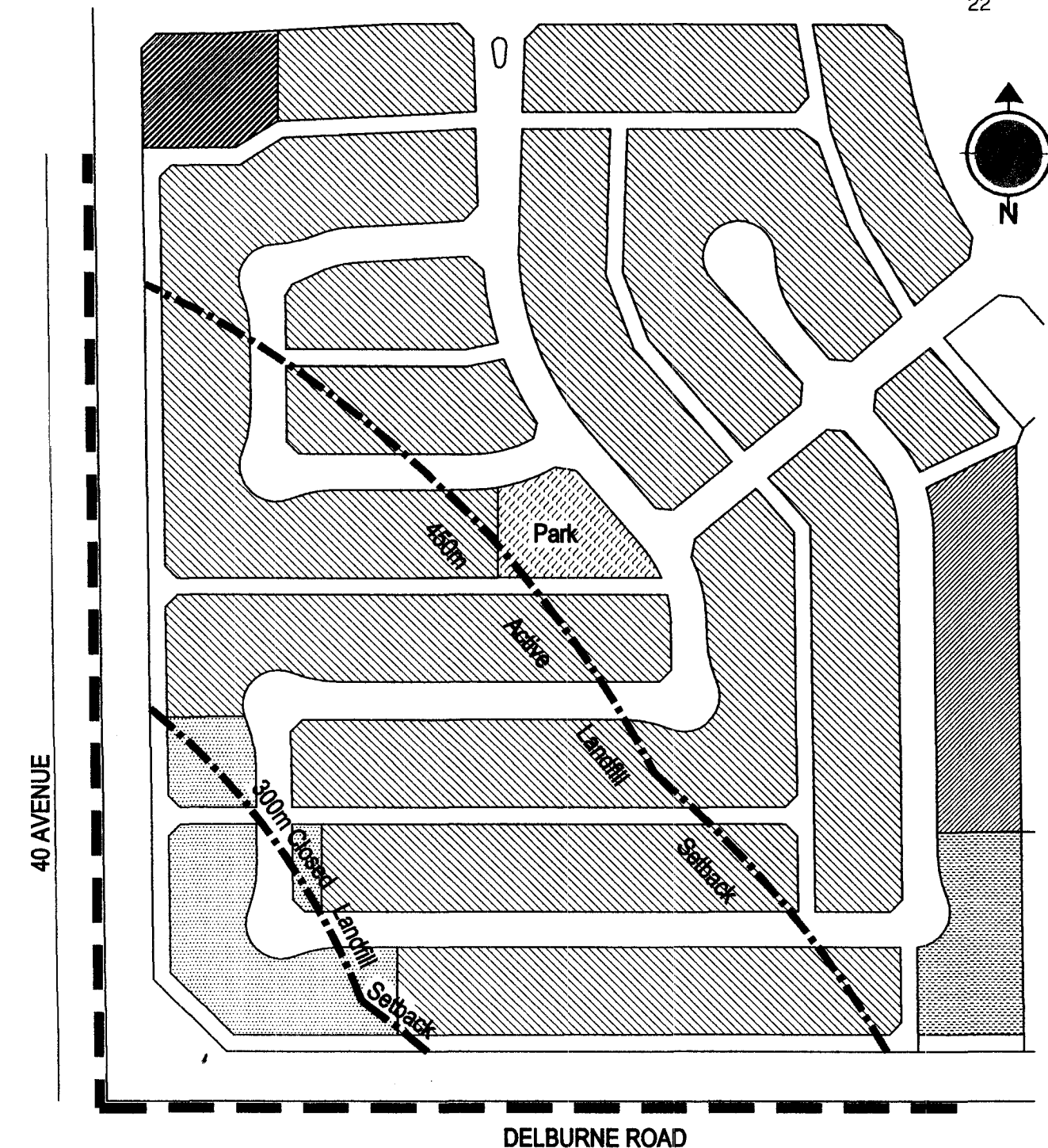
Buildings

Environment

Industrial

Transportation

Urban Land



1:2500

0 25 50 75 100 125m



**Stantec**

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**Legend**

- Landfill Setbacks
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- A1 Open Space
- Park
- Commercial

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

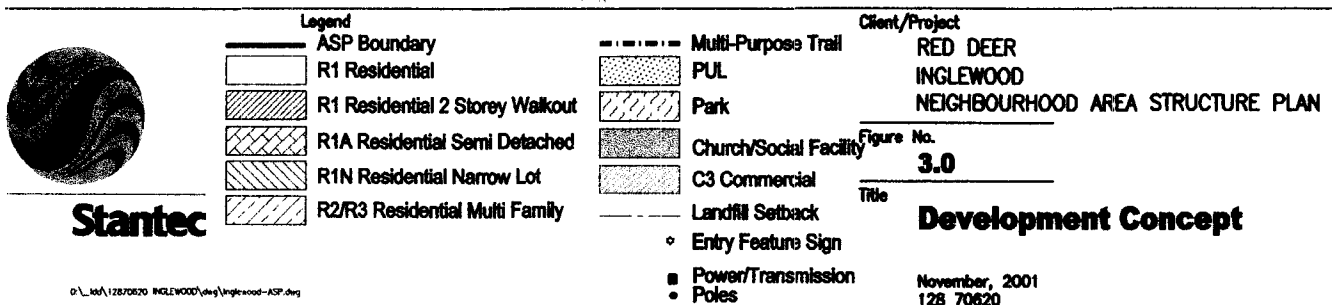
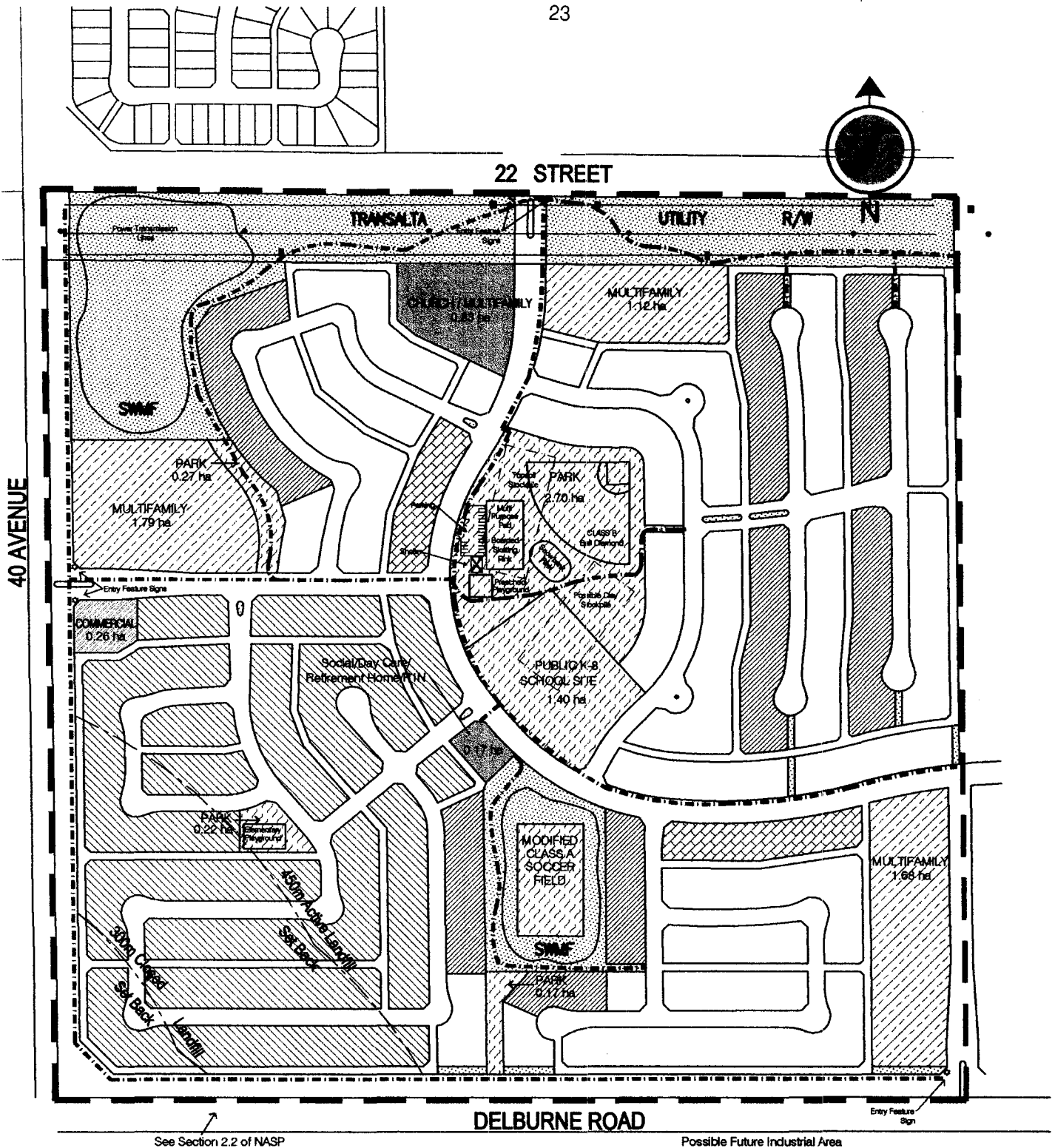
**Figure No.**

**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

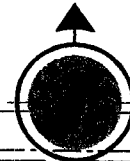
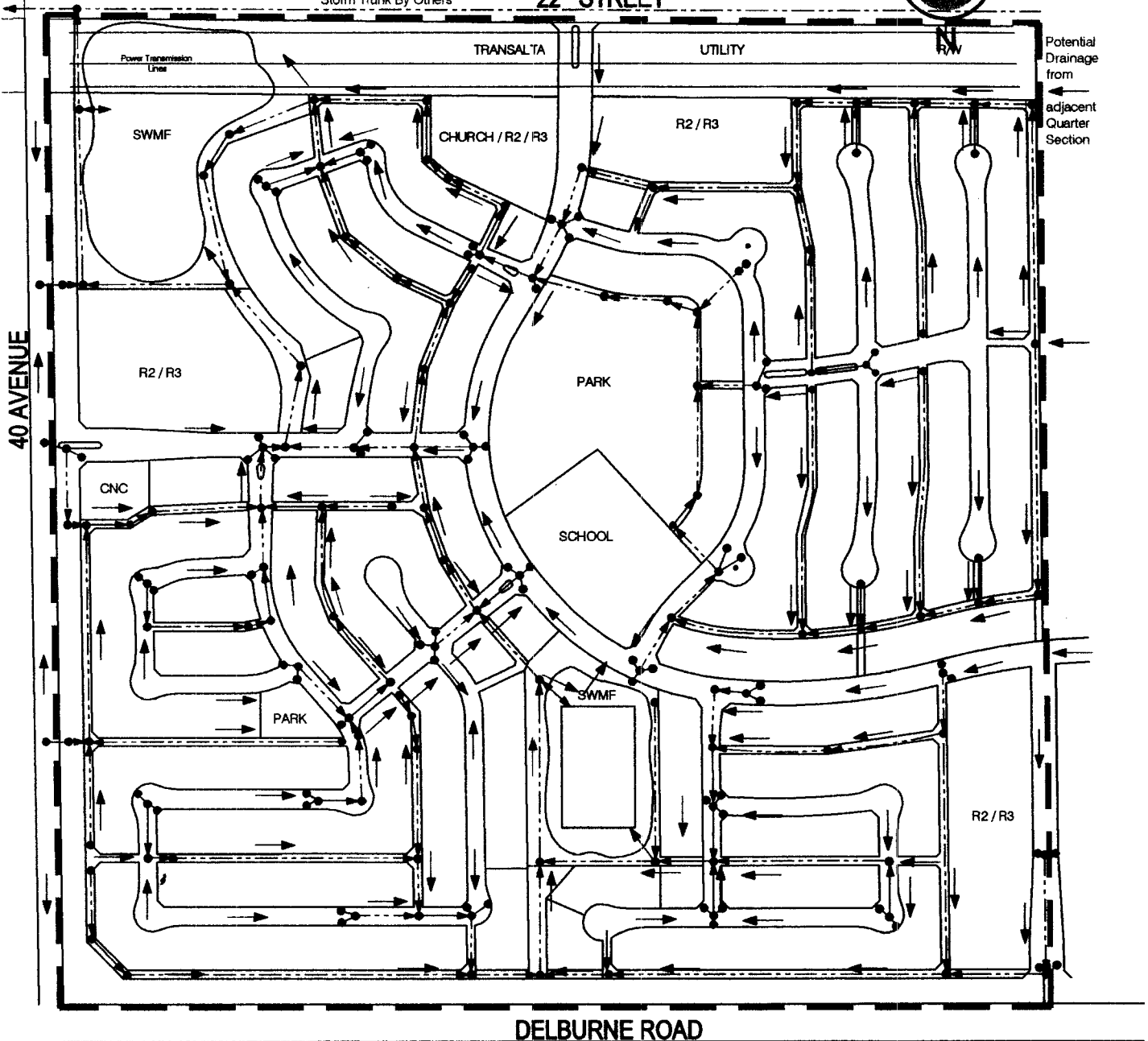
September, 2001  
128 70620



Existing Storm  
Sewer Outfall

Storm Trunk By Others

22 STREET

Potential  
Drainage  
from  
adjacent  
Quarter  
Section

1:5000

0 50 100 150 200 250m

## Legend

- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

4.0

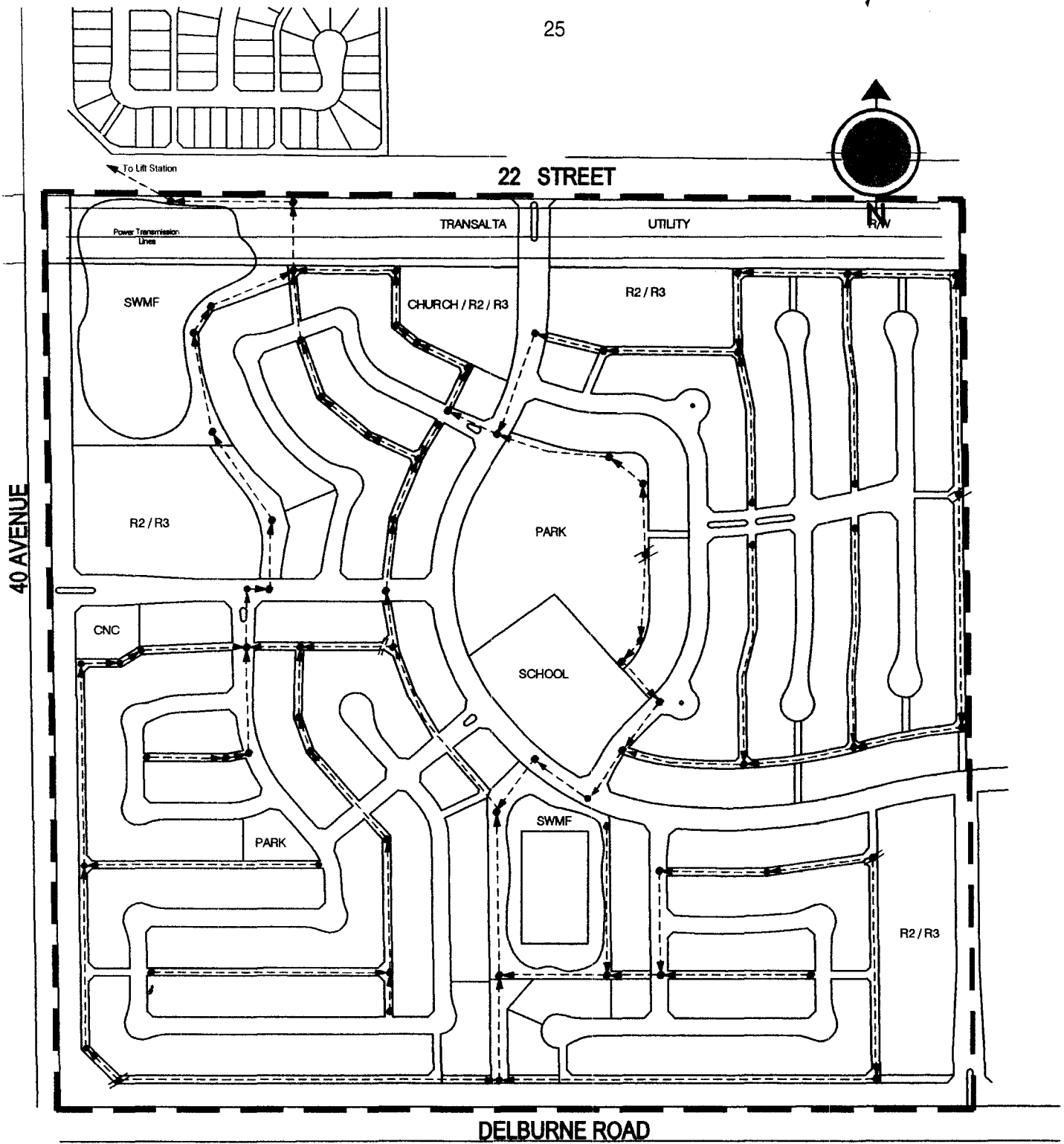
Title

**Overall Storm Drainage  
Major Drainage**

November, 2001  
128 70620



**Stantec**



1:5000 0 50 100 150 200 250m

#### Legend

- ASP Boundary
- - - Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole

#### Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

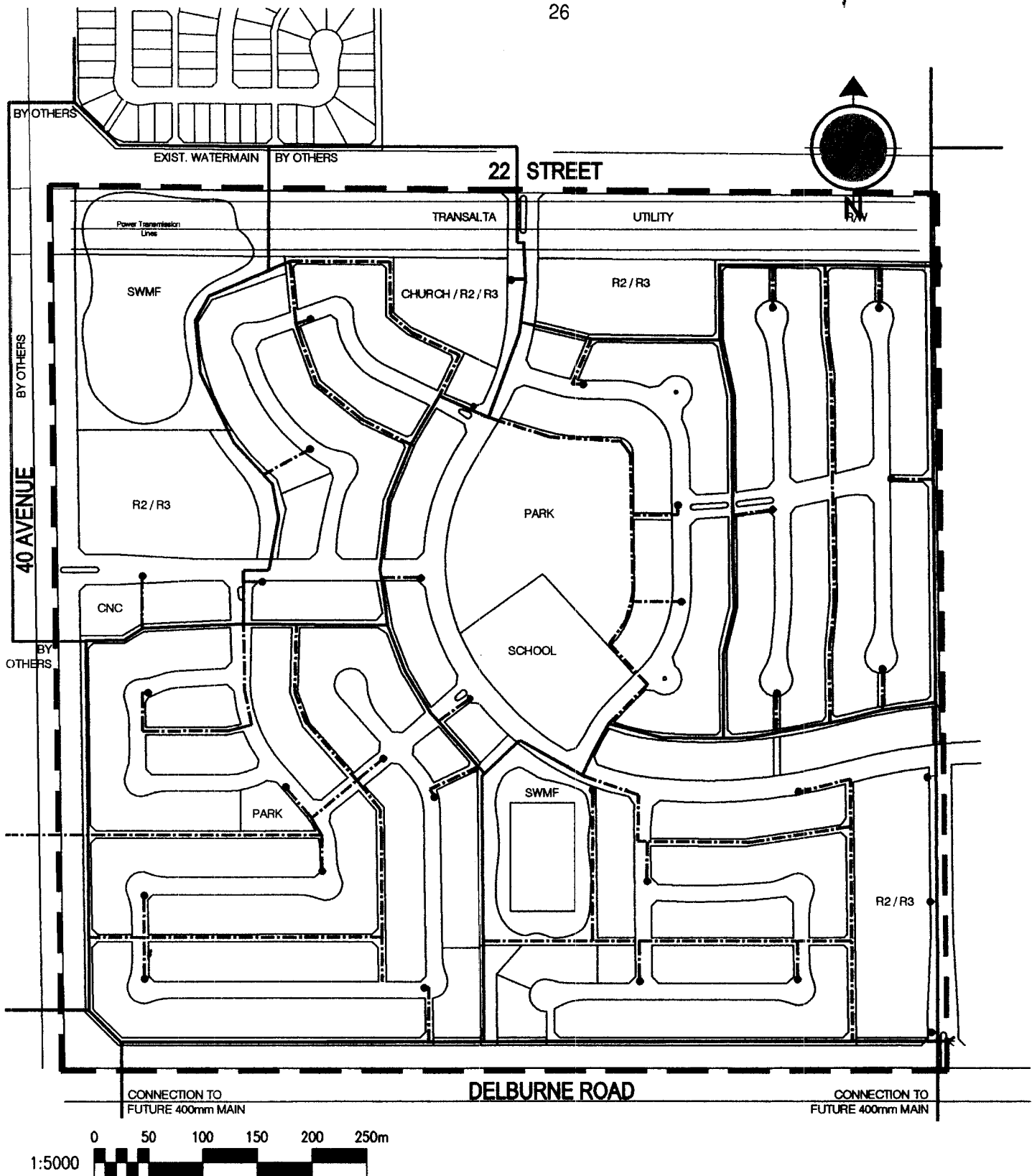
#### Figure No.

5.0

#### Title

**Sanitary Servicing**

**Stantec**



## Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

## Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

## Figure No.

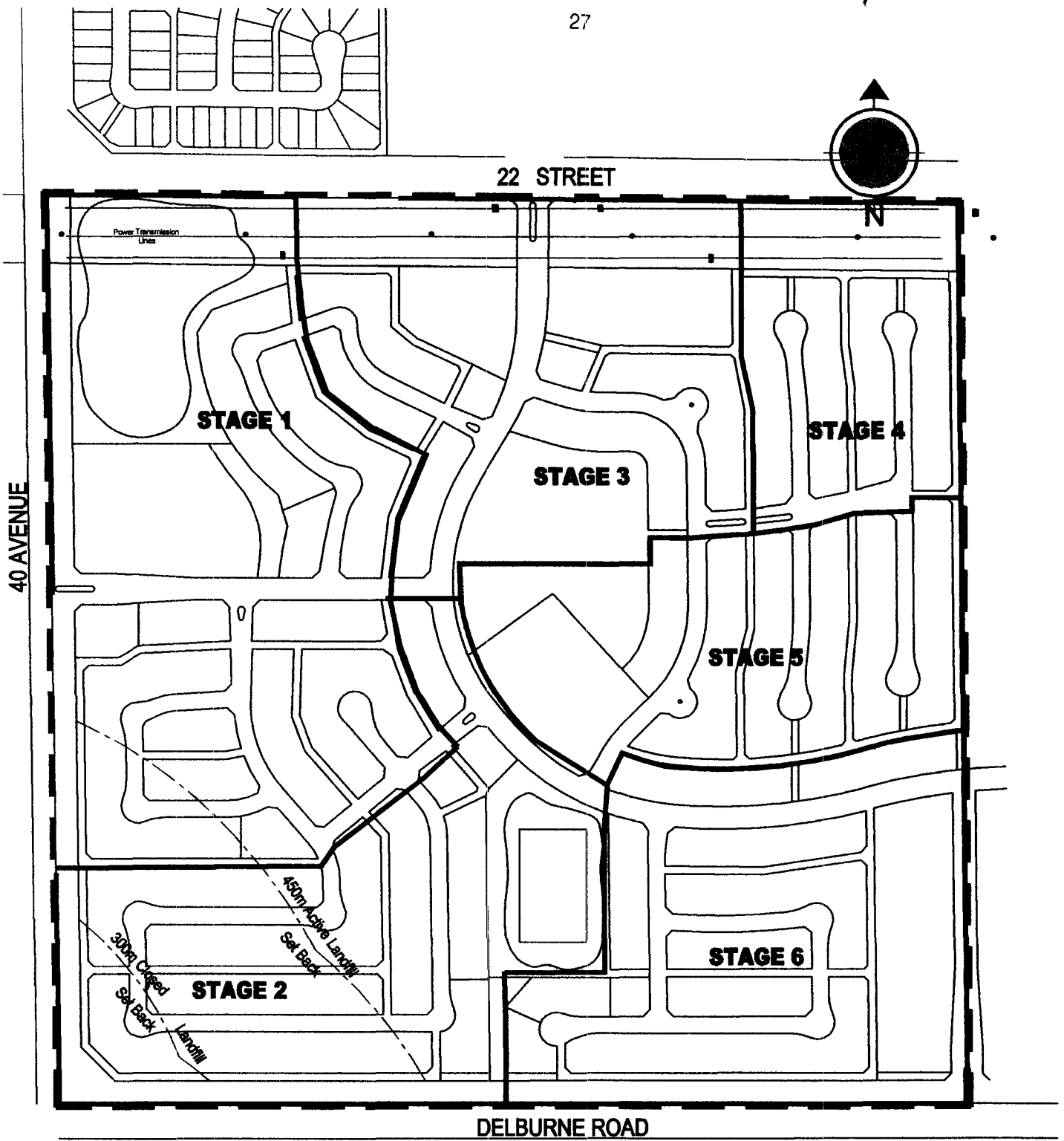
6.0

## Title

**Water Servicing**



**Stantec**



**Stantec**

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--- Landfill Setbacks

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

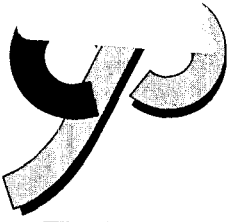
Figure No.

**7.0**

Title

**Phasing**

November, 2001  
128 70620



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

The following report is provided as background and was originally submitted to Council at First Reading on January 14, 2002

**DATE: JANUARY 8, 2002**

**TO: CITY CLERK**

**FROM: TONY LINDHOUT, PLANNER**

**RE: BYLAW 3217/A-2002  
INGLEWOOD (WEST) NEIGHBOURHOOD AREA STRUCTURE PLAN  
SW¼ Section 3-38-27-W4, Southeast Red Deer**

---

In accordance with Section 3.1.2.14 of the *City's Planning and Subdivision Guidelines*, all new Neighbourhood Area Structure Plan proposals must be forwarded to City Council for their consideration of approval. Neighbourhood Area Structure Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

**Background**

Melcor Developments Ltd. have submitted, and are seeking City approval, to their proposed neighbourhood Area Structure Plan design for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (west) with the first phase of development scheduled to come on stream in the summer of 2002.

The Inglewood (west) Neighbourhood Area Structure Plan has been prepared as a comprehensively planned residential neighbourhood to take advantage of natural topography, utility corridors and local attributes of the area. The plan provides a framework to deliver a high quality residential neighbourhood by defining coordinated land use patterns, pedestrian linkages, servicing designs and development staging that provides the following:

- good variety and mix of housing types from detached housing to multiple family sites
- C3 neighbourhood commercial site
- social care and church sites
- public K-8 school site
- a modified central park site design that favors a linear open space park concept that allows for more dispersed park space and recreation facilities throughout the neighbourhood
- two storm water management facilities (dry ponds) and incorporation of the TransAlta power right-of-way, both which add to the amount of neighbourhood open space
- extensive pedestrian multi-use travel linkages throughout the neighbourhood
- alternative development design for the southwest corner of this proposed neighbourhood that reflects possible development restrictions associated with the City landfill site located south of Delburne Road and west of 40<sup>th</sup> Avenue
- ultimate neighbourhood population of ± 2700 persons in approximately 800 housing units
- proposed neighbourhood density of 40.6 persons per hectare



Upon receipt of the initial neighbourhood plan it was referred to all applicable City Departments and outside agencies for comment and identification of issues. Based on the referral process, the City's Subdivision Committee established the City's official position regarding changes to the draft neighbourhood plan. Subsequent City consultation with the developer produced a revised neighbourhood plan that was acceptable to all parties. This revised plan was then presented to the community for public input. The proposed neighbourhood plan fully conforms to the following City statutory and/or planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- East Hill Major Area Structure Plan
- Community Services Master Plan
- Planning and Subdivision Guidelines

### **Neighbourhood Public Meeting**

Following circulation of a copy of the proposed neighbourhood plan to adjoining landowners and developers, and advertisement of the plan in the local newspaper, a neighbourhood public meeting hosted by Parkland Community Planning Services was held December 11, 2001. Ten persons attended the meeting at which time the developer presented a detailed explanation of the proposed neighbourhood plan.

The proposed neighbourhood plan met with the approval of all those in attendance at the meeting. Four comments sheets were received following the meeting, three of which fully supported the plan as presented. The fourth comment sheet, while endorsing the neighbourhood plan, suggested minor changes to the location and orientation of some of the proposed neighbourhood trails. These changes had been previously considered as part of the overall neighbourhood design process but were not supported by the Recreation Parks and Culture Department due to on-site physical constraints (dry pond, enhanced berming) and potential duplication of trails with the City's proposed major trail/pathway network as approved under the Community Services Master Plan. The City's Recreation, Parks and Culture Board and the Joint Use Planning Committee have both endorsed the proposed central park and school site plan.

### **Planning Analysis**

The proposed Inglewood (west) Neighbourhood Area Structure Plan conforms with City planning policies and documents including, compliance with the City's Planning and Subdivision guidelines that provide the framework for development of new City residential neighbourhoods. Area residents and adjoining landowners and developers fully supported the proposed plan. This plan will provide for a comprehensive community containing residential, commercial, open space and recreational opportunities developed within the context of balanced complimentary land uses and activities.

The City's Municipal Planning Commission, at their meeting of January 7, 2002, considered the draft Inglewood Neighbourhood Area Structure Plan (NASP) and has recommended approval of the plan subject to the NASP document clearly indicating that no development will take place within the 450m active landfill setback requirement while the current (old) landfill site is still in operation and that no development would occur within the 300 m closed landfill setback requirement unless a relaxation of this requirement has been obtained from Alberta Environment. Section 2.2 of the NASP document has been revised to address these concerns raised by the Municipal Planning Commission.

City Clerk  
Inglewood (west) Neighbourhood Area Structure Plan  
Page 3

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**Recommendation**

That City Council proceed with first reading of Bylaw 3217/A-2002, being the Bylaw to adopt the Inglewood (west) Neighbourhood Area Structure Plan.

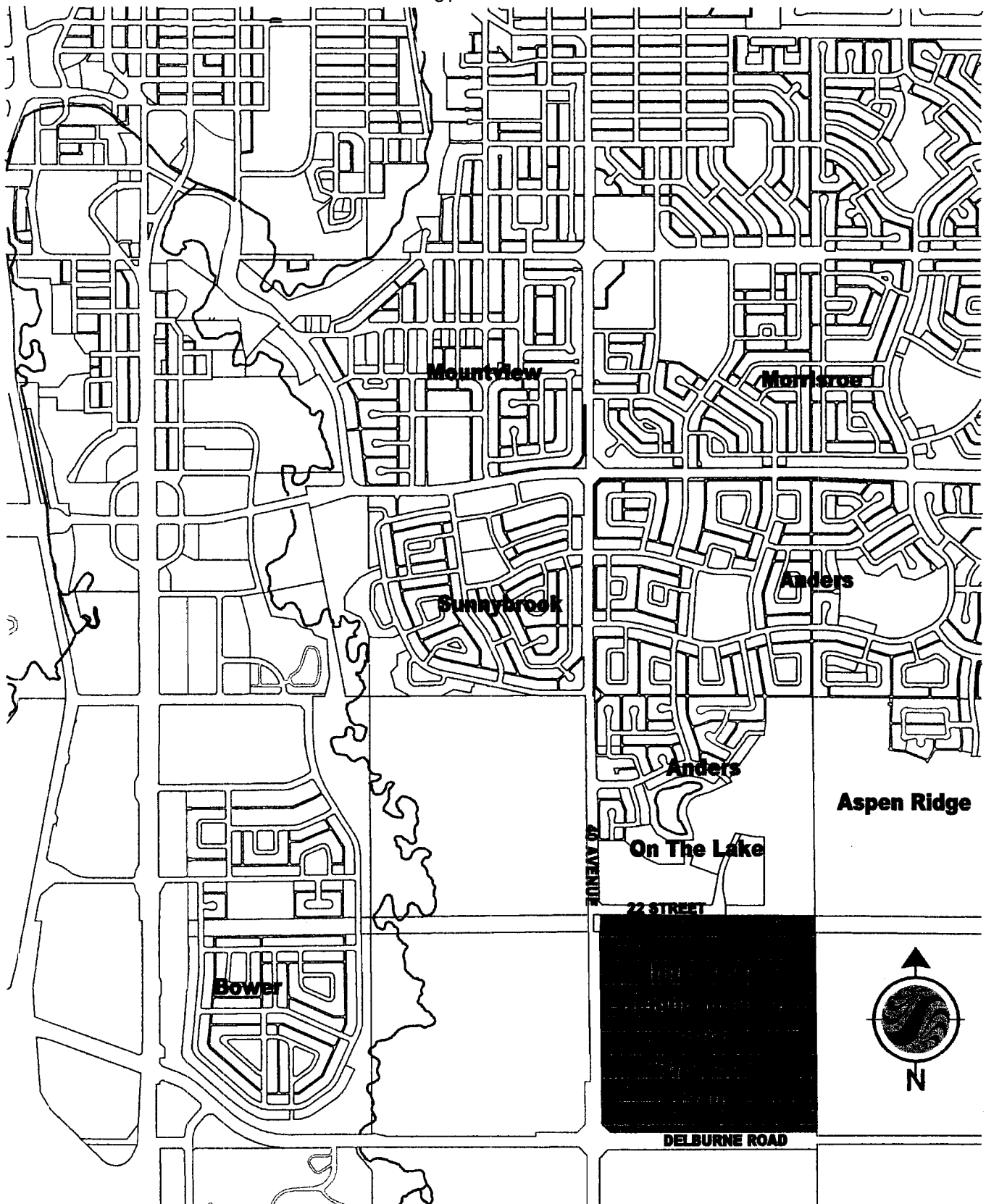


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Tony Lindhout, ACP, MCIP  
PLANNER

Attachment (Bylaw 3217/A-2002 and Inglewood (west) Neighbourhood Area Structure Plan)

- c. Colleen Jensen, Director of Community Services  
Melcor Developments Ltd.  
Stantec Consulting Ltd.



**Stantec**

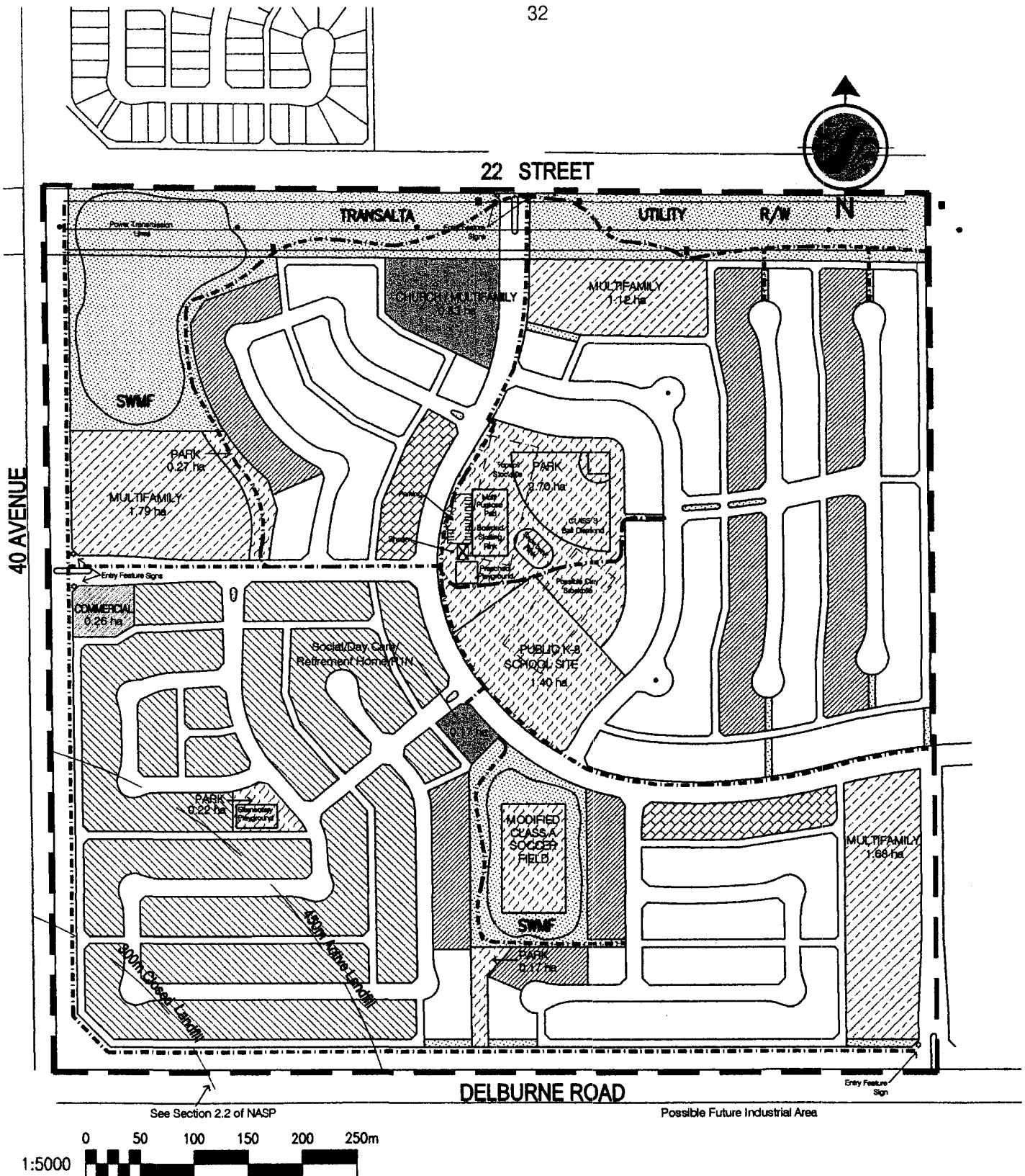
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Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

September, 2001  
128 70620



**Stantec**

**Legend**

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1A Residential Semi Detached
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

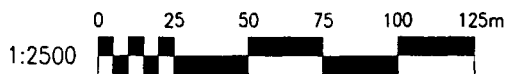
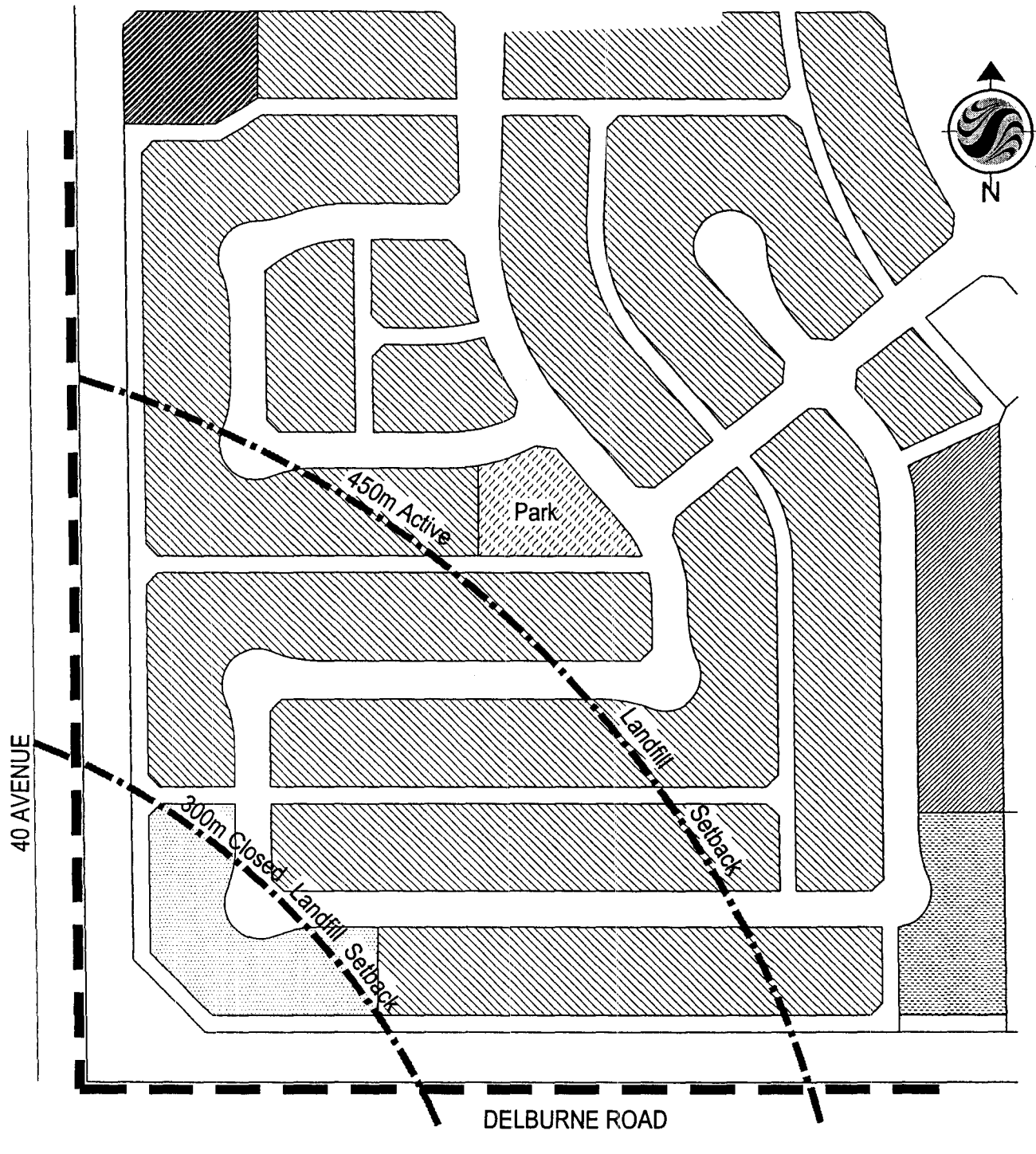
**Figure No.**

**3.0**

**Title**

**Development Concept**

November, 2001  
128 70620



**Stantec**

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**Legend**

- Landfill Setbacks
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- A1 Open Space
- Park
- Commercial

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

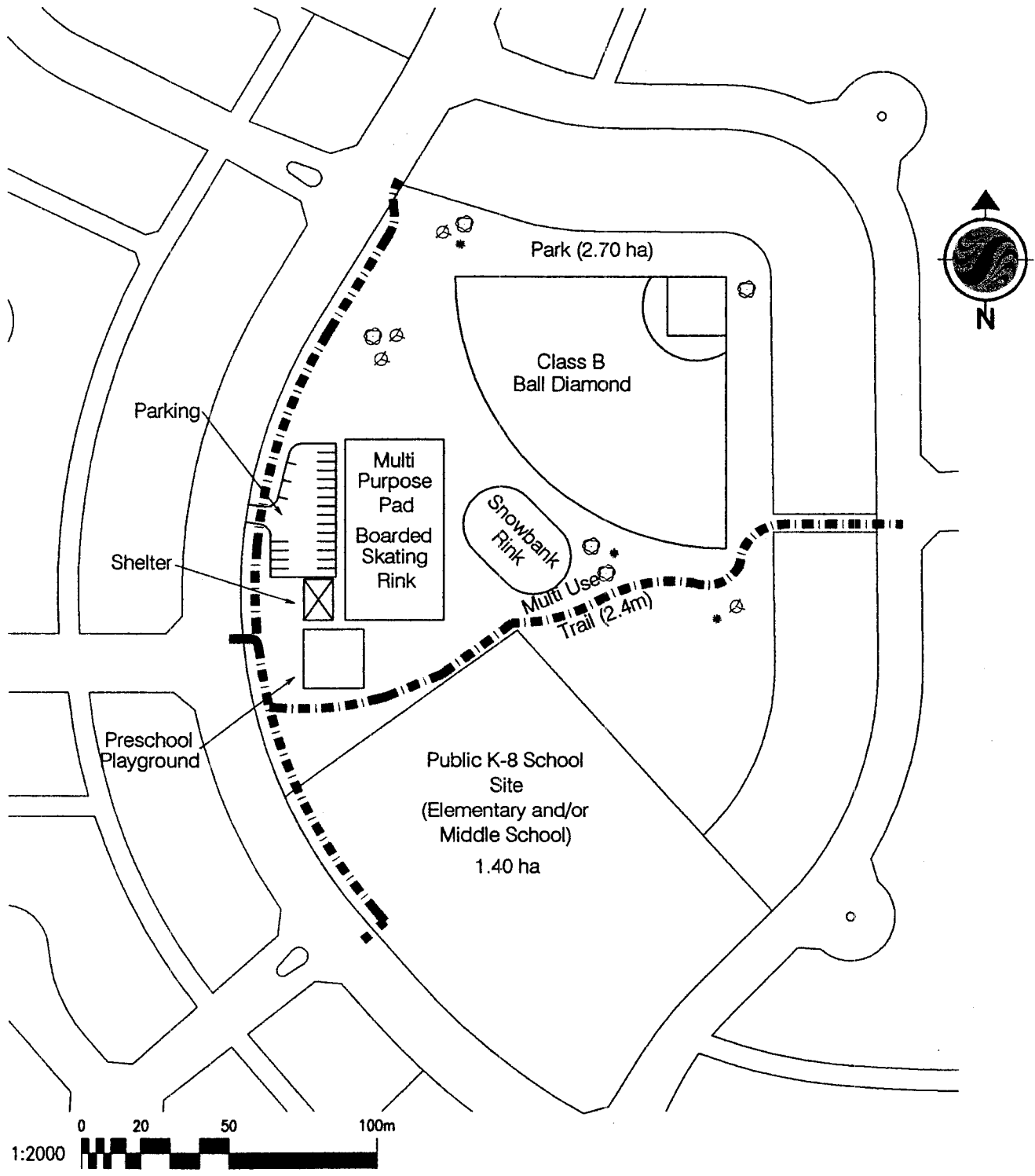
**Figure No.**

**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

September, 2001  
128 70620



**Stantec**

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Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 2.0**

Title

**CENTRAL SCHOOL / PARK SITE**

September, 2001  
128 70620

# **NOTE TO COUNCIL**

**RE:       Neighbourhood Area Structure Plan  
          Amendment 3217/A-2002 – Inglewood (West)  
          Submission by Bob Johnstone**

---

**After talking with Melcor Developments, Bob Johnstone phoned me to say he was withdrawing his request to postpone third reading of Bylaw 3217/A-2002.**

**Kelly Kloss  
City Clerk**

## ***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002  
TO: Tony Lindhout, Parkland Community Planning Services  
FROM: City Clerk  
RE: Neighbourhood Area Structure Plan Bylaw 3217/A-2002  
Inglewood (West)  
SW ¼ Section 3-38-27-W/4, Southeast Red Deer

---

**FILE**

***Reference Report:***

City Clerk, dated February 4, 2002 and Parkland Community Planning Services, dated February 6, 2002.

***Bylaw Readings:***

Neighbourhood Area Structure Plan Bylaw 3217/A-2002, as amended, was given second and third readings. A copy is attached.

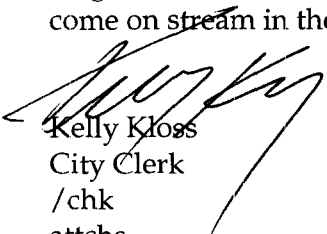
***Resolutions:***

***Resolved*** that Council of the City of Red Deer agrees to amend Neighbourhood Area Structure Plan Amendment 3217/A-2002 – Inglewood (West) by replacing the current Illustration No. 1 and Maps 3 to 7 regarding set backs and servicing requirements with the revised Illustration No. 1 and Maps 3 to 7 attached to the report from Stantec Consulting Ltd. dated February 1, 2002, and appearing on the February 11, 2002 Council Agenda.

***Report Back to Council:*** No

***Comments/Further Action:***

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c     Director of Development Services  
       Director of Community Services  
       Inspections & Licensing Manager  
       Engineering Services Manager  
       Land & Economic Development Manager  
       City Assessor  
       C. Adams, Administrative Assistant  
       S. Eklund, Clerk Steno, City Clerk's



**BYLAW NO. 3217/A-2002**

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

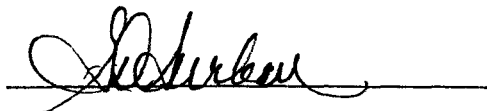
- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Inglewood (West) Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

READ A SECOND TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A THIRD TIME IN OPEN COUNCIL this 11th day of February 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11 day of February 2002.



MAYOR



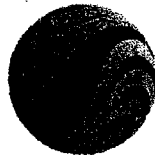
CITY CLERK

# **Inglewood West SW ¼ Section 3-38-27-W4 Neighborhood Area Structure Plan**



Prepared for:  
Melcor Developments Ltd.

Prepared by:



---

**Stantec**

Stantec Consulting Ltd.

January 2002

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

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INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**1.0 Introduction**

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<b>1.3 BACKGROUND</b>	<b>1.2</b>

# **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

## **1.0 Introduction**

---

### **1.1 PURPOSE**

The purpose of the Inglewood Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue. Inglewood includes an area of approximately 65.3 hectares (161 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd..

Melcor's commitment through the Inglewood NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

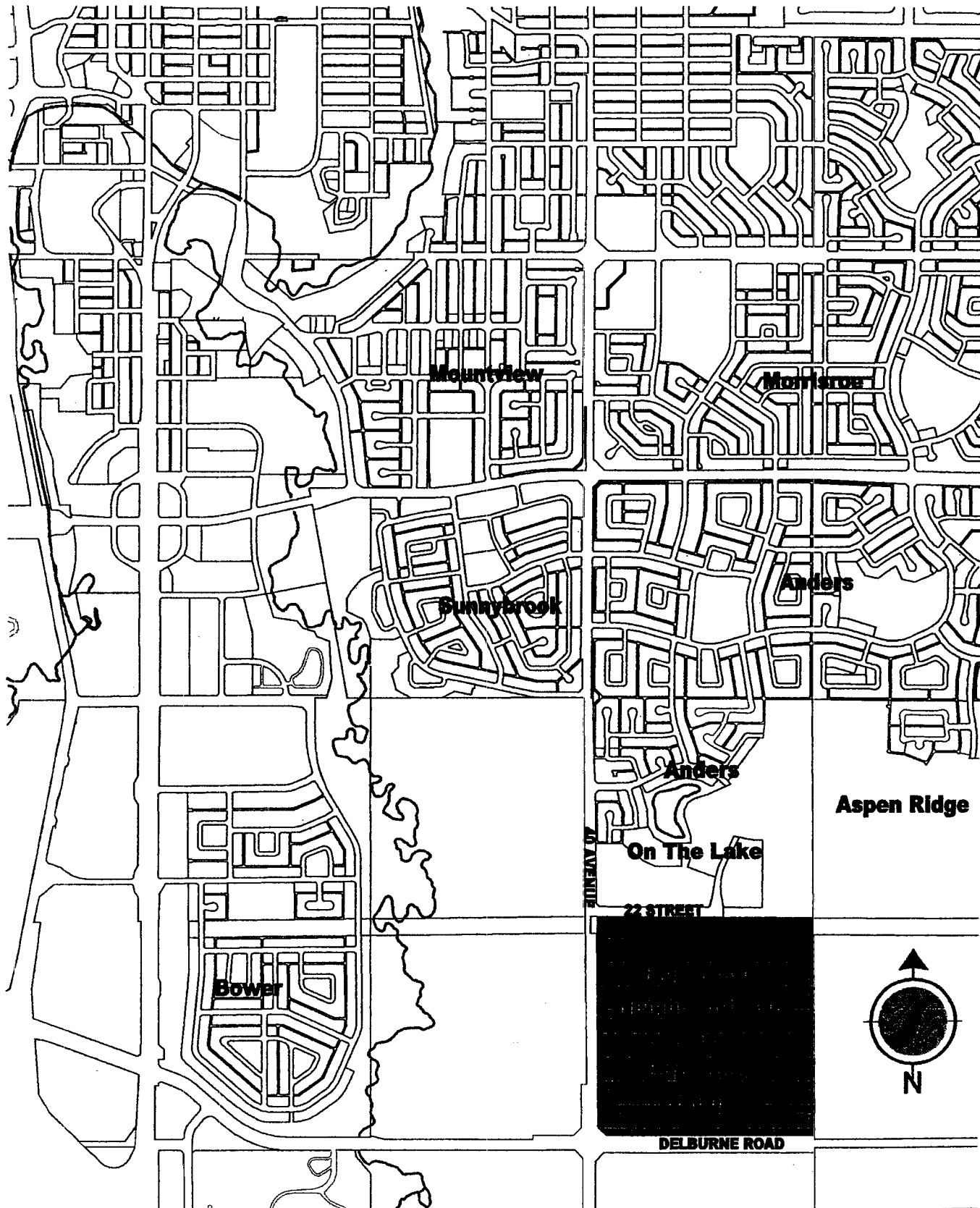
Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood.

### **1.2 DEFINITION OF PLAN AREA**

The Inglewood Neighbourhood Area Structure Plan consists of land located within the SW ¼ Section 3-38-27-W4 and includes an area of approximately 65.30 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:





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Figure No.  
**1.0**

Title  
**Location Context**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
INTRODUCTION**

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- **North Boundary** – 22<sup>nd</sup> Street
- **West Boundary** – 40<sup>th</sup> Avenue
- **East Boundary** – SE ¼ Sec. 3-38-27-W4
- **South Boundary** – Delburne Road (Secondary Highway 595)

The Inglewood NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

### **1.3 BACKGROUND**

The Inglewood Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood NASP Bylaw complies with both of these plans.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**2.0 Site Context & Development Considerations**

	<b>Page</b>
<b>2.0 SITE CONTEXT &amp; DEVELOPMENT CONSIDERATIONS</b>	<b>2.1</b>
2.1 TOPOGRAPHY, SOILS & VEGETATION	2.1
2.2 ENVIRONMENTAL SITE ASSESSMENT	2.1
2.3 HISTORICAL RESOURCES	2.2
2.4 NATURAL FEATURES	2.2
2.5 EXISTING LAND USE	2.2
2.6 SURROUNDING DEVELOPMENT	2.2

## **2.0 Site Context & Development Considerations**

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### **2.1 TOPOGRAPHY, SOILS & VEGETATION**

As shown on Figure 2.0 – Existing Features, the topography of the Inglewood NASP slopes generally from the highest area along the east boundary down to the west with the lowest areas in the south-central and northwest parts of the plan. Elevations range from 898.5m to 884.5m for a total difference of approximately 14.0m.

Soils in the area consist of a thin layer of topsoil underlain by lacustrine silt, sand, clay and deposits of clay till. Occasional deposits of lacustrine sand may be found near the uppermost layer of clay till. The local clay till is typically underlain by siltstone and clay shale bedrock of the Paskapoo Formation at depths varying from 5.0m to 9.0m below grade. The soil conditions do not present any impediment to urban development.

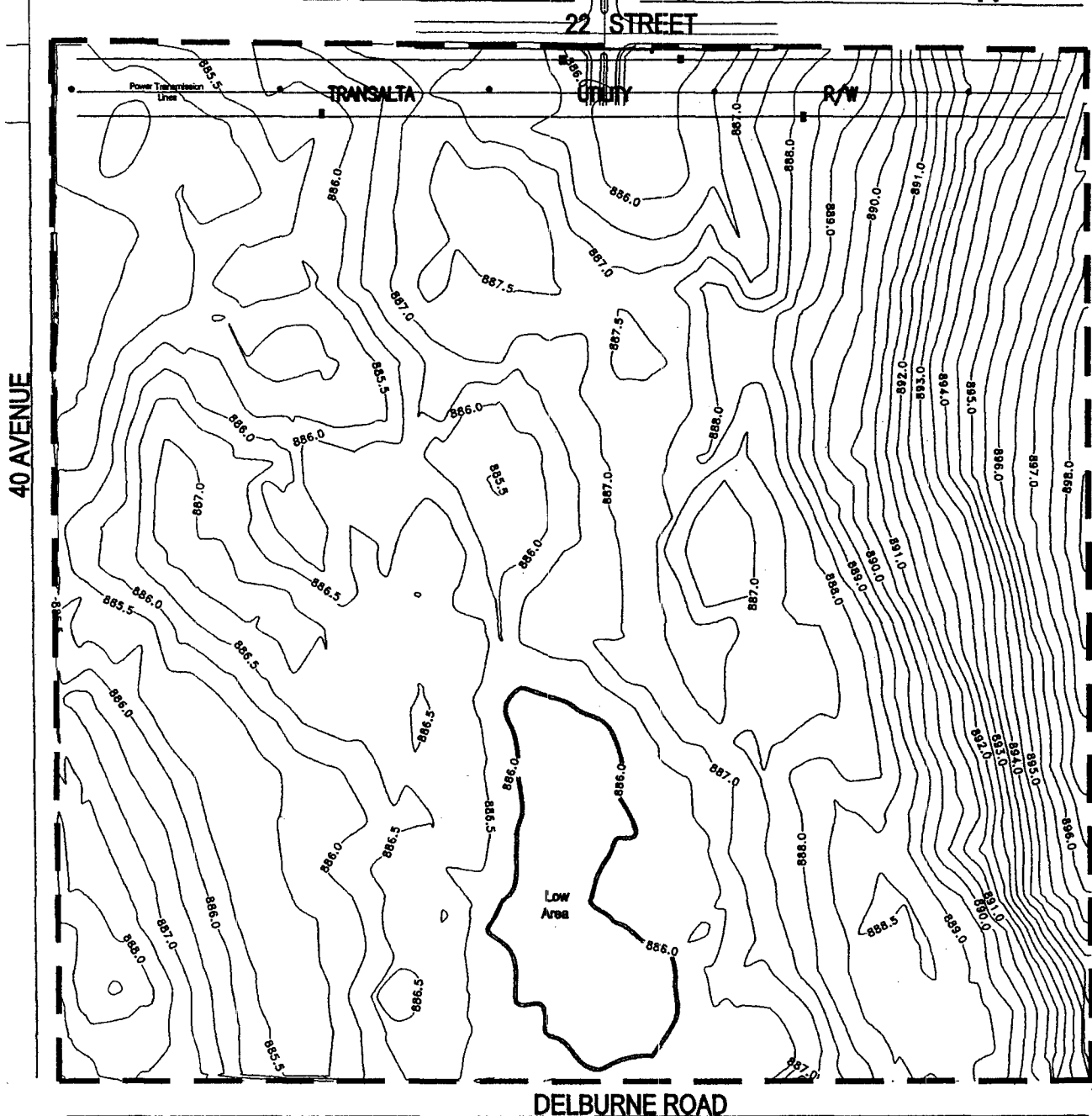
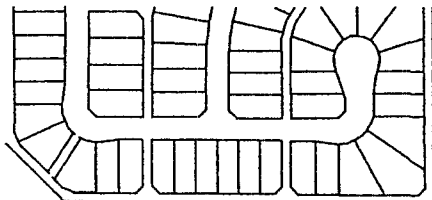
The area subject to the NASP has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from a small conifer tree farm located along the north side within the TransAlta Utility Right-of-Way.

### **2.2 ENVIRONMENTAL SITE ASSESSMENT**

An Environmental Site Assessment was conducted for the subject property in April of 2001 and submitted under separate cover. From this report, the Inglewood area has been assigned a rating of "low" for environmental risk.

The City of Red Deer's landfill located southwest of 40<sup>th</sup> Avenue and Delburne Road is proposed for closure. The regulated setback of 450m for the active landfill extends into the southwest corner of the Inglewood quarter by over 100m. No development will occur within the 450m setback area until the landfill is closed. When the landfill is closed, the 450m active landfill setback will be reduced to a 300m closed landfill setback requirement. The closed landfill setback criteria still encroaches into the southwest corner of the Inglewood ¼ section and at the time of subdivision application, relaxation of this setback requirement for a closed landfill will be requested. Until relaxation of the 300m closed landfill setback is obtained no development will occur within the 300m setback.

It is anticipated that based on the local soil conditions and gradient of the ground water table that relaxation would not be a problem. However, in the event that a relaxation of the development setback on the land affected by the closed landfill



NOTE: CONTOURS ARE SHOWN  
AT 0.5m INTERVALS



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NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

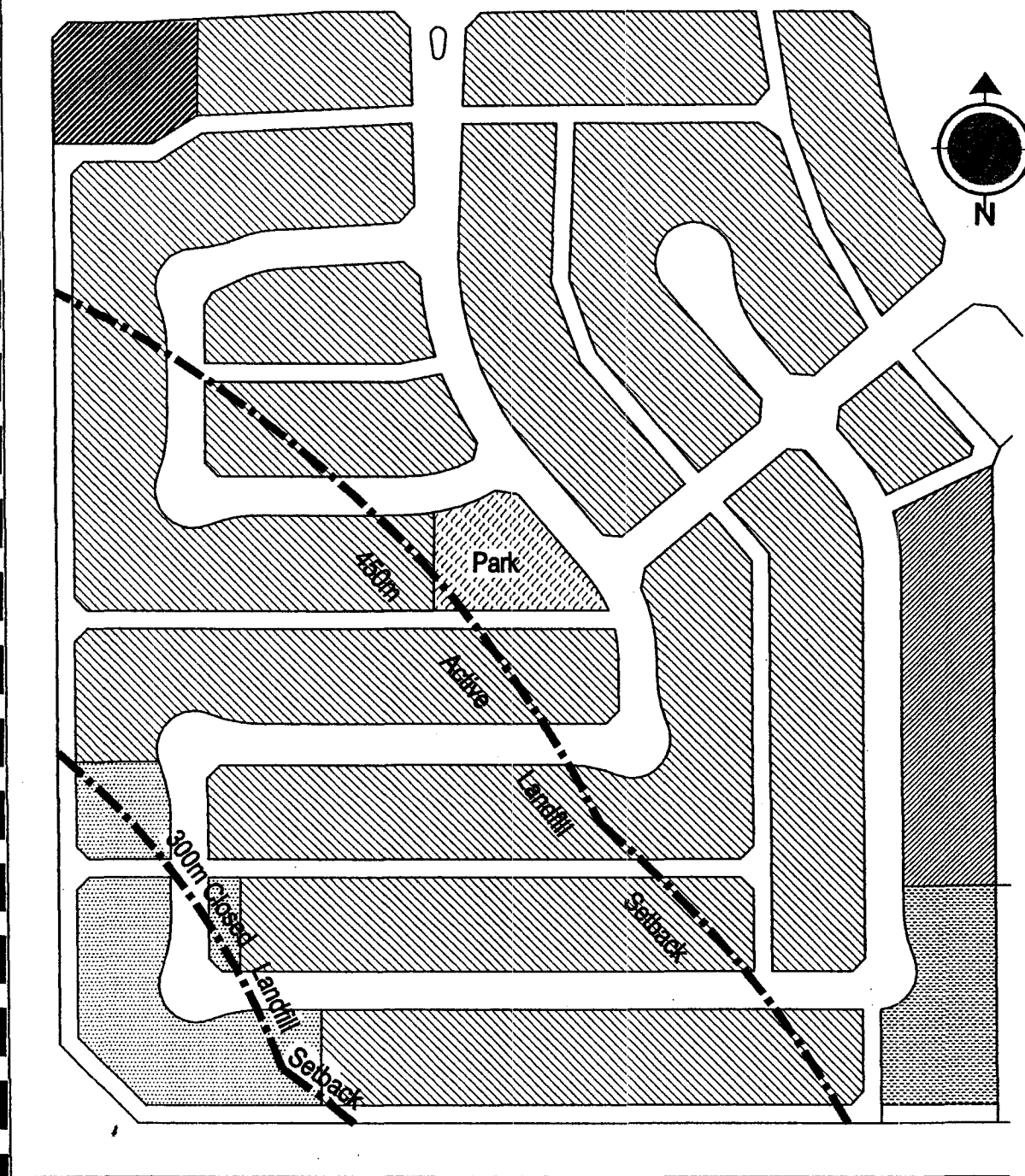
**2.0**

Title

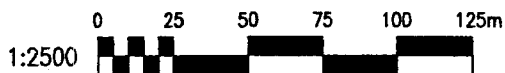
**Existing Features**

November, 2001  
126 70620

40 AVENUE



DELBURNE ROAD



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2001-09-18 01:20PM By: bapley

Legend

- Landfill Setbacks
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- A1 Open Space
- Park
- Commercial

Client/Project

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NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 1.0**

Title

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
SITE CONTEXT & DEVELOPMENT CONSIDERATIONS**

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setback is not obtained, the area will be left as open greenspace complete with Level I landscaping (see Illustration 1.0).

A new Waste Management Facility is currently under construction in the section directly south of Inglewood, across Delburne Road. The current landfill operations have been set back so that the regulatory setbacks do not impact development on the north side of Delburne Road.

### **2.3 HISTORICAL RESOURCES**

There are no historical resources for this land identified in the current January 2001 publication (2<sup>nd</sup> Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

### **2.4 NATURAL FEATURES**

The Inglewood ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This NASP provides for the construction of a stormwater management facility in the south central area that encompasses a portion of the existing low area at this location.

### **2.5 EXISTING LAND USE**

The subject area has been vacant agricultural land since the early 1900's. Utility Rights-of-Ways were registered on the land for Calgary Power (TransAlta/Utilicorp) and the Alberta Central Railway.

A small conifer tree farm is located along the north side of the plan within the TransAlta overhead power line right-of-way.

### **2.6 SURROUNDING DEVELOPMENT**

The Anders South neighbourhood is located north of Inglewood across 22<sup>nd</sup> Street. Development in the Anders area has progressed south from approximately 26<sup>th</sup> Street and east of 40<sup>th</sup> Avenue. The area was recently connected to 22<sup>nd</sup> Street at Austin Drive.

West of 40<sup>th</sup> Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped.

The quarter section east of Inglewood is also undeveloped and designated for future residential uses in the East Hill plan.

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

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The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Plans to develop the new Red Deer Waste Management Facility for the south end of these lands began in the early 1990's. Construction began in 2000 on this project and the scheduled opening is in 2001. Setback requirements for the new Waste Management Facility do not affect this subdivision.



**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**3.0 Development Objectives & Principles**

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3.2.1 Residential	3.1
3.2.2 Commercial	3.2
3.2.3 Municipal Reserves and Educational / Community Facilities	3.2
3.2.4 Transportation	3.3
3.2.6 Ecological Stewardship	3.3

## **3.0 Development Objectives & Principles**

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### **3.1 DEVELOPMENT OBJECTIVES**

The Inglewood NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

### **3.2 DEVELOPMENT PRINCIPLES**

Development of the various land uses within the Inglewood NASP is defined through the following general principles:

#### **3.2.1 Residential**

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
DEVELOPMENT OBJECTIVES & PRINCIPLES

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- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Storm Water Management Facilities, parks/open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.
- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.
- Locate concentrations of medium density residential housing next to commercial and transit nodes.

**3.2.2 Commercial**

- Provide for neighbourhood convenience commercial development opportunities within Inglewood to serve area and surrounding residents.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and Transit stations.

**3.2.3 Municipal Reserves and Educational / Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.

- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.

#### **3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the west side (40<sup>th</sup> Avenue) and south side (Delburne Road) of the neighbourhood.
- Provide non-vehicular circulation options throughout the Inglewood area with special attention to linkages to the central School/Park site, Storm Water Management Facilities, the existing utility corridor and future developed areas to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

#### **3.2.6 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
DEVELOPMENT OBJECTIVES & PRINCIPLES

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- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

## 4.0 Development Concept

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## **4.0 Development Concept**

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### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

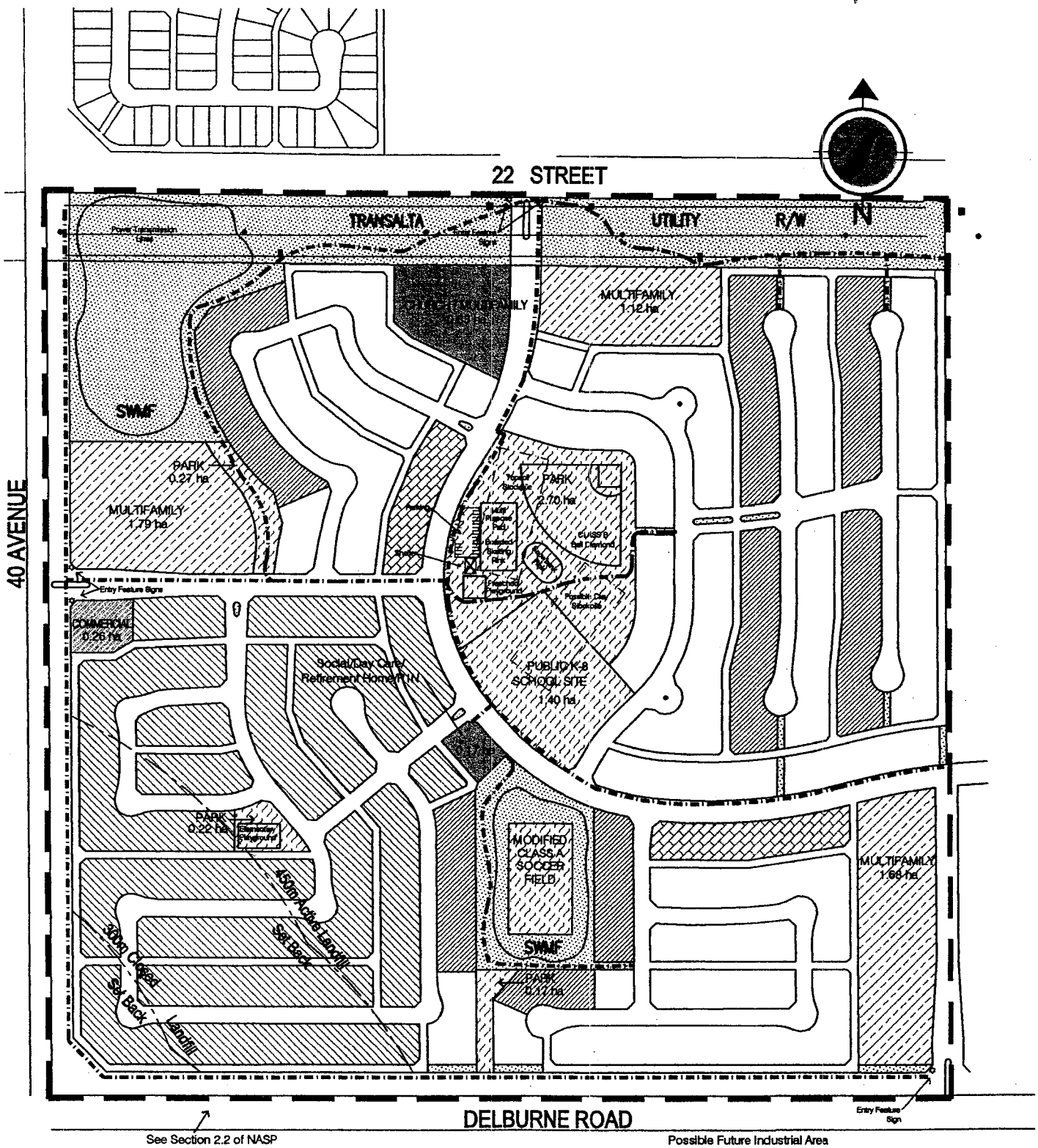
### **4.2 RESIDENTIAL**

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 25 units per net hectare for the smaller lot residential, 35 units per net hectare for semi-detached residential and 45 units per hectare for the medium density result in approximately 41 people per hectare.

#### **4.2.1 Low Density Residential**

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.



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#### Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1A Residential Semi Detached
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

#### Client/Project

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#### Figure No.

**3.0**

#### Title

**Development Concept**

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**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**LAND USE STATISTICS**

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>65.30</b>	
Road Widening (40 Ave. & Delburne Road)	3.18	
TransAlta Utility R/W	4.93	
<b>GROSS DEVELOPABLE AREA</b>	<b>57.19</b>	<b>100.0</b>
Low Density Residential (R1)	17.86	31.2
Smaller Lot Residential (R1N)	9.54	16.7
Semi Detached Residential (R1A)	1.10	1.9
Medium Density Residential (R2 /R3)	4.59	8.0
Institutional/Medium Density Residential (R2/R3)	0.83	1.5
Commercial (C3)	0.26	0.5
Social/Day Care	0.17	0.3
Public Utility Lots (PUL)	3.29	5.8
* Storm Water Management	3.03	5.3
Municipal Services	0.26	0.5
Parks & Open Space	5.73	10.0
School/Park Site	4.10	7.2
** Neighbourhood Parks & Walkways	1.63	2.9
Circulation	13.92	24.3
15.0m Roads	5.79	10.1
17.0m Roads	0.85	1.5
20.0m Roads	3.11	5.4
22.0m Roads	0.43	0.8
7.0m Lanes	3.74	6.5

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

Land Use	Area (ha)	Density units/ha	Density persons/unit	Population
R1	17.86	18	3.4	1094
R1N	9.54	25	3.4	811
R1A	1.10	35	3.3	128
R2/R3	4.59	45	3.0	620
<b>Total</b>				<b>2653</b>
<b>Average Population</b>				<b>40.6 persons per hectare</b>

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the south SWMF

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

#### **4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

#### **4.2.3 Residential Semi Detached (R1A)**

Two small areas along the interior collector roadway have been designated for R1A lots. The inclusion of these two R1A locations provides for a complete mix of residential housing in this NASP.

#### **4.2.4 Medium Density Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood

proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible. These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

#### **4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

#### **4.4 PARKS AND OPEN SPACES**

##### **4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

#### **4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

#### **4.4.3 Walkways and Multi Use Trail**

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22<sup>nd</sup> Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40<sup>th</sup> Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40<sup>th</sup> Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40<sup>th</sup> Avenue and Delburne road.

#### **4.4.4 Utility Corridors and Storm Water Management Facilities**

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

#### **4.4.5 Soil Stockpiles**

##### **4.4.5.1 Topsoil Stockpile**

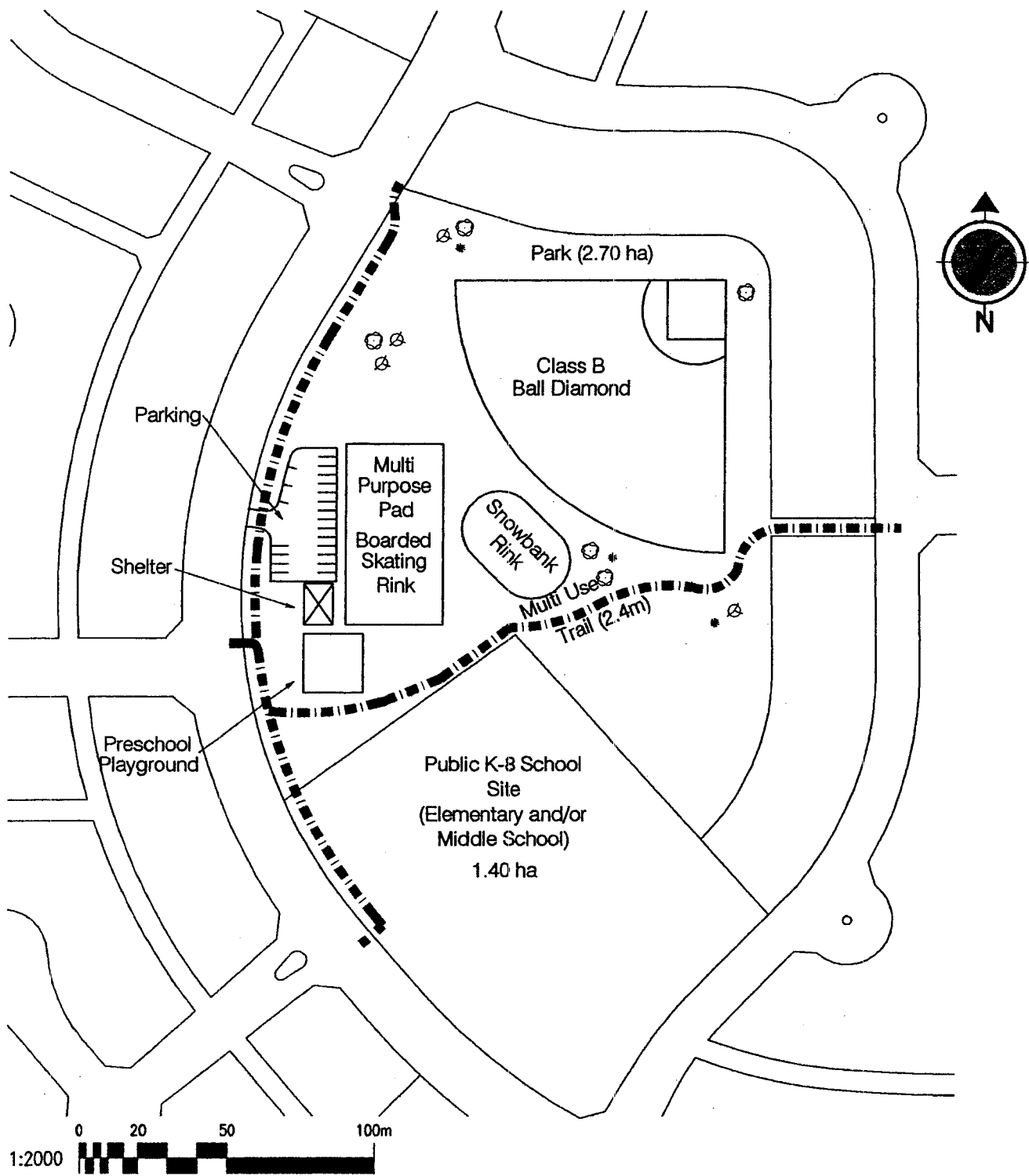
A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m<sup>3</sup> to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

##### **4.4.5.2 Clay Stockpile**

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site.



Legend

■ ■ ■ ■ ■ 2.4m MULTI-USE TRAIL

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 2.0**

Title

**CENTRAL SCHOOL / PARK SITE**



**Stantec**

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September, 2001  
128 70620

The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

#### **4.5 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

#### **4.6 COMMERCIAL**

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

#### **4.7 STORMWATER MANAGEMENT FACILITIES**

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

#### **4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Deluburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

##### **4.8.1 ARTERIAL ROADWAYS**

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.



#### **4.8.2 COLLECTOR ROADWAYS**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

#### **4.8.3 LOCAL ROADS**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

#### **4.8.4 LANEWAYS**

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**5.0 Engineering Services**

	<b>Page</b>
<b>5.0 ENGINEERING SERVICES</b>	<b>5.1</b>
5.1 STORMWATER DRAINAGE	5.1
5.2 SANITARY SERVICING	5.1
5.3 WATER SERVICING	5.1
5.4 SHALLOW UTILITIES	5.2

## **5.0 Engineering Services**

---

### **5.1 STORMWATER DRAINAGE**

Two Storm Water Management Facilities (SWMF) are incorporated into the layout for Inglewood to properly manage and control major storm events. The larger of the two facilities is located in a low area in the northwest corner of the neighbourhood while the secondary, smaller facility is in the south central area of the plan. The smaller SWMF is situated to provide storage for the area of development north of Delburne Road by using the existing low area. In this way, the overall amount of earth moving associated with development is reduced. The larger SWMF in the northwest corner will provide storage for the balance of this development.

The City of Red Deer has identified that the 1:100 year storm water flows of an area approximately 130m east of the Inglewood quarter section may have to be accommodated in this quarter section's storm water detention facilities. The exact size of the additional area for which the 1:100 year storm flows may be directed to the Inglewood quarter will be finalized during the Engineering Servicing Study for this quarter.

The facility in the northwest corner of the development extends into a portion of the Utilicorp right-of-way to best use the lowest part of the quarter section. The integrity of the right-of-way for the power line is not compromised. The combination of the utility right-of-way and SWMF provides an extensive area of open space and recreational opportunities. The major drainage and the overall storm system are shown in Figure 4.0.

### **5.2 SANITARY SERVICING**

The sanitary sewer system to service this development is presented in Figure 5.0. All flows from within the Inglewood NASP will be directed to the lift station located in the southwest corner of the Anders on the Lake Neighbourhood.

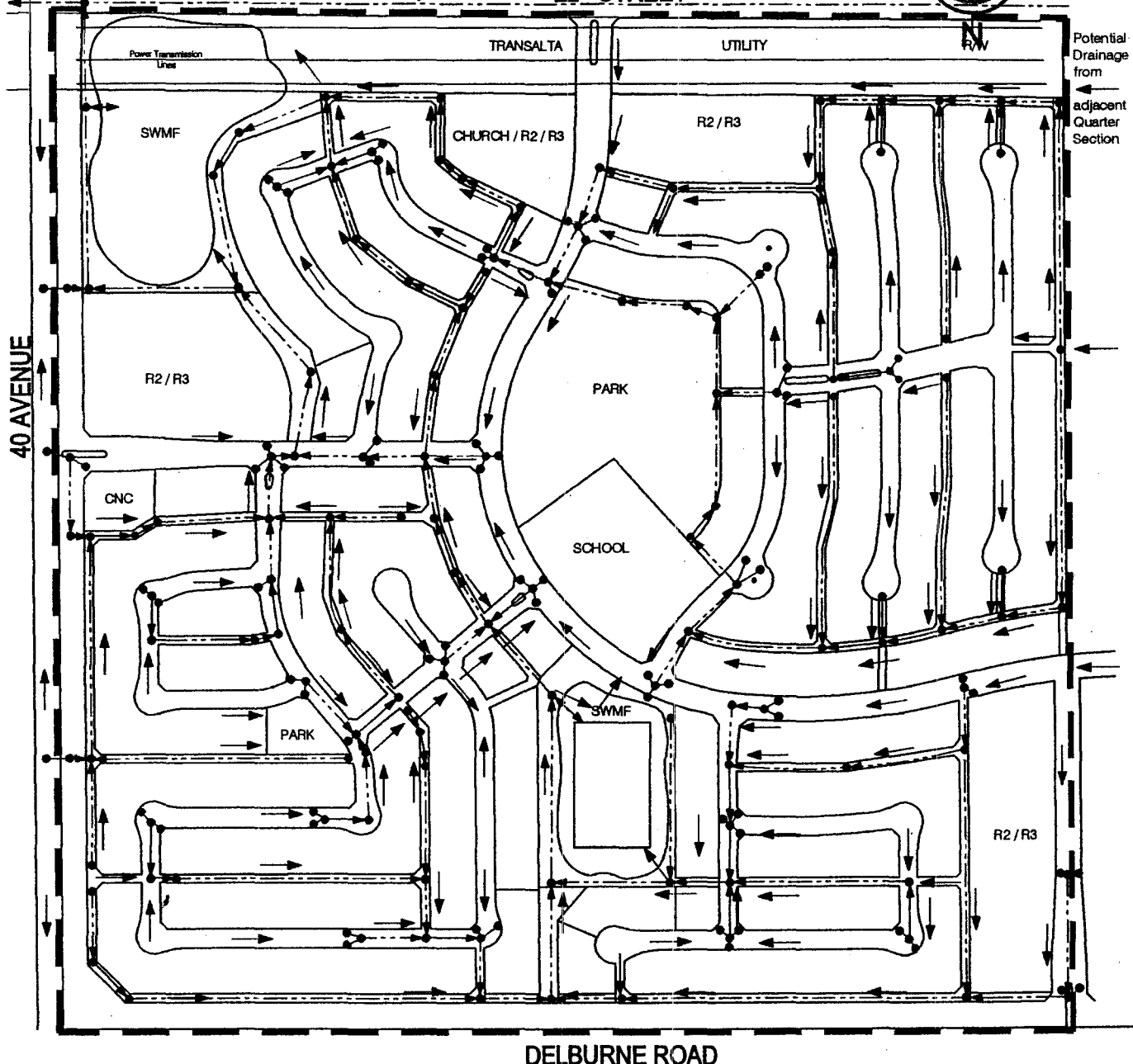
### **5.3 WATER SERVICING**

The overall water distribution system needed to service the Inglewood area is shown in Figure 6.0. A 300mm diameter water main from 22<sup>nd</sup> Street will be extended through Inglewood to the east quarter line with 200mm and 250mm links established throughout the neighbourhood. Another 300mm diameter water main is shown north / south along the western edge of the NASP and water main connections have been shown to the lands west of the Inglewood quarter.

Existing Storm  
Sewer Outfall

Storm Trunk By Others

22 STREET



Potential  
Drainage  
from  
adjacent  
Quarter  
Section



- Legend**
- ASP Boundary
  - Manhole
  - Direction of Flow
  - Major Overland Drainage

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**4.0**

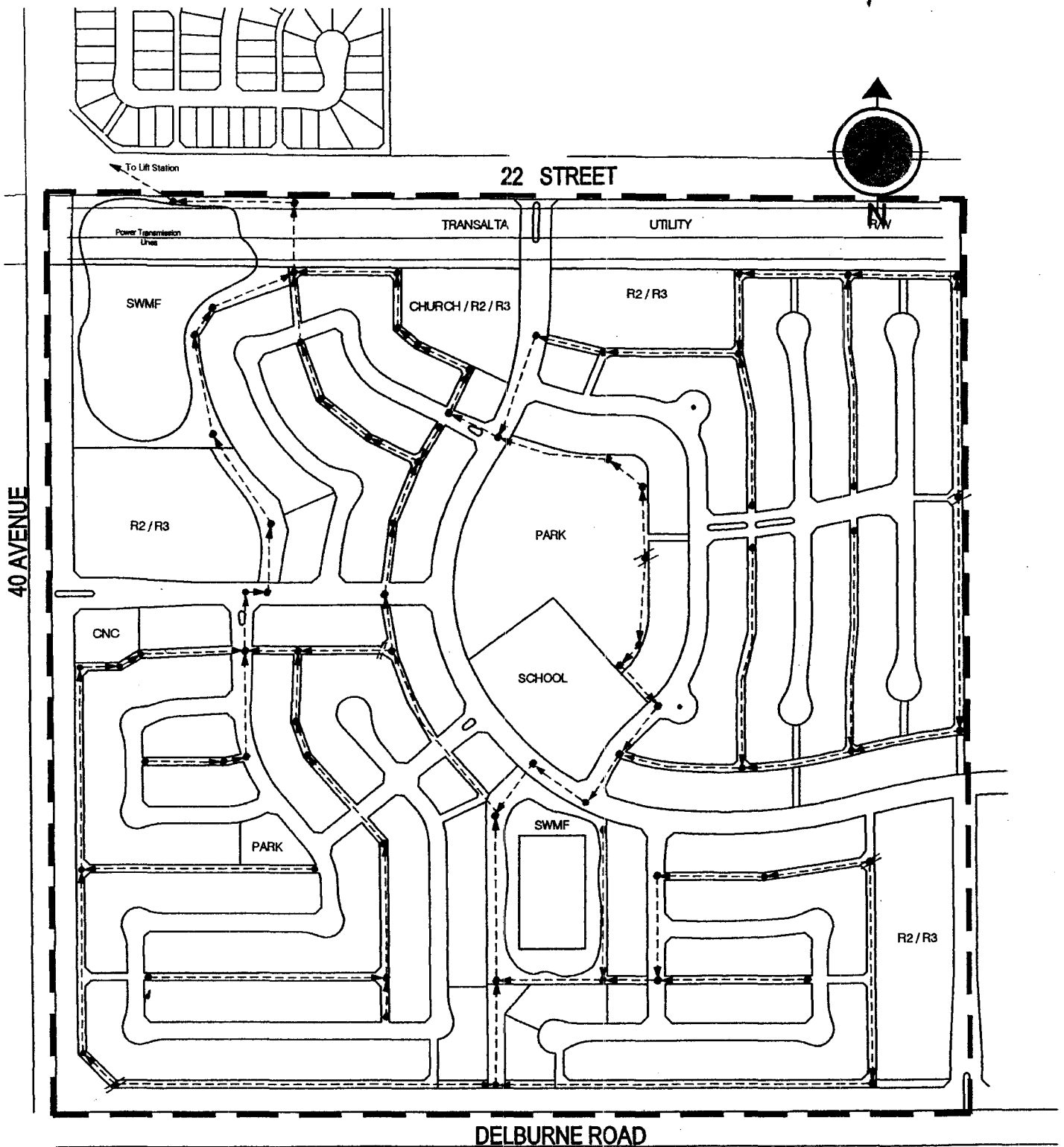
Title  
**Overall Storm Drainage  
Major Drainage**

November, 2001  
128 70620



**Stantec**

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- Legend
- ASP Boundary
  - - - Proposed Sanitary Sewer Main
  - Proposed Sanitary Sewer Manhole

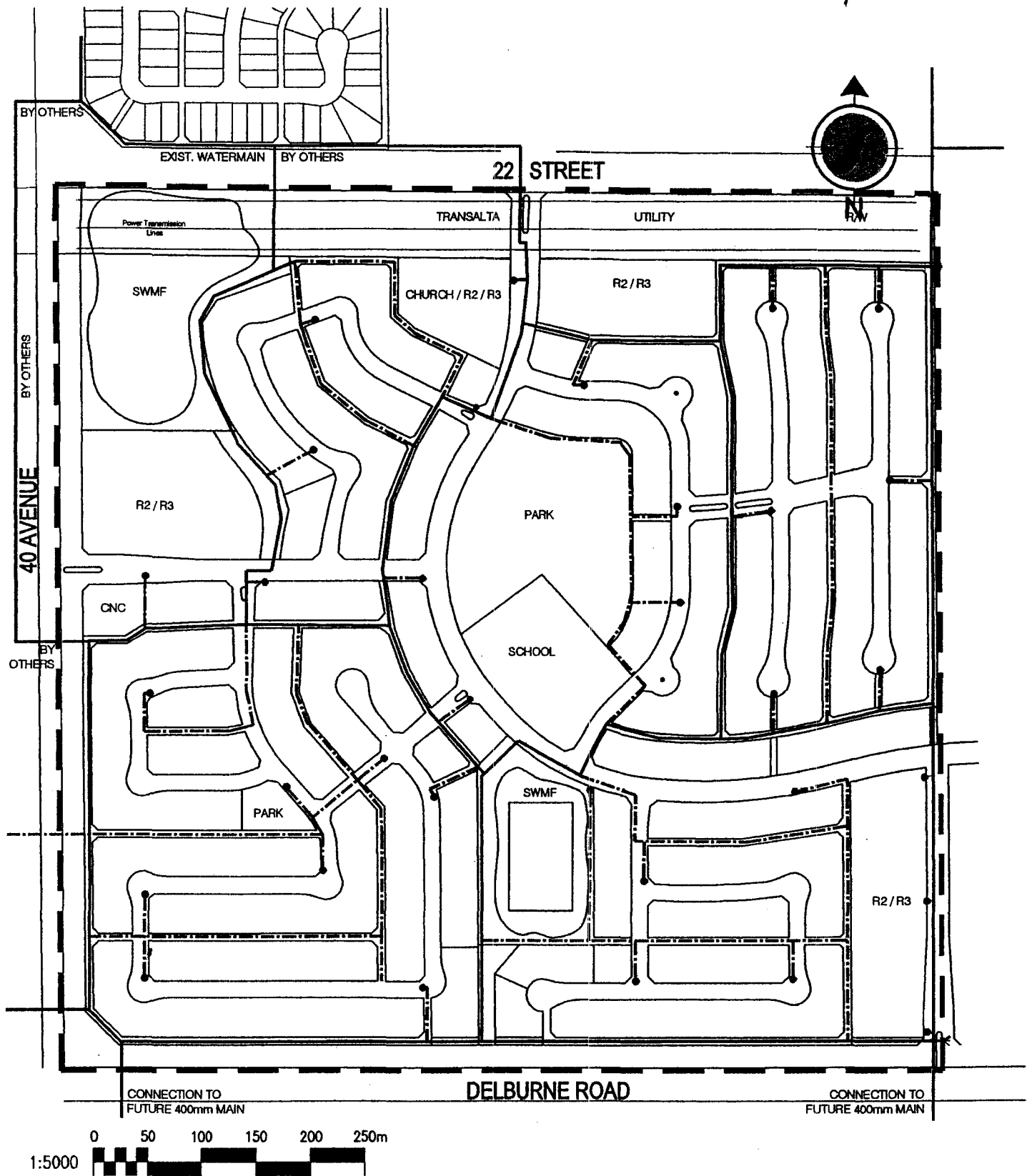
Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Sanitary Servicing**



**Stantec**



#### Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

#### Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

#### Figure No.

6.0

#### Title

**Water Servicing**



**Stantec**

#### **5.4 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in adjacent developments.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**6.0 Implementation**

	<b>Page</b>
<b>6.0 IMPLEMENTATION</b>	<b>6.1</b>
<b>6.1 DEVELOPMENT STAGING</b>	<b>6.1</b>
<b>6.2 REDISTRICTING &amp; SUBDIVISION</b>	<b>6.1</b>



## **6.0 Implementation**

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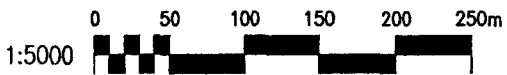
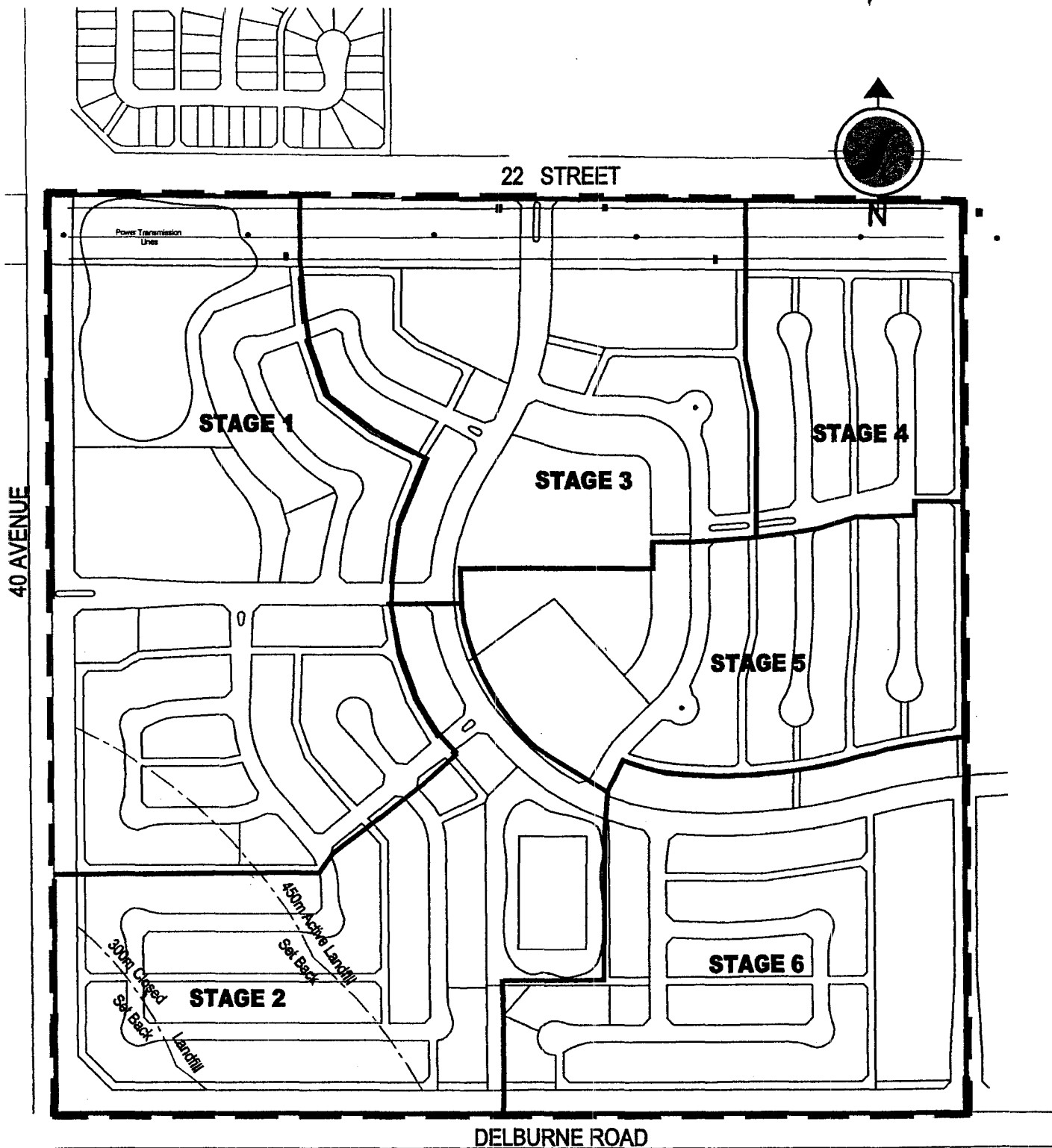
### **6.1 DEVELOPMENT STAGING**

Infrastructure to service the Inglewood NASP will be extended into the neighbourhood from 22<sup>nd</sup> Street and 40<sup>th</sup> Avenue in the northwest. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 7.0 - Phasing, development in the first part of Inglewood is anticipated to begin from the access connection at 40<sup>th</sup> Avenue and proceed to the east towards the central school / park site. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### **6.2 REDISTRICTING & SUBDIVISION**

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.



**Stantec**

O:\\_hfa\12870620 INGLEWOOD\hfa\inglewood - ASP.dwg

--- Landfill Setbacks

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**7.0**

Title  
**Phasing**

November, 2001  
128 70620



**Office of the City Clerk**

**FILE**

February 12, 2002

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Bylaw 3217/A-2002  
Inglewood (West) Neighbourhood Area Structure Plan  
SW ¼ Section 3-38-27-W-4, Southeast Red Deer**

At the City of Red Deer's Council Meeting held Monday, February 11, 2002, a Public Hearing was held with respect to Bylaw 3217/A-2002. Following the Public Hearing, this bylaw was given second and third readings after the passage of the following resolution:

*Resolved* that Council of the City of Red Deer agrees to amend Neighbourhood Area Structure Plan Amendment 3217/A-2002 - Inglewood (West) by replacing the current Illustration No. 1 and Maps 3 to 7 regarding set backs and servicing requirements with the revised Illustration No. 1 and Maps 3 to 7 attached to the report from Stantec Consulting Ltd. dated February 1, 2002, and appearing on the February 11, 2002 Council Agenda.

A copy of the Bylaw, as amended is attached.

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss  
City Clerk

KK/chk  
/attach.

c: Parkland Community Planning Services

**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**Inglewood West – 3217/A-2002**

**DESCRIPTION:** Proposed change to the NASP Bylaw 3217 to create the Inglewood (West) Subdivision

**FIRST READING:** January 14, 2002

**FIRST PUBLICATION:** January 25, 2002

**SECOND PUBLICATION:** February 1, 2002

**PUBLI HEARING & SECOND READING:** February 11, 2002

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ 400.- NO ☐ BY: Melcor Developments

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 256.54 & 2<sup>ND</sup> \$ 256.54 TOTAL: \$ 513.08

**MAP PREPARATION:** \$ —

**TOTAL COST:** \$ 513.08

**LESS DEPOSIT RECEIVED:** \$ (400.-)

**AMOUNT OWING/ (REFUND):** \$ 113.08

**INVOICE NO.:** 138162

(Account No. 59.5901)

## ***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002  
TO: Tony Lindhout, Parkland Community Planning Services  
FROM: City Clerk  
RE: Neighbourhood Area Structure Plan Bylaw 3217/A-2002  
Inglewood (West)  
SW ¼ Section 3-38-27-W/4, Southeast Red Deer

---

### ***Reference Report:***

City Clerk, dated February 4, 2002 and Parkland Community Planning Services, dated February 6, 2002.

### ***Bylaw Readings:***

Neighbourhood Area Structure Plan Bylaw 3217/A-2002, as amended, was given second and third readings. A copy is attached.

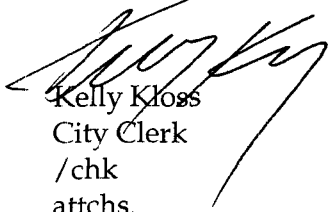
### ***Resolutions:***

*Resolved* that Council of the City of Red Deer agrees to amend Neighbourhood Area Structure Plan Amendment 3217/A-2002 – Inglewood (West) by replacing the current Illustration No. 1 and Maps 3 to 7 regarding set backs and servicing requirements with the revised Illustration No. 1 and Maps 3 to 7 attached to the report from Stantec Consulting Ltd. dated February 1, 2002, and appearing on the February 11, 2002 Council Agenda.

***Report Back to Council:*** No

### ***Comments/Further Action:***

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Director of Community Services  
Inspections & Licensing Manager  
Engineering Services Manager  
Land & Economic Development Manager  
City Assessor  
C. Adams, Administrative Assistant  
S. Eklund, Clerk Steno, City Clerk's

*Melan* THE CITY OF RED DEER RECEIPT

RECEIVED FROM Ingkwardt Lev. \$ 900.00

THE SUM OF Two hundred / Dollars

DESCRIPTION Advert Deposit

02/01/28  
YY MM DD

G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.S.T.

Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				400.00
2.3210				

GST Registration #R119311785

For Deposit Only To  
City of Red Deer

JAN 28 2002

**Bank of Montreal**  
**Main Br., Red Deer, AB**  
**001-05519-1065-001**

**Not Valid Unless Machine Printed**

## REMITTANCE ADVICE

[illegible]

DETACH THIS PORTION BEFORE DEPOSITING

January 22, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Inglewood (West) Neighbourhood Area Structure Plan**

---

Council of the City of Red Deer is considering the proposed new Inglewood (West) Neighbourhood Area Structure Plan as shown on the attached maps. As a property owner in the vicinity of the proposed new subdivision you have an opportunity to ask questions about the intended use and to let Council know your views.

You can pick up a copy of the amendment to the Neighbourhood Area Structure Plan Bylaw 3217/A-2002 at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

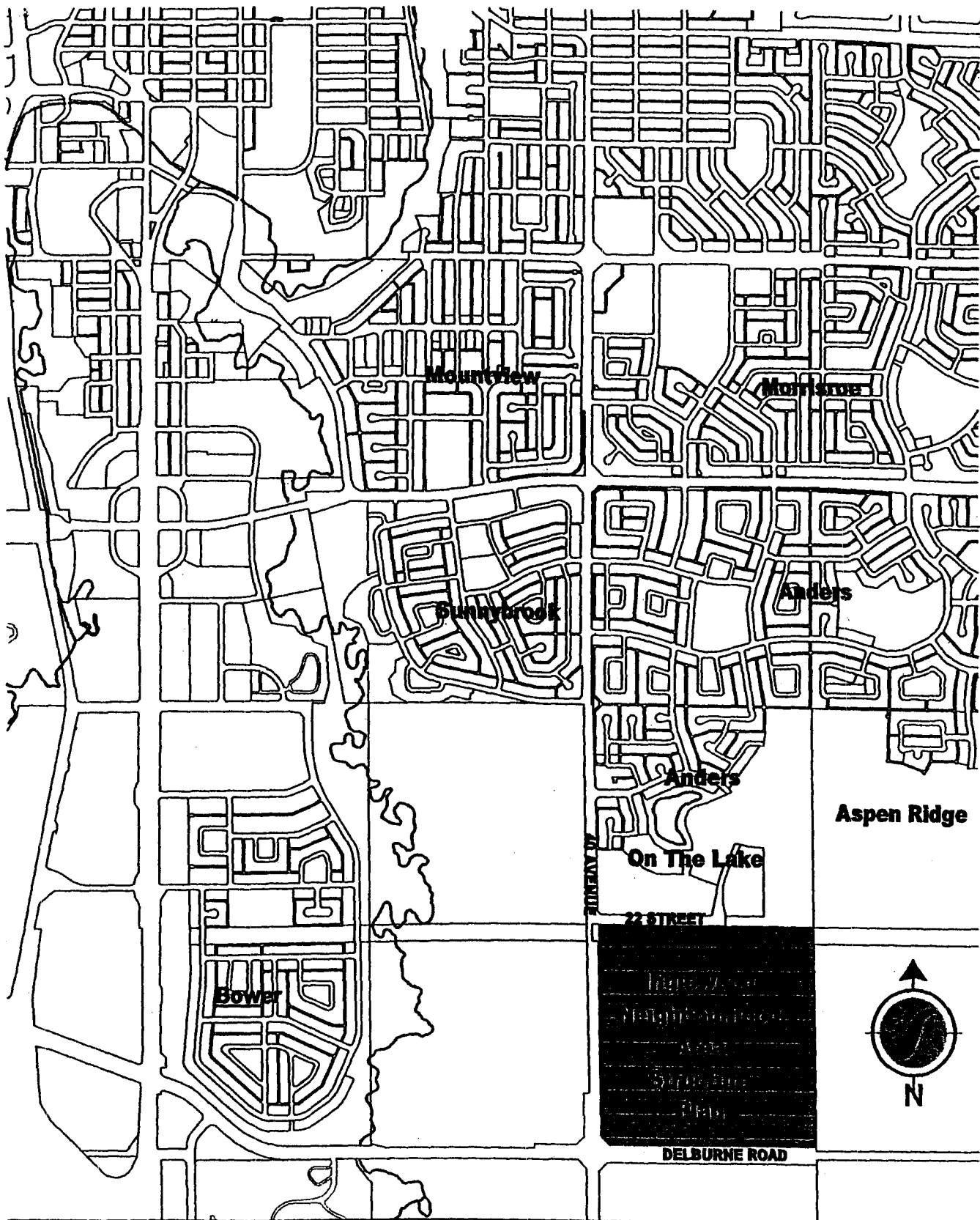
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, February 11, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 5, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Jeff Graves  
Deputy City Clerk

Attach.



**Stantec**

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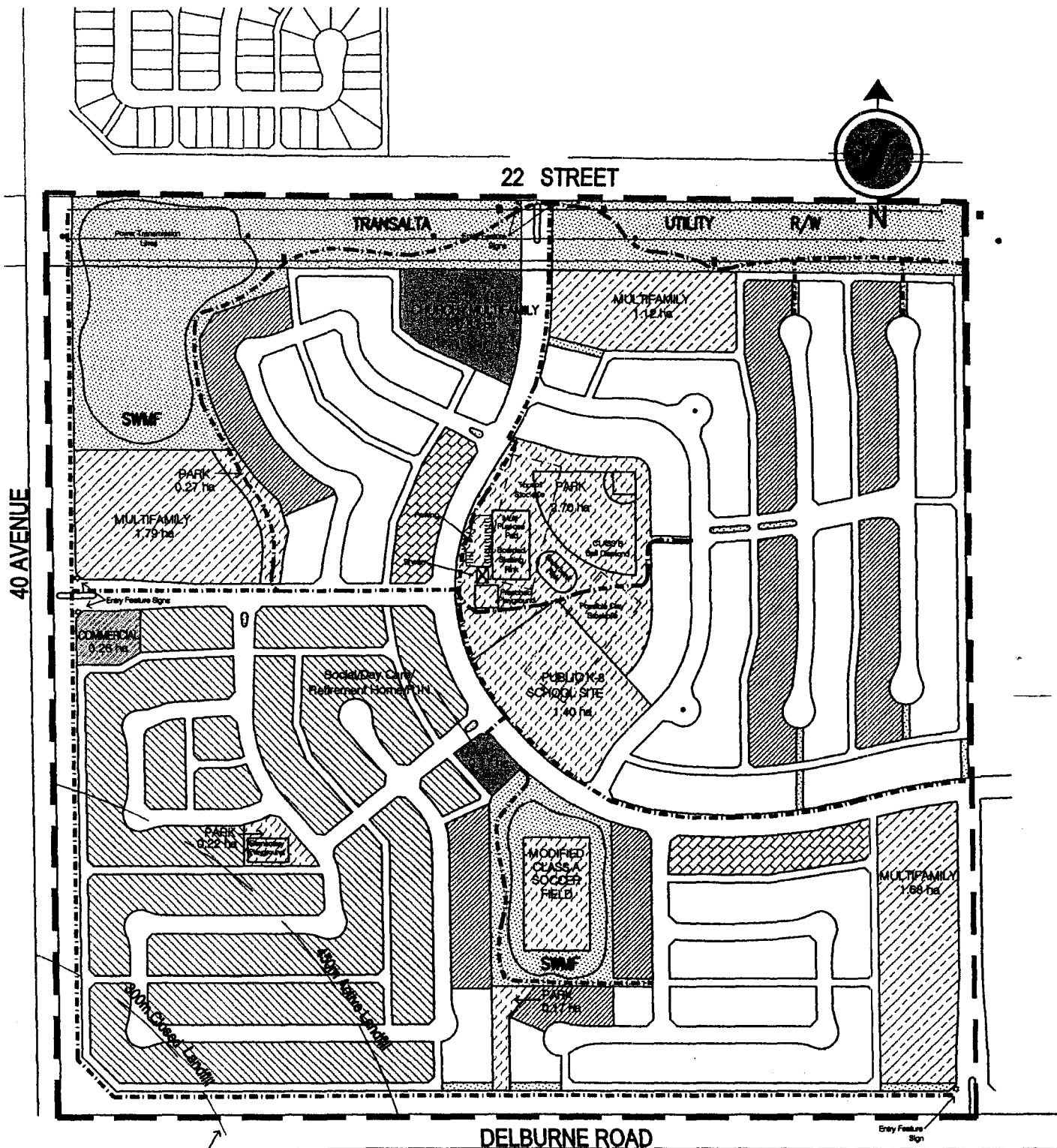
Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

September, 2001  
128 70620





1:5000



**Stantec**

G:\\_MA\12870620 INGLEWOOD\Inglewood - ASP.dwg

#### Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1A Residential Semi Detached
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission
- Poles

#### Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

#### Figure No.

**3.0**

#### Title

**Development Concept**

November, 2001  
128 70620

# INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN

ANDERS ON THE LAKE NEIGHBOURHOOD

ASPEN RIDGE  
NEIGHBOURHOOD

FUTURE 22 STREET

POWER TRANSMISSION LINES

POWER TRANSMISSION LINES

CHURCH OR  
MULTIPLE FAMILY

MULTIPLE FAMILY

DRY POND AND  
OPEN SPACE

RESIDENTIAL

RESIDENTIAL

PARK AND  
SPORT FIELDS

MULTIPLE FAMILY

40 AVENUE

COMMERCIAL

RESIDENTIAL

PUBLIC  
K-8  
SCHOOL

RESIDENTIAL

SOCIAL CARE

RESIDENTIAL

PARK

DRY POND AND  
SPORTS FIELD

RESIDENTIAL

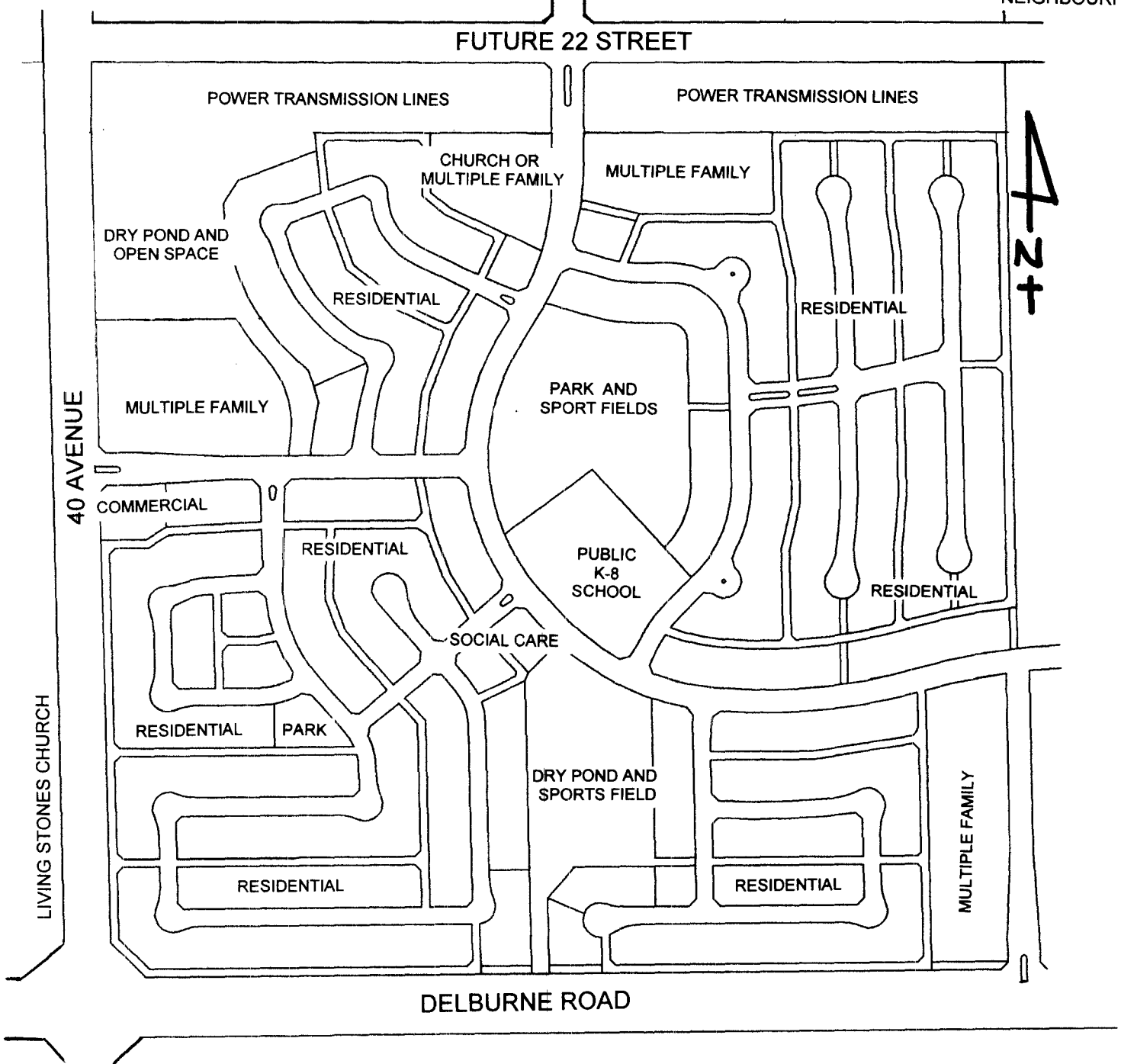
RESIDENTIAL

MULTIPLE FAMILY

LIVING STONES CHURCH

DELBURNE ROAD

4-2+



DATE: January 17, 2002

TO: Norma Lovell, Assessment

FROM: C.G. Adams,  
City Clerk's Office


RE: Neighbourhood Area Structure Plan 3217/A-2002

---

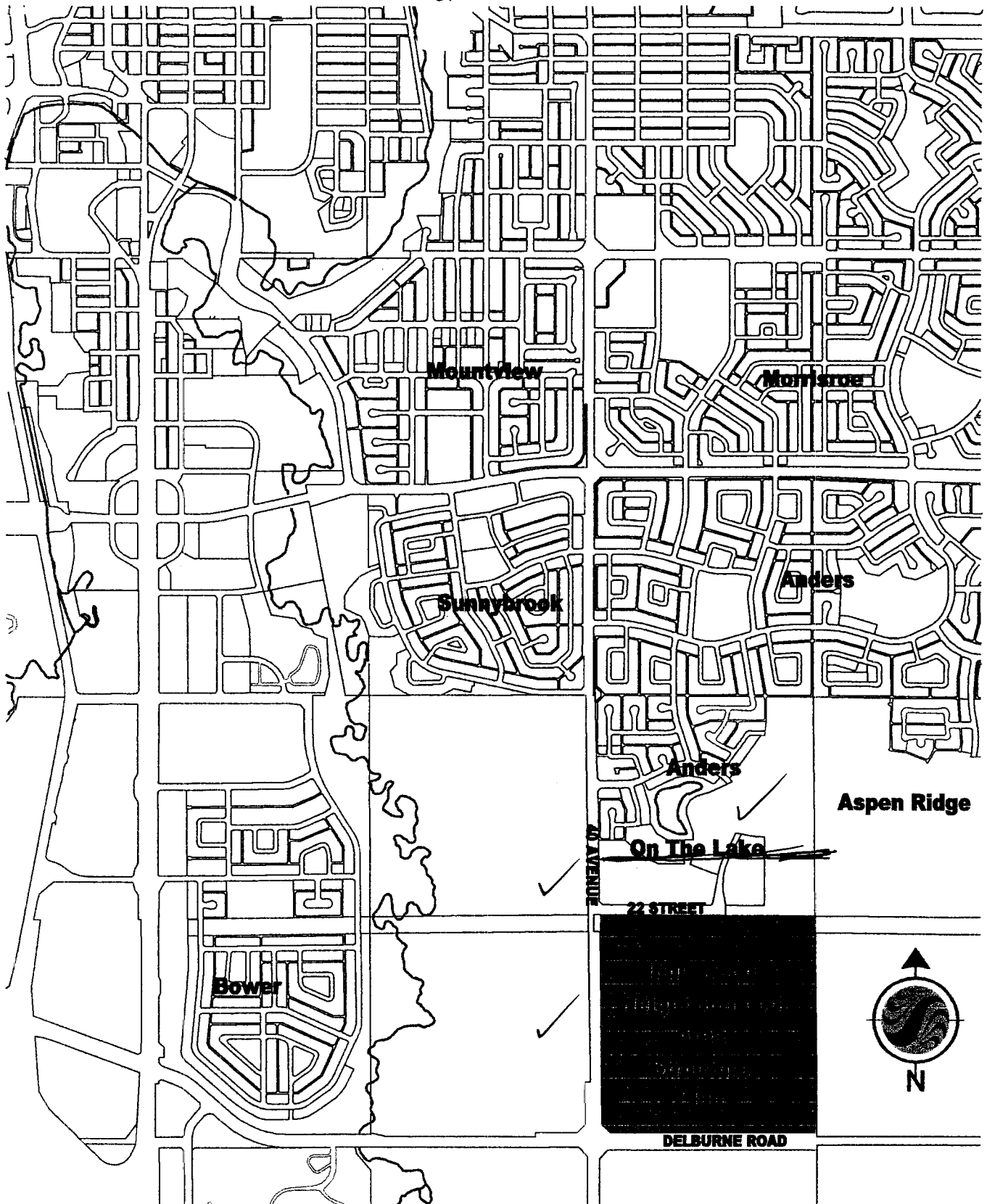
Please provide Sheri Eklund with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached maps.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.



**Stantec**

D:\L\ad\12870620 INGLEWOOD\deg\inglewood - ASP.dwg

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**1.0**

Title

**Location Context**

September, 2001  
128 70620


DATE: January 17, 2002  
TO: Tony Woods, Graphics Administrator  
FROM: C.G. Adams,  
City Clerk's Office

RE: Neighbourhood Area Structure Plan 3217/A-2002

Please provide me with a map to be used for advertising purposes in relation to the above noted bylaw. The highlighted area on the attached map is the area to be covered by the new map.

Could I please receive the map by **Tuesday, January 22, 2002** for advertising on January 25<sup>th</sup>?

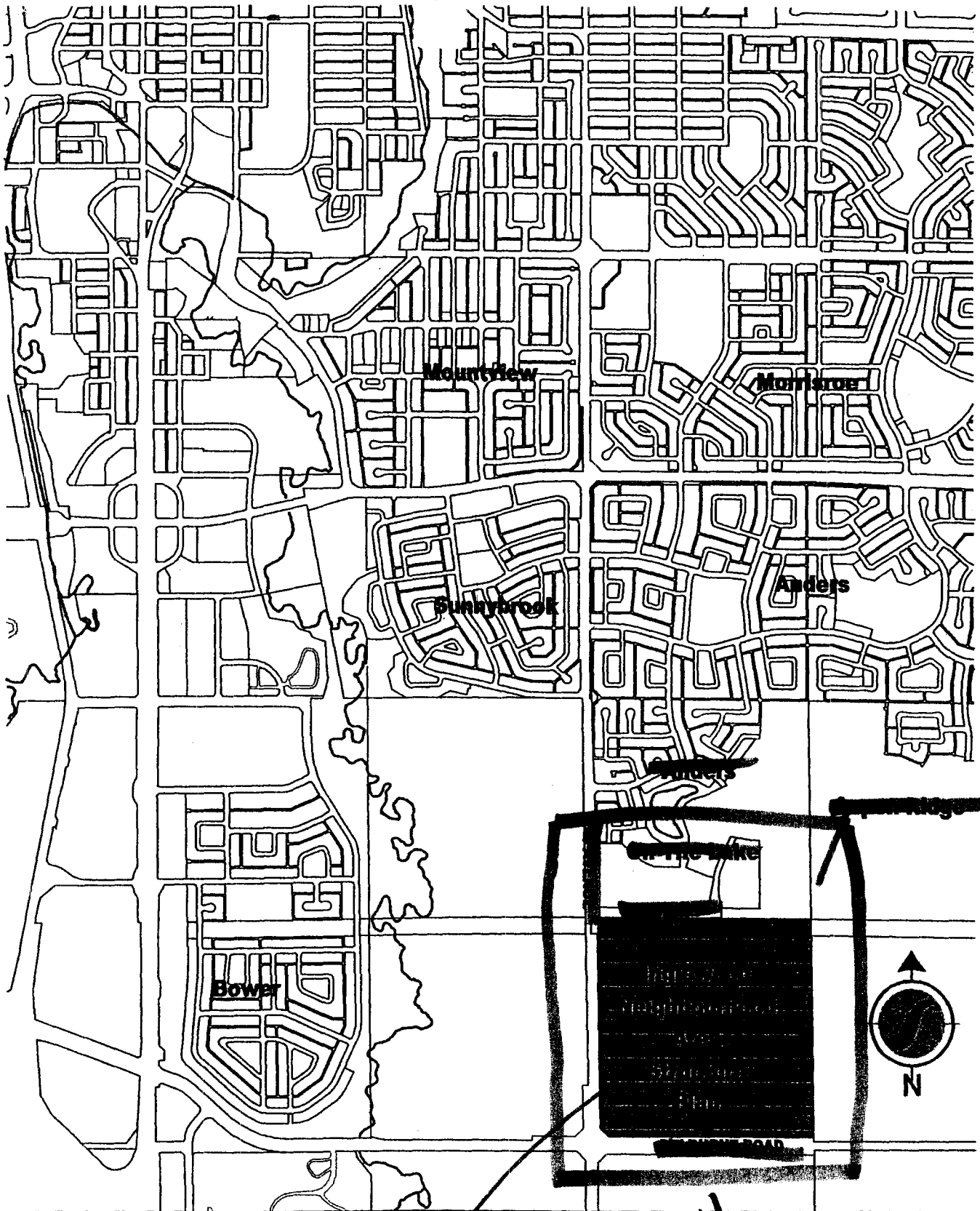
Thanks Tony.

  
C.G. Adams  
City Clerks' Office

Cost of Map: \_\_\_\_\_

Attach.

*Can not provide  
this map. Request  
made to PCPS.  
L.*



**Stantec**

C:\\_164\12870628 INGLEWOOD\fig\Inglewood - WP.dwg

*Proposed  
new Inglewood  
(West) Neighbourhood*

Client: Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

September, 2001  
128 70620

## ***Council Decision – Monday, January 14 , 2002***

DATE: January 15, 2002

TO: T. Lindhout, Parkland Community Planning Services

FROM: City Clerk

RE: Neighbourhood Area Structure Plan Amendment 3217/A-2002  
Inglewood (West) Neighbourhood Area Structure Plan  
SW ¼ Section 3-38-27-W/4, Southeast Red Deer

---

***Reference Report:***

Parkland Community Planning Services, dated January 7, 2002

***Bylaw Readings:***

Neighbourhood Area Structure Plan 3217/A-2002 was given first reading. A copy is attached.

***Report Back to Council:*** Yes.

A Public Hearing will be held Monday, February 11, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002. This office will now proceed with the advertising for a Public Hearing . Melcor Developments Ltd. will be responsible for the advertising costs in this instance, a copy of the letter sent to them is attached.



Kelly Kloss  
City Clerk

/chk

/attach.

c     Director of Development Services  
      Director of Community Services  
      Inspections & Licensing Manager  
      Land & Economic Development Manager  
      C. Adams, Administrative Assistant  
      S. Eklund, Clerk Steno, City Clerk's

**BYLAW NO. 3217/A-2002**

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Inglewood (West) Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

---

MAYOR

---

CITY CLERK





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

January 15, 2002

Fax: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

**Re: Bylaw 3217/A-2002  
Inglewood (West) Neighbourhood Area Structure Plan  
SW ¼ Section 3-38-27-W-4, Southeast Red Deer**

At the City of Red Deer's Council meeting held Monday, January 14, 2002, first reading was given to Bylaw 3217/A-2002 - Inglewood (West) Neighbourhood Area Structure Plan. A copy of the bylaw is attached for your information.

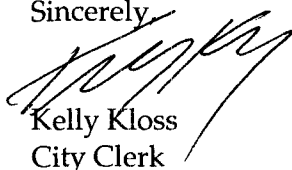
The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, February 11, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400.00. We require this deposit by no later than 10:00 a.m. Wednesday, January 23, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

  
Kelly Kloss  
City Clerk

/chk

/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	2575
CONNECTION TEL	3437510
SUB-ADDRESS	
CONNECTION ID	MELCOR DEVOLMENT
ST. TIME	01/16 09:20
USAGE T	00' 40
PGS.	1
RESULT	OK



## Office of the City Clerk

January 15, 2002

Fax: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

Re: Bylaw 3217/A-2002  
Inglewood (West) Neighbourhood Area Structure Plan  
SW ¼ Section 3-38-27-W-4, Southeast Red Deer

At the City of Red Deer's Council meeting held Monday, January 14, 2002, first reading was given to Bylaw 3217/A-2002 - Inglewood (West) Neighbourhood Area Structure Plan. A copy of the bylaw is attached for your information.

The Neighbourhood Area Structure Plan is proposed for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (West) with the first phase of development scheduled to come on stream in the summer of 2002.

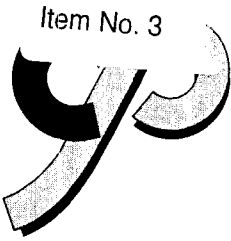
This office will now proceed with the advertising for a Public Hearing to be held on Monday, February 11, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400.00. We require this deposit by no later than 10:00 a.m. Wednesday, January 23, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



Item No. 3

# PARKLAND COMMUNITY PLANNING SERVICES

Suite 404, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca

**DATE:** JANUARY 8, 2002

**TO:** CITY CLERK

**FROM:** TONY LINDHOUT, PLANNER

**RE:** BYLAW 3217/A-2002  
INGLEWOOD (WEST) NEIGHBOURHOOD AREA STRUCTURE PLAN  
SW¼ Section 3-38-27-W4, Southeast Red Deer

In accordance with Section 3.1.2.14 of the *City's Planning and Subdivision Guidelines*, all new Neighbourhood Area Structure Plan proposals must be forwarded to City Council for their consideration of approval. Neighbourhood Area Structure Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

## **Background**

Melcor Developments Ltd. have submitted, and are seeking City approval, to their proposed neighbourhood Area Structure Plan design for the quarter section lying east of 40<sup>th</sup> Avenue between Delburne Road and the current Anders on the Lake development. This new residential neighbourhood will be known as Inglewood (west) with the first phase of development scheduled to come on stream in the summer of 2002.

The Inglewood (west) Neighbourhood Area Structure Plan has been prepared as a comprehensively planned residential neighbourhood to take advantage of natural topography, utility corridors and local attributes of the area. The plan provides a framework to deliver a high quality residential neighbourhood by defining coordinated land use patterns, pedestrian linkages, servicing designs and development staging that provides the following:

- good variety and mix of housing types from detached housing to multiple family sites
- C3 neighbourhood commercial site
- social care and church sites
- public K-8 school site
- a modified central park site design that favors a linear open space park concept that allows for more dispersed park space and recreation facilities throughout the neighbourhood
- two storm water management facilities (dry ponds) and incorporation of the TransAlta power right-of-way, both which add to the amount of neighbourhood open space
- extensive pedestrian multi-use travel linkages throughout the neighbourhood
- alternative development design for the southwest corner of this proposed neighbourhood that reflects possible development restrictions associated with the City landfill site located south of Delburne Road and west of 40<sup>th</sup> Avenue
- ultimate neighbourhood population of ± 2700 persons in approximately 800 housing units
- proposed neighbourhood density of 40.6 persons per hectare

Upon receipt of the initial neighbourhood plan it was referred to all applicable City Departments and outside agencies for comment and identification of issues. Based on the referral process, the City's Subdivision Committee established the City's official position regarding changes to the draft neighbourhood plan. Subsequent City consultation with the developer produced a revised neighbourhood plan that was acceptable to all parties. This revised plan was then presented to the community for public input. The proposed neighbourhood plan fully conforms to the following City statutory and/or planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- East Hill Major Area Structure Plan
- Community Services Master Plan
- Planning and Subdivision Guidelines

### **Neighbourhood Public Meeting**

Following circulation of a copy of the proposed neighbourhood plan to adjoining landowners and developers, and advertisement of the plan in the local newspaper, a neighbourhood public meeting hosted by Parkland Community Planning Services was held December 11, 2001. Ten persons attended the meeting at which time the developer presented a detailed explanation of the proposed neighbourhood plan.

The proposed neighbourhood plan met with the approval of all those in attendance at the meeting. Four comments sheets were received following the meeting, three of which fully supported the plan as presented. The fourth comment sheet, while endorsing the neighbourhood plan, suggested minor changes to the location and orientation of some of the proposed neighbourhood trails. These changes had been previously considered as part of the overall neighbourhood design process but were not supported by the Recreation Parks and Culture Department due to on-site physical constraints (dry pond, enhanced berming) and potential duplication of trails with the City's proposed major trail/pathway network as approved under the Community Services Master Plan. The City's Recreation, Parks and Culture Board and the Joint Use Planning Committee have both endorsed the proposed central park and school site plan.

### **Planning Analysis**

The proposed Inglewood (west) Neighbourhood Area Structure Plan conforms with City planning policies and documents including, compliance with the City's Planning and Subdivision guidelines that provide the framework for development of new City residential neighbourhoods. Area residents and adjoining landowners and developers fully supported the proposed plan. This plan will provide for a comprehensive community containing residential, commercial, open space and recreational opportunities developed within the context of balanced complimentary land uses and activities.

The City's Municipal Planning Commission, at their meeting of January 7, 2002, considered the draft Inglewood Neighbourhood Area Structure Plan (NASP) and has recommended approval of the plan subject to the NASP document clearly indicating that no development will take place within the 450m active landfill setback requirement while the current (old) landfill site is still in operation and that no development would occur within the 300 m closed landfill setback requirement unless a relaxation of this requirement has been obtained from Alberta Environment. Section 2.2 of the NASP document has been revised to address these concerns raised by the Municipal Planning Commission.

City Clerk  
Inglewood (west) Neighbourhood Area Structure Plan  
Page 3

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**Recommendation**

That City Council proceed with first reading of Bylaw 3217/A-2002, being the Bylaw to adopt the Inglewood (west) Neighbourhood Area Structure Plan.

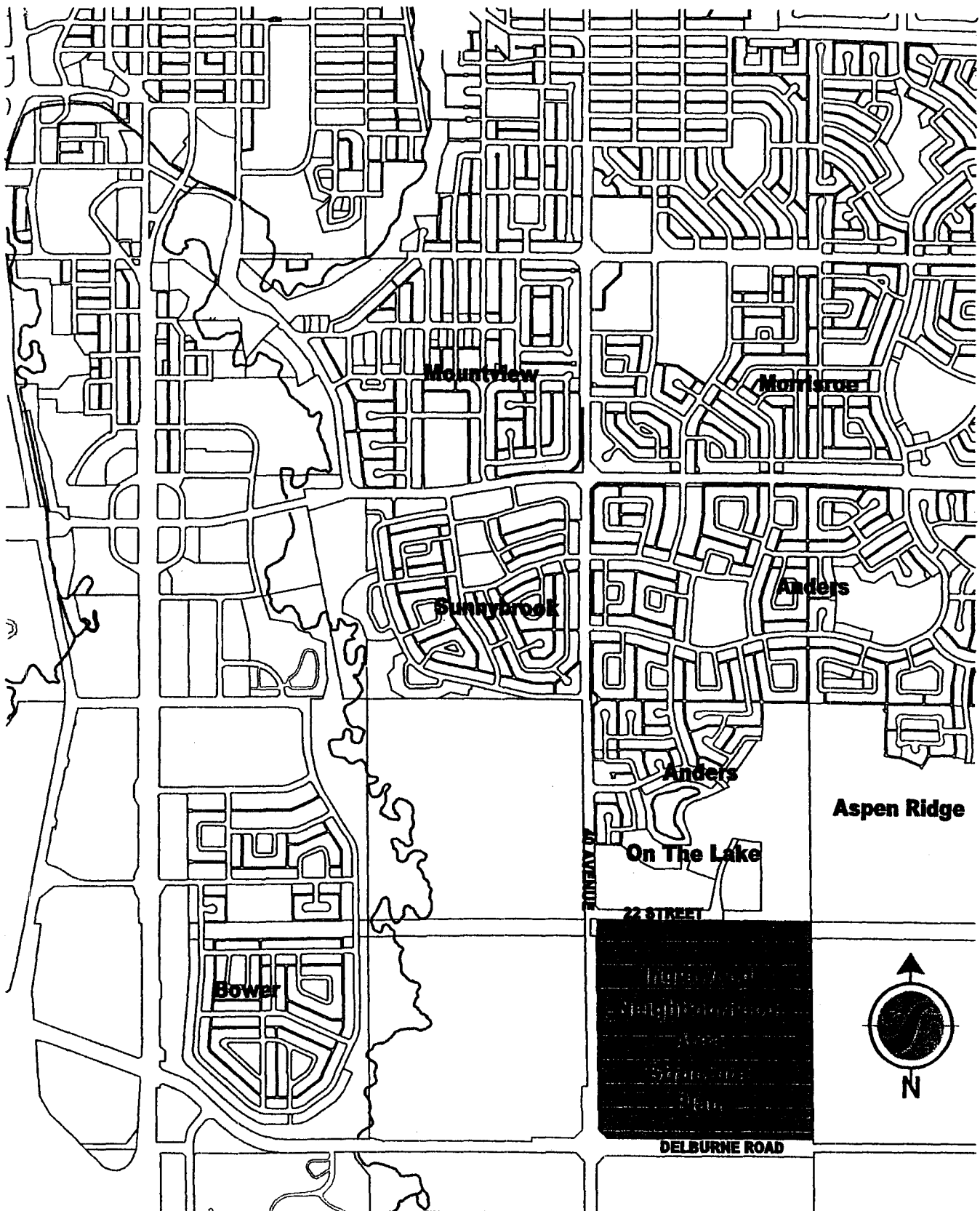


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Tony Lindhout, ACP, MCIP  
PLANNER

Attachment (Bylaw 3217/A-2002 and Inglewood (west) Neighbourhood Area Structure Plan)

- c. Colleen Jensen, Director of Community Services  
Melcor Developments Ltd.  
Stantec Consulting Ltd.



**Stantec**

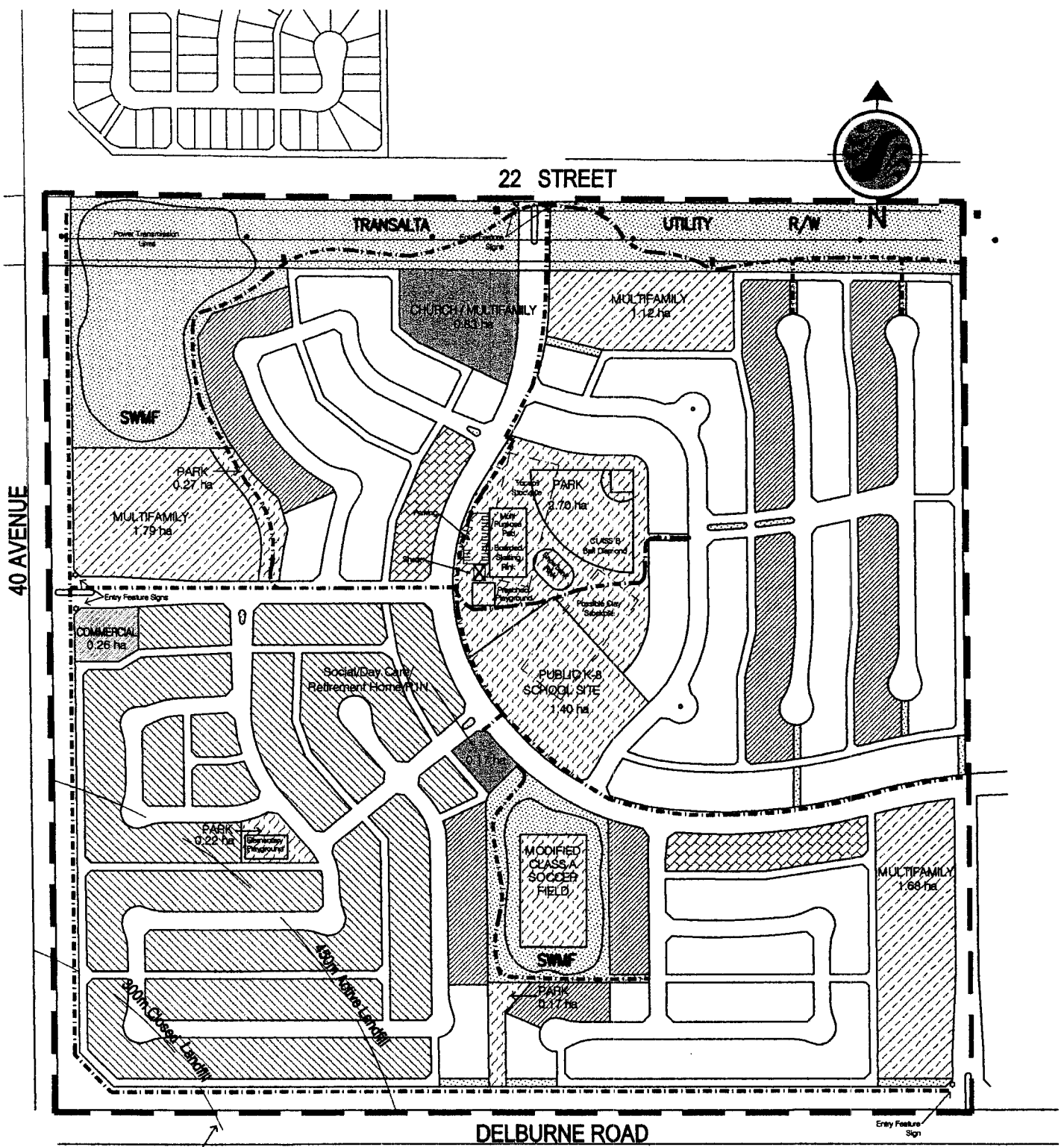
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Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

September, 2001  
128 70620

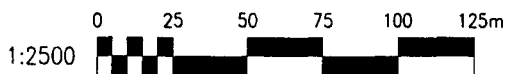
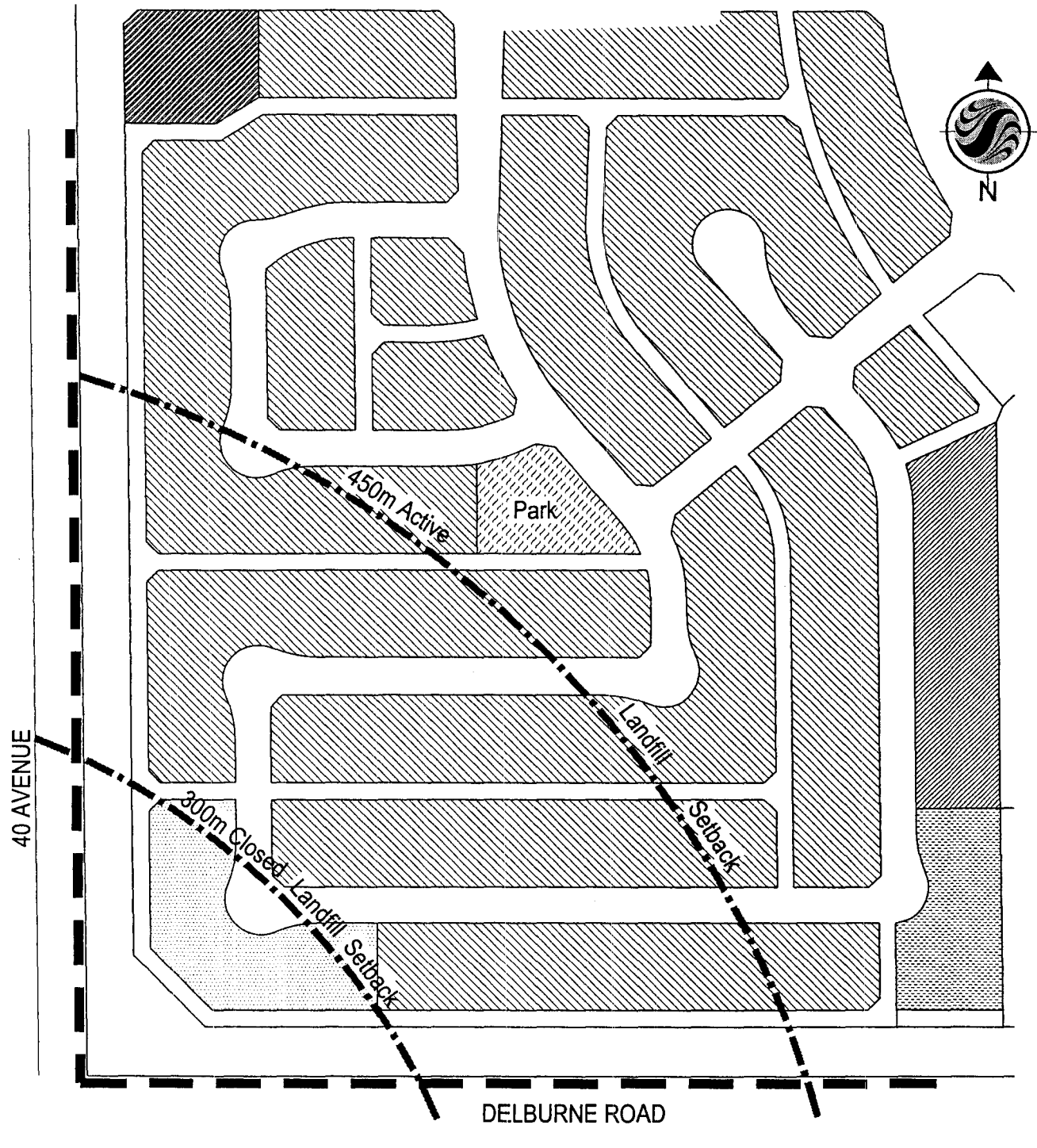




**Stantec**

<b>Legend</b>		<b>Client/Project</b>
ASP Boundary	Multi-Purpose Trail	<b>RED DEER</b>
R1 Residential	PUL	<b>INGLEWOOD</b>
R1 Residential 2 Storey Walkout	Park	<b>NEIGHBOURHOOD AREA STRUCTURE PLAN</b>
R1A Residential Semi Detached	Church/Social Facility	<b>Figure No.</b>
R1N Residential Narrow Lot	C3 Commercial	<b>3.0</b>
R2/R3 Residential Multi Family	Landfill Setback	<b>Title</b>
	Entry Feature Sign	<b>Development Concept</b>
	Power/Transmission	
	Poles	

November, 2001  
128 70620



**Stantec**

D:\\_Map\12870620 - INGLEWOOD\map\mapproject - ASP.dwg

**Legend**

- Landfill Setbacks
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- A1 Open Space
- Park
- Commercial

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

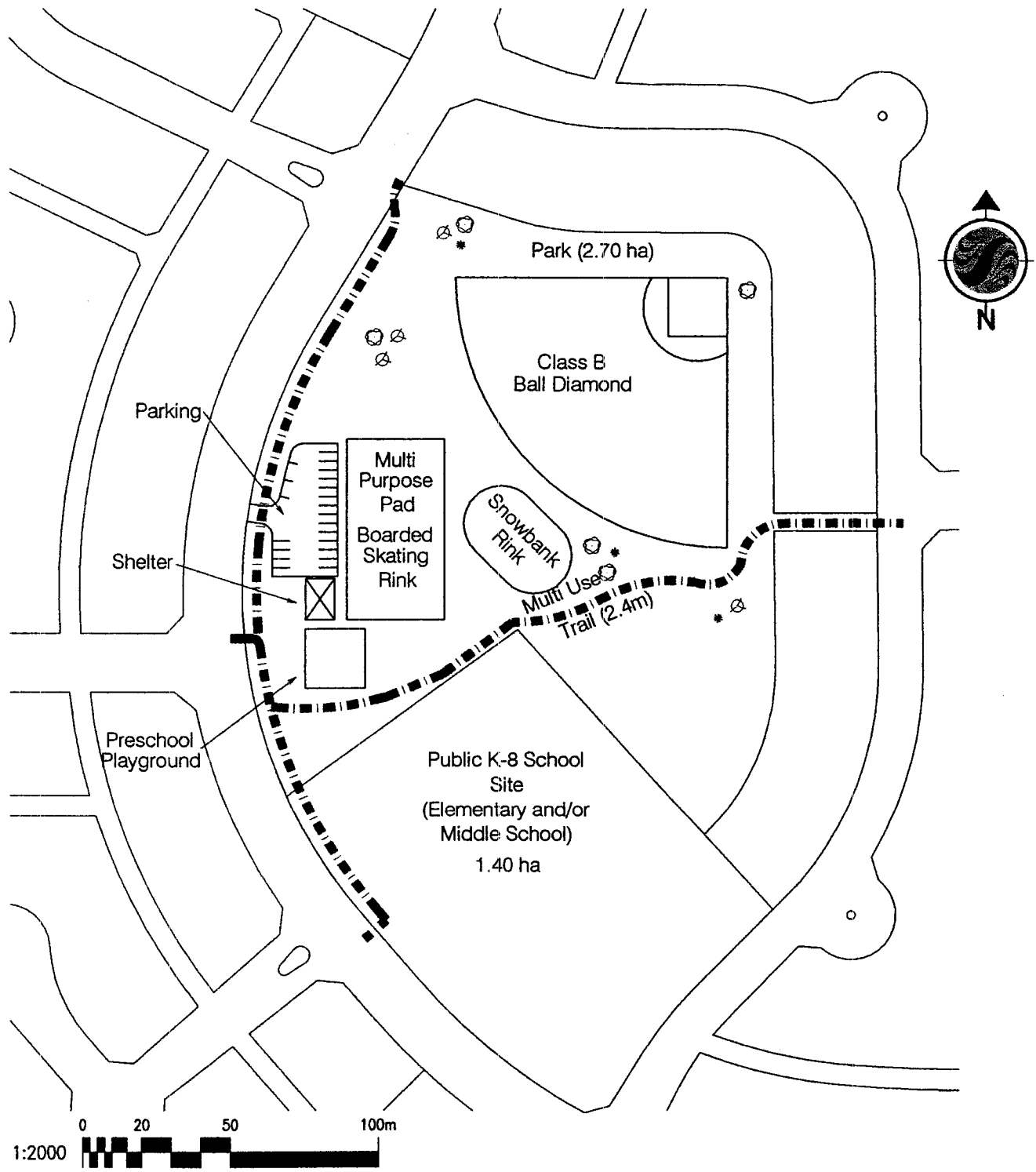
**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

September, 2001  
128 70620





**Stantec**

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2001-08-18 01:50PM By: kroyer

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**ILLUSTRATION 2.0**

Title  
**CENTRAL SCHOOL / PARK SITE**

September, 2001  
126 70620

DATE: January 8, 2002  
TO: City Council  
FROM: Municipal Planning Commission  
RE: Inglewood (West) Neighbourhood Area Structure Plan

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The City has received a proposed Neighbourhood Area Structure Plan for the quarter section of land lying east of 40<sup>th</sup> Avenue between Delburne Road and the Anders on the Lake development. The City's Planning and Subdivision Guidelines state that all new Neighbourhood Area Structure Plans must be forwarded to The City's Municipal Planning Commission for a recommendation to City Council.

At its meeting of Monday, January 7, 2002, the Municipal Planning Commission considered the proposed Inglewood (West) Neighbourhood Area Structure Plan. At that meeting, the following resolution was passed:

"RESOLVED that the Municipal Planning Commission support and endorse the proposed Inglewood (west) Neighbourhood Area Structure Plan and recommend its approval to City Council subject to no development occurring within the landfill setback area until the old landfill site closes."

***Recommendation:***

That Council give the bylaw adopting the Inglewood (West) Neighbourhood Area Structure Plan, first reading.

Mayor Gail Surkan, Chairperson  
Municipal Planning Commission

***Comments:***

We agree with the recommendations of the City Planner. A Public Hearing will be held on Monday, February 11, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**DATE:** February 4, 2002

**TO:** City Clerk

**C.** Director of Development Services

**FROM:** Fire Chief/Manager Emergency Services

**RE:** Consultant Report

---

During the 2001 budget deliberations Council authorized the Emergency Services Department to engage a consultant to review service delivery and response standards. A request for proposal was issued and Dillon Consulting was selected for the assignment.

The study is to take place in two phases. The first phase is to identify several different levels of service with information on the approximate cost of each level of service. These levels of service are developed after reviewing service delivery models other communities are using..

Part of the consultant's task was to do a review of peer communities to see what standards of delivery they have. In addition, information was collected on call volumes and costs for these other communities. Because other emergency service departments provide quite different services and account for costs very differently, care must be taken when reviewing and comparing the data.

After reviewing the Consultant's report, we would respectfully ask Council to determine what level of service is appropriate for the City of Red Deer. This will be done in the context of the order of magnitude costs provided. This is not a commitment to spend any money or for the department to take any action to implement achieving the determined level of service. These decisions can only be made as part of the budget process.

With this direction the consultant will start the second phase of the study. The second phase of the study is to look, in detail, at the most efficient and effective way to meet the standard that Council has set. This will include a more in-depth review of resources of staff and equipment as well as the best locations to place those resources.

Once the second phase is complete the report will be presented to Council with an implementation strategy along with the timing and detailed costing. Business plans, and budgets will be prepared to accommodate Council's direction to administration.

City Clerk  
Page 2  
February 4, 2002

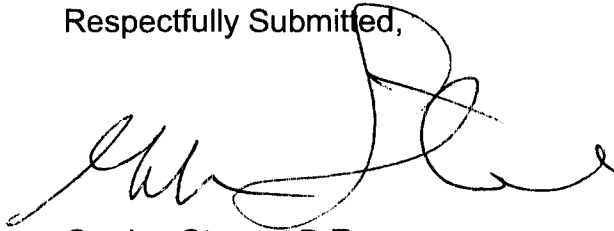
Mr. Claudio Covelli of Dillon Consulting will be at Council to make a presentation and to address any questions members of Council may have.

Once the second phase of the study is complete, if there are budget implications, these will be brought forward with the 2003 budget.

**RECOMMENDATION**

We would respectfully request Council's direction on the level of service that they believe is appropriate. This will allow the second phase of the study to proceed

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gordon Stewart', with a large, stylized flourish extending from the end of the signature.

Gordon Stewart P.Eng.  
Fire Chief/Manager Emergency Services

**City of Red Deer  
Emergency Services Review**

**Station Location Assessment  
Evaluation of Alternative Service Standards**

**Prepared By:**

**Dillon Consulting Limited  
Donal Baird Associates**

**January 21, 2002**

## **Station Location Assessment Evaluation of Alternative Service Standards**

### **1.0 INTRODUCTION**

Dillon Consulting Limited in association with Donal Baird & Associates was retained by the City of Red Deer to undertake an Emergency Service Review. The Emergency Service Review includes an assessment of the number and location of stations, and staffing issues associated with the service. One of the necessary prerequisites is to have a service standard to compare the existing service to, and to plan to meet the standard into the future. This answers the basic question of – “How much Emergency Service does a municipality want to buy?”

The purpose of this working paper is to summarize the results of the Station Location Assessment for the evaluation of alternative service standards. It includes a description of each standard, a summary of the methodology employed and the results of the analyses in terms of emergency response capabilities, staffing, stations and costs. This working paper also includes the results of a survey of a Peer Group of municipalities. The survey asked questions about the costs and service levels of operating Fire and Emergency Medical Services (EMS) in these other municipalities. This information is supplemented with information and results from a large number of previous studies undertaken by the consultants across Canada.

The other significant development that is reported on in this working paper is the adoption of the NFPA-1710 standard (by the National Fire Protection Association). This new service level standard for career fire departments was formally adopted during the conduct of this study. This is significant because now, for the first time, there is a formally adopted industry standard that deals with both fire and EMS service levels and staffing. This will have implications for municipal emergency services across North America.

The main purpose of the assessment documented here is to evaluate the implication of the alternative service standards on staff, stations, equipment and the resulting capital and operating cost requirements. The capital and operating costs are approximate, but they will illustrate the differences between standards. The assessment is based on *existing conditions* and are compared to the service level and resources applied today. The purpose of this is to allow department, senior management and ultimately council to consider and adopt a service standard for the City and for the completion of this study. The final placement of stations and equipment, along with an assessment of future needs, will be refined once the service standard is adopted and will be documented in the final report for this study. The assessment documented in this working paper ensures that there are sufficient resources, appropriately located, to meet the alternative standards.

## **2.0 METHODOLOGY**

This section provides a brief overview of the steps taken to assess the City of Red Deer's existing service level against various alternative standards. It includes a description of emergency response time, how the analytic model was developed and the existing station and staffing levels.

### **Emergency Response Time**

Some confusion arises over the definition of response time. Properly, it should mean the time taken for the emergency department to react to a message from the public (i.e. an emergency phone call) and produce action on the scene (i.e. begin fire suppression/medical assistance). Sometimes it is used for only the time the apparatus takes to travel to the scene or from initial dispatch to arrival on the scene (turnout time plus travel time). A breakdown of the full response time includes:

- Processing of the alarm and dispatching of fire/EMS staff (nominally one minute);
- Donning of protective gear and departure from the station by companies (nominally one minute);
- Travel time en-route (the major variable); and
- Deployment of equipment and accessing the scene (usually one to two minutes, but possibly much more in high rise or very large area structures).

The initial response by the arriving company is of greatest importance because its actions at the outset generally have a great bearing on the situations progress and on safety to life. It also reports back an evaluation of the situation. But for fire fighting or major emergencies an appropriate depth of resources to back up this limited force should also be on scene promptly as part of this initial assignment. Any analysis of fire suppression deployment must consider the timely availability of sufficient strength to control the fires that may occur, including coverage of the city to handle possible simultaneous fires.

For the purpose of our analysis and since it is the one significant variable in the overall response time, the times we refer to in describing the service standards relates to only the travel time component of the response time. Travel time is also the major determinant in the placement of fire station and fire company location. Processing the alarm through to dispatching the appropriate resources and the donning of protective gear through to departure from the station are equally important components of the overall response time, but they typically are not affected by station location. Emergency Service Departments should strive to accomplish these tasks as quickly as possible, as they affect every call.

### **Development of the Analytic Model**

The analysis of service levels and station locations is done with the aid of an analytic model developed using the FireOpt software. The model includes an electronic representation of the City of Red Deer road network. The road network was based on the City's Geographic Information System (GIS) and includes all of the roads in the City. To this we added the location of the existing fire stations. As part of the process of developing the model, a citywide fire risk assessment was undertaken to identify pockets of development with similar risks. We subdivided the City into 108 pockets or zones, each with a fire and life safety risk code. There are five codes from 1 (lowest risk) to 5 (highest risk). The codes are used by one of the service level standards assessed in this working paper to help assess the



appropriate travel time standard to apply (where the standard varies by risk class). **Figure 1** illustrates the existing Fire Risk Zones as derived for this study through the fire risk assessment.

The zones are also used as a means of determining the proportion of the municipality that can be served within the standard. This geographic proportion is used as a proxy of the proportion of the number of calls that can be served within the standard. Over the past 12 years doing fire station location studies we have found this to be a very good proxy.

The last step in the development of the model is a calibration step. The model initially includes posted speeds on the roads in the network. We compare the modeled travel times from fire stations to various Fire Demand Zones with those that the Emergency Service Department has actually achieved on the ground. We then modified the speeds to match the actual travel time data. The data that we used for this comes from the Department's Computer Aided Dispatch system and included a large sample of calls from various times of the day, days of the week and months of the year. In this way, the calibration step represents average conditions for the municipality. It won't represent the quickest travel time, but it won't represent the worst travel conditions either.

### **3.0 ANALYSIS AND RESULTS**

#### **Horizon Year - Existing Condition**

The horizon year selected for this analysis was 2001, the existing condition. In this way we can compare the alternative service standards against the service and cost today. The Emergency Service Department currently assigns 21 fire-medics on-duty per shift. For one of the four shifts there are 20 fire-medics. This is meant to staff, at a minimum, a pump vehicle in each station, the ambulance and to cover for vacation, illness, training, etc. The shift often runs short. If all 20/21 staff were on duty together (doesn't happen very often, if ever), in theory five fire apparatus could be staffed. Typically it takes 5 staff assigned (minimum) to keep four fire-medics on-duty. For analytic purposes we assumed the existing condition is one fully staffed pump company in each of the 4 stations (4 on a vehicle). When part of a four-person crew is out on a medical call for an extended period, one of the four pumps can't be fully staffed. This suggests that two or three additional staff per shift would greatly enhance the existing service.

The analysis included running the analytic model to assess the service level associated with the existing condition for the City of Red Deer. It must be stressed that these are modelled travel times and service levels. What the City achieves in practice will be dependent on the distribution of actual calls. The modelled level of service currently being achieved is the following:

- The first arriving vehicle in 4 minutes of travel time – 80% of the time;
- The second arriving vehicle in 6 minutes of travel time – 65% of the time; and
- The third arriving vehicle in 8 minutes of travel time – 60% of the time.

The results are documented in **Table 1** and **Figure 2** illustrates the existing Fire Demand Zones that can't be served within four minutes of travel time. This assumes that there is a fully staffed pump

vehicle in each station. When an ambulance in a station is out on a medical call for an extended period of time this service level drops. What the assessment of existing conditions highlights is that the departments depth of resources to cover significant first alarm calls and multiple alarms is light. Consequently no service standard below existing conditions was considered. We do not believe and would not recommend a reduction in resources. In fact, our preliminary assessment suggests that an increase in resources is appropriate.

### **Option 1 - Dillon's Variable Standard (Similar to FUS)**

For more than 12 years Dillon has been applying a travel time standard that varies by the risk class of the fire demand zone. This standard is similar to the Fire Underwriters Survey (FUS) standard in that the response time standards are more stringent for the higher risk land uses. It also includes specific standards for aerals. By applying the Dillon variable standard, it allows us to compare the City of Red Deer to other municipalities that we have assessed using this methodology. This standard is included with the analysis (**Table 2**). The results are documented in **Table 1** and suggest the need for a fifth station.

This standard was assessed based on a minimum crew size of four (or five assigned), and resulted in a total of 112 fire-medics. Four staff per crew is widely accepted as an appropriate staffing for vehicles. To this staffing level we added 3 staff per shift to help fill in when other staff are out on a medical call and staff in a station drops below the minimum required to staff a pump vehicle. This extra staffing was included in the other standards assessed as well to cover the possibility that the ultimate solution has some extra staff to maintain the required strength. This may turn out to be a conservative assumption, but it makes an allowance so as to try not to underestimate the cost.

### **Option 2 - NFPA 1710**

NFPA 1710 was recently adopted as the standard that career departments are to achieve. Red Deer qualifies as a career department. While there is no legislative requirement to adopt it, the municipality has a responsibility to understand it. Other NFPA standards are followed as the industry standard practice. NFPA 1710 and the service level it prescribes has been the subject of considerable debate, and for many years there was no agreement on the standard. While NFPA 1710 has now been passed, it was not without controversy. It requires considerable resources to meet and this is a particular issue for small to medium departments. The standard indicates that the initial response to an alarm is four fire fighters within four minutes 90% of the time and you must amass 14 fire fighters (15 if you will be operating an aerial) within eight minutes of travel time 90% of the time. To this the standard adds an objective of 1-minute for call handling and dispatch and one minute for turnout time from the time of dispatch. Included in the 14 staff is the incident commander and two support staff. For analytic purposes, we assessed the need for three companies staffed with four people (or 12 staff). To meet the letter of NFPA 1710 two or three more staff would be required. We assumed that these could arrive in auxiliary vehicles or as extra staff in one of the assigned vehicles, rather than expecting a fourth company to respond. To meet the full intent of NFPA 1710 requires careful planning and a full understanding of all that it includes. What we have adopted here for analysis captures the major

resource deployment issues.

For the City of Red Deer to achieve this standard would require 1 additional station and two additional companies. In addition, two pump vehicle and an ambulance would be required to round out the equipment needs. The results are documented in **Table 1** and **Figure 3**.

### **Option 3 - 4/6/8 Minutes – 90%/75%/75% of the Time**

This standard includes a first vehicle responding in four minutes 90% of the time, a second vehicle in six minutes 75% of the time, and a third vehicle in eight minutes 75% of the time. This standard produces resource requirements similar to the Dillon Variable Standard, but the standard is a little easier to communicate to the various stakeholders. The results are documented in **Table 1**.

### **Option 4 - 4/6/8 Minutes - 80% of the Time**

This standard includes a first vehicle responding in four minutes, a second vehicle in six minutes and a third vehicle in eight minutes, 80% of the time. This standard was included to illustrate what a lower standard could look like. Others are possible, but this one requires the same number of stations as today but adds one more company (plus the additional staff described above. This adds additional depth to the existing resources. The results are documented in **Table 1** and **Figure 4**.

## **Peer Review Survey Results**

The study team conducted a survey of a small sample of eight peer group municipalities to gather information on a variety of issues including staffing and service standards. **Table 3** presents a summary of the findings from five of the municipalities that responded. The three that did not respond included Prince George, B.C., Kamloops, B.C. (responded but it was incomplete and efforts at follow up were unsuccessful so it was excluded from the tabulation), and Kingston, ON. Some preliminary observations are described below. While some of the statistics lend themselves to comparison, we caution that the nature of the emergency service operation, the risks the municipality needs to protect, and the geography of a municipality affects emergency service and makes direct comparisons difficult. In addition, there are wide variations in accounting practices for everything from capital purchases to hydrant rental. While the comparisons are interesting and sometimes instructive, we caution against using them directly to make policy decisions for Red Deer (or any municipality).

### Observations on Service Levels and Staffing

1. Some municipalities have indicated a five-minute travel time standard for first response, with the range from 3.5 to 7 minutes. Based on other work the consultant has done, a four-minute standard is widely accepted as the objective for first response (e.g., Halifax, Mississauga, Hamilton, Burlington), with most of these trying to achieve the standard 90% of the time. This

of course is also part of the NFPA 1710 standard.

2. Based on other studies and surveys undertaken by the consultants, the average number of firefighting staff on-duty among 12 of the largest Canadian cities was 0.23 firefighters per thousand population. Similarly, ten Ontario cities in the 43,000 to 100,000-population range, which did not provide ambulance service and often having less than desirable protection levels, also had an average of 0.23 firefighters on duty per thousand population. What this highlights is that very large cities may be suitably protected for fire service with lower ratios of firefighters to population than medium and small cities (economies of scale).
3. To provide sufficient staffing levels to provide the full depth of fire suppression strength, smaller cities generally need higher ratios, on the order of 0.28 to 0.30 firefighters per thousand population or more. This applies for fire protection alone. Where full emergency ambulance service is also provided, the strength should be greater.
4. Among the cities questioned for this study, only Lethbridge shows a ratio of response staff per thousand population giving a comfortable level of protection. Their provision of five member teams in each station permits a viable three person pump company to remain in service at the station when the accompanying two person ambulance or an auxiliary vehicle is out, and vice versa. At other times a strong five-member team is available for fire-fighting service.

## **4.0 SUMMARY**

Each of the service standards assessed results in an increase in the resources required over the existing conditions. It is our view that some increase in resources is warranted and appropriate. The significant decision will be on whether the City should adopt/implement the NFPA 1710 service standard and to plan to move to this higher resource level.

With the adoption of the standard, it is appropriate to have discussions about the liability issues associated with not implementing this level of service. Serious consideration needs to be given to, if not adopting it as the City's standards, implementing it as the City's objective and then to make your best efforts to try to achieve the objective over a period of time.

**TABLE 1**  
**SUMMARY OF ALTERNATIVE SERVICE STANDARDS**  
**STATION LOCATION ANALYSIS**

<b>Indicator</b>	<b>Existing - 4/6/8 Min. – 80/65/60% of the Time</b>	<b>NFPA 1710 (90% of the Time)</b>	<b>Dillon Variable (90% of the Time)</b>	<b>4/6/8 Min. - 90/75/75% of the Time</b>	<b>4/6/8 Min. - 80/80/80% of the Time</b>
Number of Stations	4	5	5	5	4
Number of Fully-Staffed Pump Companies	4	6	5	5	5
Fire-Medics per Shift	20/21	33 <sup>1</sup>	28 <sup>1</sup>	28 <sup>1</sup>	28 <sup>1</sup>
Total Number of Fire-Medics	83	132 <sup>1</sup>	112 <sup>1</sup>	112	112 <sup>1</sup>
Number of Ambulances	4	5	5	5	4
Additional Fire-Medics Assigned/Shift (Total)	N/A	3 (12)	3 (12)	3 (12)	3 (12)
<b>Annual Additional Staff Operating Cost<sup>2</sup></b>	N/A	\$3,185,000	\$1,885,000	\$1,885,000	\$1,885,000
<b>Additional Capital Cost<sup>3</sup></b>	N/A	Station: \$1,250,000 Pump: \$900,000 Ambulance: \$130,000 <b>Total: \$2,280,000</b>	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 <b>Total: \$1,830,000</b>	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 <b>Total: \$1,830,000</b>	Station: \$0 Pump: \$450,000 Ambulance: \$0 <b>Total: \$450,000</b>

- Notes: 1. Includes the “Additional Fire-Medics Assigned/Shift (Total)”  
2. Staff Operating Costs are based on a company of 20 Fire-Medics at a cost of \$1,300,000/year.  
3. Capital Costs are based on: a Station at \$1,250,000; a Pump Vehicle at \$450,000 each; and an Ambulance \$130,000 each.

**TABLE 2**  
**RESPONSE TIME STANDARDS**  
(Compatible with Fire Underwriters Survey Guidelines)

Class	Risk	Fire Streams Required	Response Time Standard					Total in 15 Min.
			3.0 Min.	3.5 Min.	4.0 Min.	6.0 Min.	7.0 Min.	
1	Scattered small buildings in rural/semi-rural areas	2-3				E1		E2
2	Light detached residential; 1 or 2 storey buildings	4-5			E1		E2	E2
3	Heavy residential development, including small apartment buildings (2-4 storeys); light commercial including strip development	6-12		E1			E2, A1	A1, E3
4	Most commercial, institutional, shopping centres, apartments	13-20		E1, A1			E2, E3	A2, E4
5	Heavy commercial or industrial, multi-story	21-30	E1	A1	E2		E3, E4, A2	A3, E5
6	Severe hazards	>30	E1, A1	E2	E3, A2		E4, E5, A3	A4, E6

Key: E1...E5 = 1<sup>st</sup> Pumper...5<sup>th</sup> Pumper  
A1...A3 = 1<sup>st</sup> Aerial...3<sup>rd</sup> Aerial  
1 Fire Steam = 208 Imperial gallons per minute (1000 l/m)

**TABLE 3**  
**RED DEER PEER GROUP TABULATION – YEAR 2000**

<b>Population</b>	<b>Lethbridge</b>	<b>Strathcona</b>	<b>St. Albert</b>	<b>Medicine Hat<sup>5</sup></b>	<b>Grande Prairie<sup>5</sup></b>	<b>Red Deer</b>
Population	70,000	71,000	52,000	52,000	38,000	68,000
Total Emergency Calls	8,643	3,339	2,356	3,016	1,499	4,686
Fire Calls	758	579	576	670	693	884
EMS Calls	7,200 <sup>1</sup>	2,374	1,780	1,825	806	3,802
Other Non Fire	685	386	0	521	0	0
2000 Fire Loss, Millions	N/A	\$0.643	\$1.626	\$1.800	\$1.700	\$4.387 <sup>2</sup>
2001 City Budget, Millions	\$74.40	\$69.30	\$48.78	\$66.00	N/A	\$102.2
2001 Fire Department Budget, Millions	\$11.64	\$5.9	\$4.8	\$4.8	\$4.45	\$9.09
Total Response Staff	104	79	52	52	44	87
Normal Shift (Crews)	20	15	10	10	8	16
Engines and Staff	2 x 3+2 <sup>6</sup>	2 x 4	2 x 4	2 x 4	3 x 4	4 x 4
Quints	2 x 3+2 <sup>6</sup>	1 x 2	1 x 2	N/A	2 x 0	1 x 0
EMS/Light Rescue	1	N/A	N/A	N/A	1	1
Fire-medics Ambulances	1	1	3	2	1	4
Fire Stations	4	2 <sup>3</sup>	2	2	2	4
Travel Time/Response Time Objective	5 min. 90%	7 min. (Urban) <sup>7</sup>	3.5 min. 90%	6 min. 90%	4, 5 min. <sup>4</sup>	4 min. 80%
BLS Qualified	60	0	17	31	44	38
ALS/Para Qualified	45	27	11	25	N/A	44
Other EMS Provider	No	No	No	Yes	Yes	No
<b>Comparisons on Per Thousand Population Basis</b>						
Total Calls	123	47	45	58	39	69
Fire Calls	11	8	11	13	18	13
EMS Calls	103	33	34	35	21	56
Total Fire Loss	N/A	\$9,056	\$31,269	\$34,615	\$44,737	\$64,514
City Budget	\$1,062,857	\$976,056	\$938,077	\$1,269,231	N/A	\$1,502,941
Fire/EMS Budget	\$166,286	\$83,099	\$92,500	\$92,308	\$117,105	\$133,676
Firefighters/Fire-medics	1.49	1.11	1.00	1.00	1.16	1.28
Response Staff on Duty	0.28	0.21	0.19	0.19	0.21	0.23

*Notes:*

1. *This includes all patient calls, not just emergency responses. This accounts for the significantly higher numbers.*
2. *A single loss amounted to \$3 million.*
3. *Not including three widely scattered rural fire stations.*
4. *Standards for high risk and medium risk areas.*
5. *Other EMS provider's staff and budgets not included, e.g. Medicine Hat, with 23 full-time and 8 casual staff has an operating budget of \$685,000.*
6. *Lethbridge staffs their engines and quints with 3 staff plus 2 additional staff that also double as an ambulance team.*
7. *Travel time standard valid for Sherwood Park only.*

*Other Notes:*

*Staffing of units varies with cross staffing. Ambulances utilize dual function personnel from the total staff pool and sometimes extensive off-duty recall e.g. Lethbridge.*  
*Shift crews do not include chief officers.*



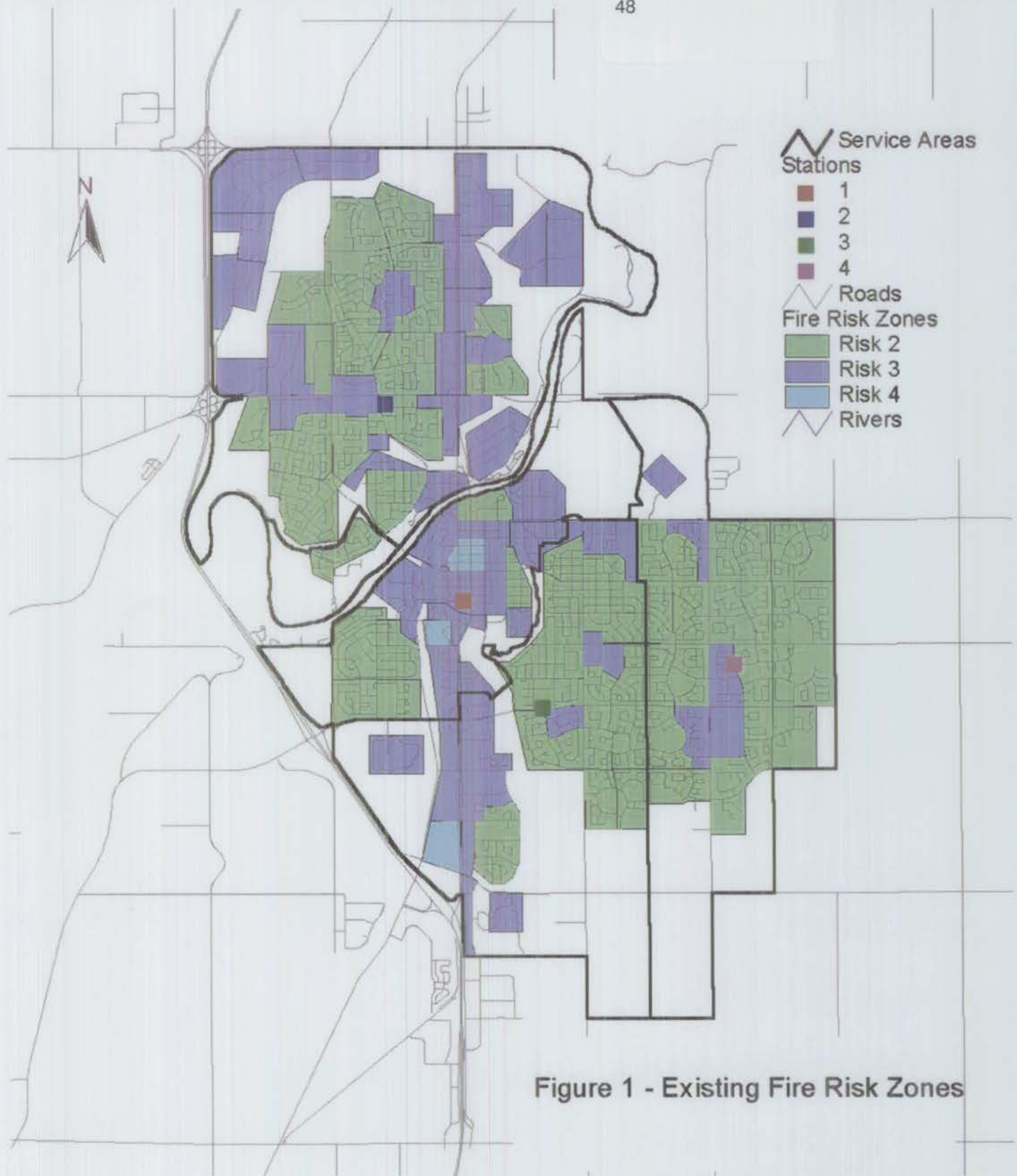
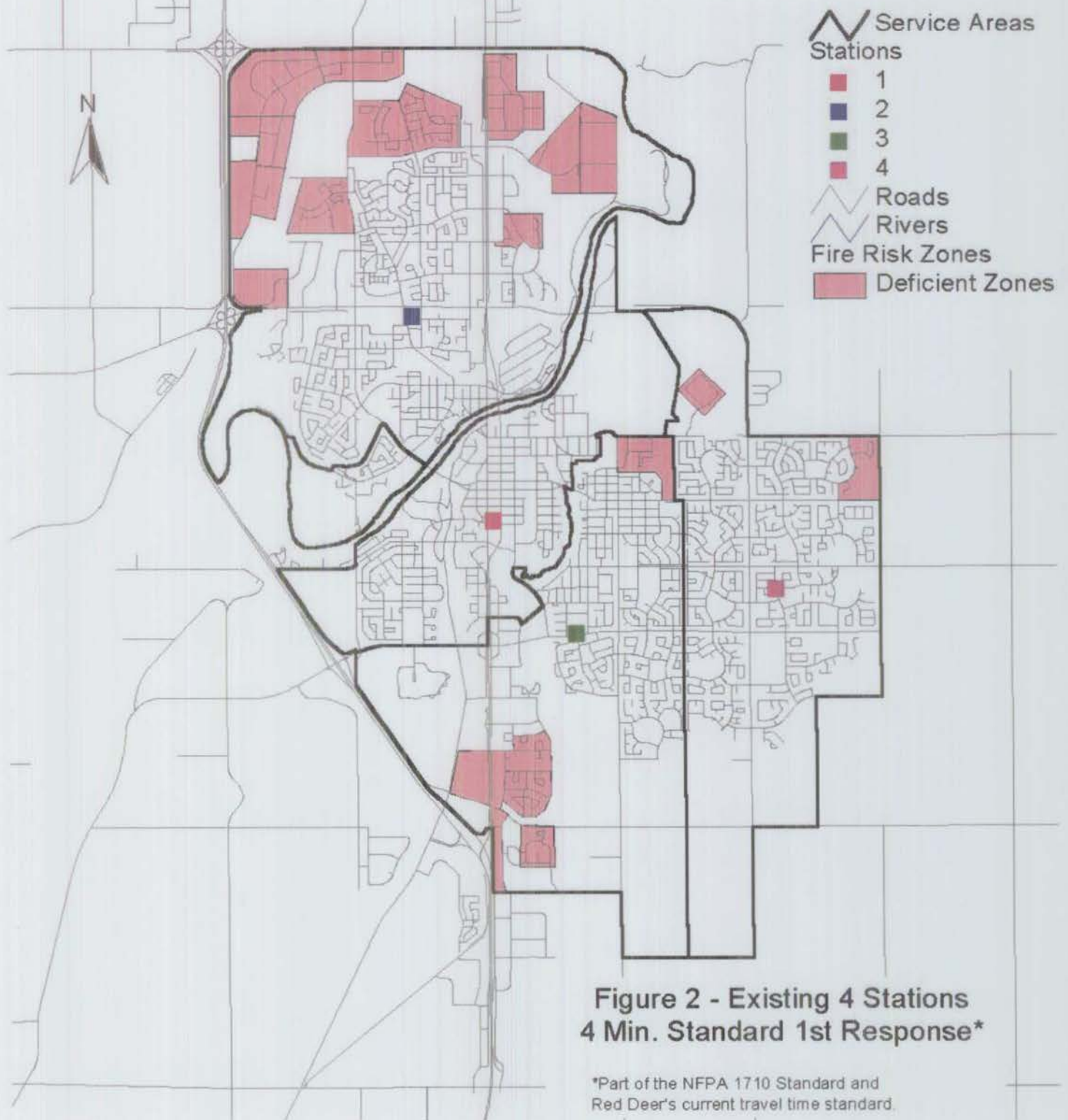


Figure 1 - Existing Fire Risk Zones





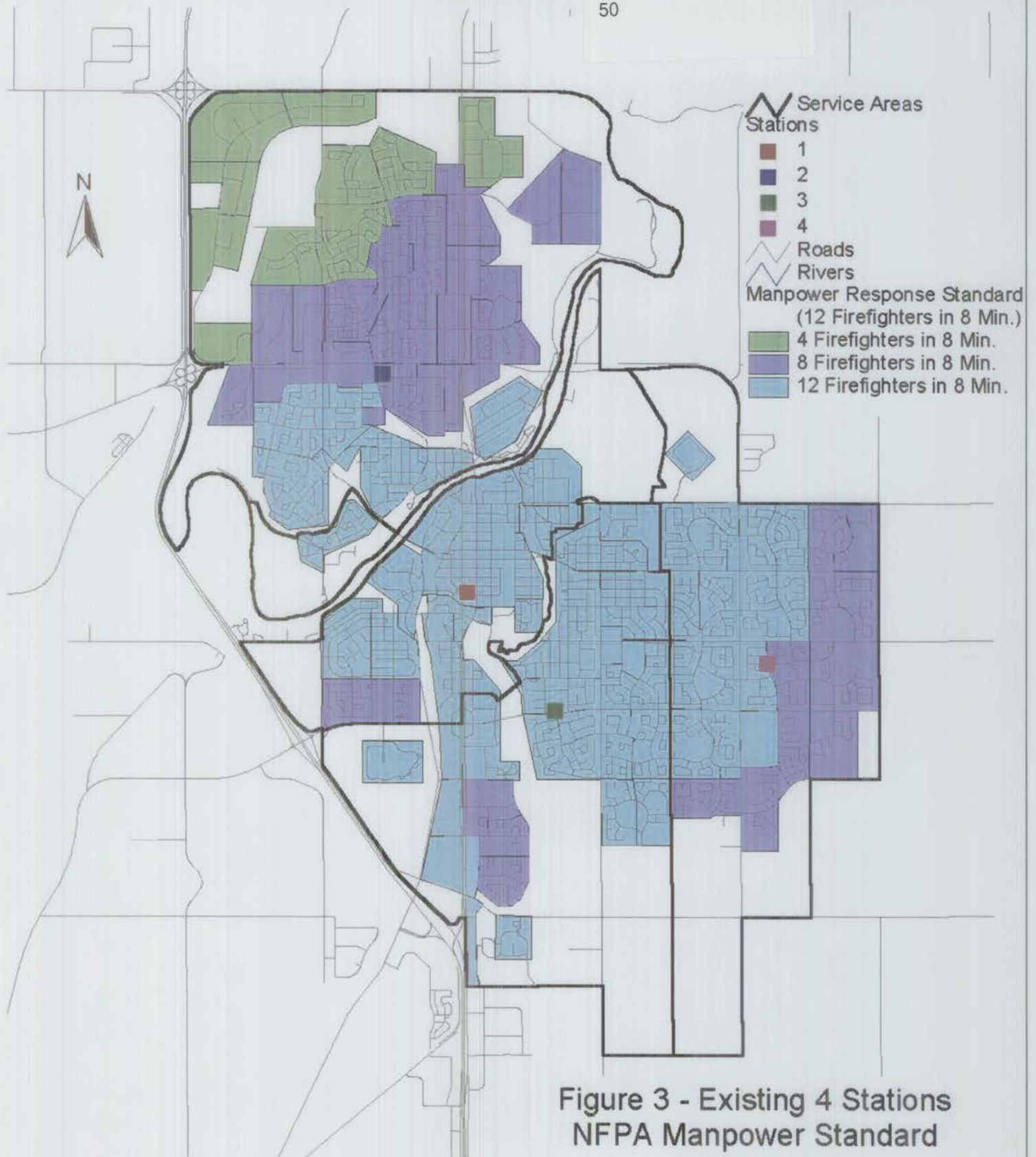


Figure 3 - Existing 4 Stations  
NFPA Manpower Standard

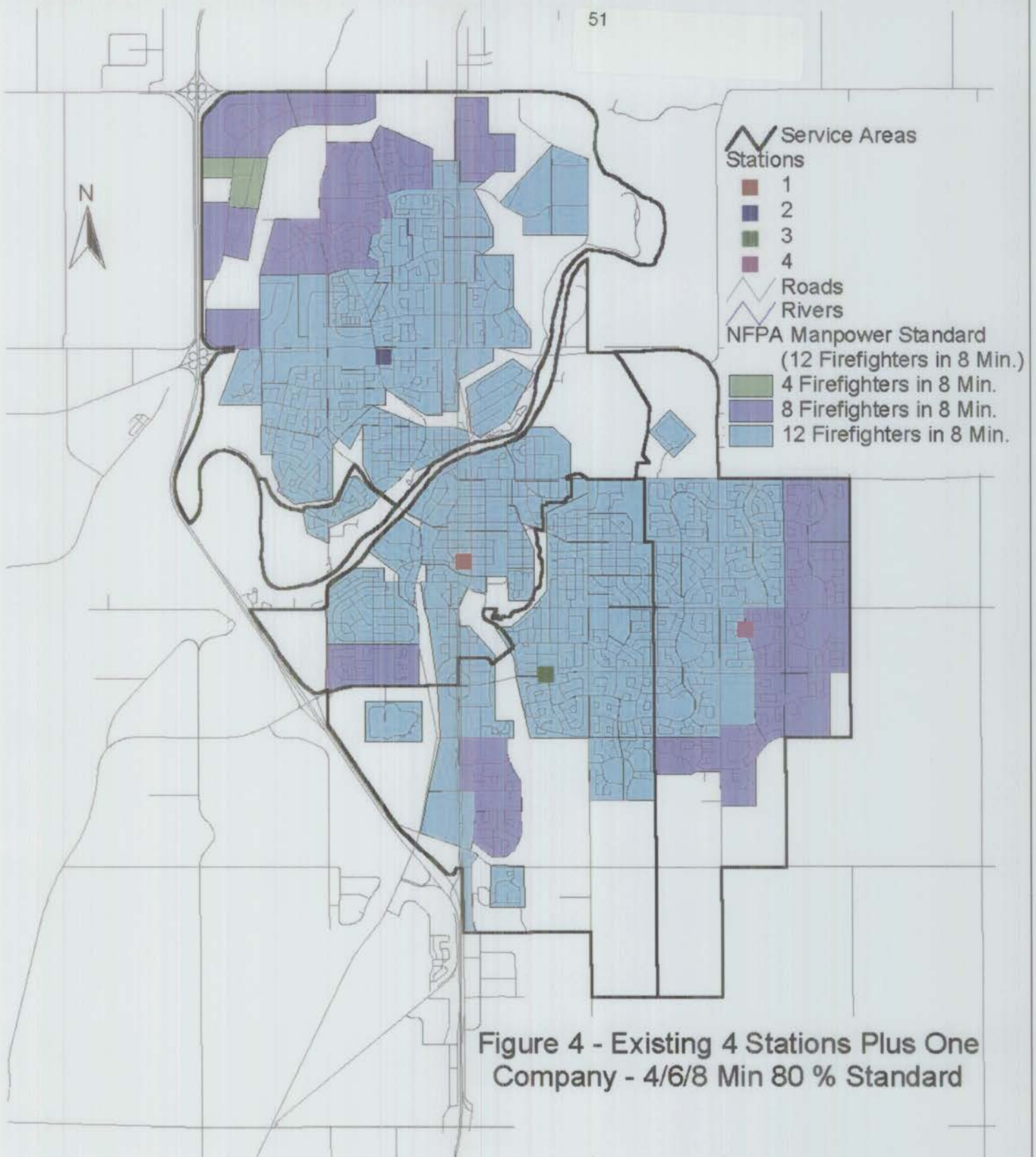


Figure 4 - Existing 4 Stations Plus One Company - 4/6/8 Min 80 % Standard

**Comments:**

A presentation, by the Consultant, regarding this study will be given at the Council Meeting. This may not provide adequate time to consider all the issues that arise from the first phase of the study at this Council Meeting. Therefore, Council should not feel compelled to give specific direction if additional time is required to deliberate the results of the first phase of the study. Specific direction on service level could be considered at a subsequent Council meeting if required.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## ***Council Decision – Monday February 11, 2002***

**DATE:** February 12, 2002  
**TO:** Gord Stewart, Fire Chief/Manager Emergency Services  
**FROM:** City Clerk  
**RE:** Consultant Report – Review of Service Delivery and Response Standards

**FILE**

***Reference Report:***

Fire Chief/Manager Emergency Services, dated February 4, 2002.

***Resolutions:***

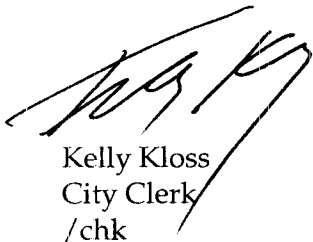
The following resolution was introduced, however before it was voted on it was tabled to the February 25, 2002 Council Meeting:

***Resolved*** that Council of the City of Red Deer having reviewed the report titled "City of Red Deer Emergency Services Review, Station Location Assessment Evaluation of Alternative Service Standards," prepared by Dillon Consulting Ltd. and Donal Baird Associates dated January 21, 2002 hereby:

1. Adopts as a planning guideline for the years 2003 to 2007 response characteristics as outlined in the column title "4/6/8 Min. – 90/75/75% of the time " within Table 1 of the above noted report,
2. Agrees that the planning guideline noted in No. 1 above forms the framework of the second phase of the Emergency Services review of service delivery and response standards, provided that such guideline will not be implemented except in such manner and at such time as Council may subsequently resolve.

***Report Back to Council:*** Yes – on February 25, 2002

***Comments/Further Action:***

  
Kelly Kloss  
City Clerk  
/chk

c     Director of Development Services  
       Director of Corporate Services  
       Engineering Services Manager

**Christine Kenzie**

**From:** Don Simpson  
**Sent:** Wednesday, February 13, 2002 3:57 PM  
**To:** chrisk@city.red-deer.ab.ca  
**Subject:** Re: February 11, 2002 Council Meeting

chrisk@city.red-deer.ab.ca writes:

Kelly has asked that you review the attached Council Resolution from the February 11, 2002 Council Meeting regarding the Emergency Services - Services Delivery Report. Do you feel that the wording is OK so as not to cause any liability issues? (As was discussed during the Council meeting)

Let me know as soon as possible. Thanks.

Chris:

I think it would be desirable to emphasize the intent that implementation will not occur except as Council may subsequently approve in further budgets, etc. I suggest the attachment to the end of the resolution words similar to those shown below.

Resolved that Council of the City of Red Deer having reviewed the report titled "City of Red Deer Emergency Services Review, Station Location Assessment Evaluation of Alternative Service Standards," prepared by Dillon Consulting Ltd. and Donal Baird Associates dated January 21, 2002 hereby:

1. Adopts as a planning guideline for the years 2003 to 2007 response characteristics as outlined in the column title "4/6/8 Min. - 90/75/75% of the time " within Table 1 of the above noted report,
2. Agrees that the planning guideline noted in No. 1 above forms the framework of the second phase of the Emergency Services review of service delivery and response standards, provided that such guideline will not be implemented except in such manner and at such time as Council may subsequently resolve.

Donald J. Simpson  
Chapman Riebeek  
Barristers and Solicitors  
208 - 4808 Ross Street  
Red Deer, Alberta  
T4N 1X5  
(403) 346-6603  
direct email<<[dsimpson@chapmanriebeek.com](mailto:dsimpson@chapmanriebeek.com)>>  
firm email<<[info@chapmanriebeek.com](mailto:info@chapmanriebeek.com)>>

REPLY  
FROM DON  
SIMPSON →

**Christine Kenzie**

**From:** Gord Stewart  
**Sent:** Wednesday, February 13, 2002 8:52 AM  
**To:** Christine Kenzie  
**Cc:** Bryon Jeffers  
**Subject:** RE: Council Resolution & Bylaw Changes

That looks like a fair representation of what I recall Council indicating.

Gord

-----  
**From: Christine Kenzie**

**Sent:** February 13, 2002 8:23 AM  
**To:** Gord Stewart  
**Subject:** Council Resolution & Bylaw Changes

1. Re: Council Resolution:

Kelly has asked that you review the attached Council Resolution from the February 11, 2002 Council Meeting regarding the Emergency Services – Services Delivery Study. Do you feel the wording is OK?

<<File: February 11, 2002 Emergency Services Resolution.doc>>

2. Changes to the Emergency Services Fees & Charges Bylaw.

I passed your message to Kelly regarding your inquiry about making changes to the Fees & Charges Bylaw. Kelly has asked that you provide a copy of the bylaw showing any changes requested with a "strike out" and "bolding". I have attached a copy of the Emergency Services Fees & Charges Bylaw for your use. We (I) will do up the formal bylaw amendment once you submit your report for the February 25<sup>th</sup> Council Meeting. (Report should be at City Clerk's by February 15<sup>th</sup>)

<<File: 3134-95 Emergency Services Department Fees & Charges Bylaw.doc>>

Thanks Gord.

**Christine Kenzie**

**City Clerk's**

**(403) 342-8201**

[chrisk@city.red-deer.ab.ca](mailto:chrisk@city.red-deer.ab.ca)



for 1st Adj.

Submitted to Council  
February 11, 2002

## Definition of Terms

### Captain

Experienced fire officer who is in charge of a station and in charge of an engine company

### Engine Company

Company of 4 firemedics one of whom is a Captain, who is in command. The engine or pumper is equipped with a pump and hose to pump water on to the fire. Each pumper has a tank, which contains 500 gallons of water that can be used prior to having to connect to a hydrant. Pumper trucks are also equipped with ground ladders to allow firefighters to access second story windows.

### Lieutenant

Experienced fire officer in charge of a piece of specialty equipment and crew. This includes Aerial units, rescue trucks, boat etc.

### Aerial unit

In Red Deer has a company of 2 firemedics, one of whom is a Lieutenant. Responsible for ventilation, salvage(limiting and preventing damage to unburned areas or objects) rescue using the elevated ladder and in a defensive fire elevated master streams.( large streams of water poured on a fire from above.)

### Offensive Attack

An aggressive rapid interior building attack on the fire to try and quickly extinguish it and prevent it from spreading to other rooms in the building.

### Defensive Attack

When the fire is so far advanced that it is not reasonable to risk personnel to enter the structure to try and put the fire out. Consists of applying water on the fire from the exterior of the building and to ensuring adjacent buildings(exposures) are protected and do not incur damage.

### Size Up

When arriving on scene a complete review of the scene is undertaken by the Captain to determine whether there are victims still in the building and the location and extent of the fire. This is completed before anyone is permitted to enter the building.

## Search

Travel through the entire building to see if any victims are visible , injured or trapped. This is done initially with a primary search and followed up with a secondary search. This is the primary responsibility of the first arriving Engine Company.

## Ventilation

Taking whatever steps necessary to allow the hot fumes and gases a path of escape from a burning building. This may include opening doors, windows or holes in the roof. It also includes setting up of large fans to blow areas clear.

**Date:** January 30, 2002  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Rate Changes Recommended from 2002 3 Year Business Plan**

---

When presenting the Public Works Department's 2002 Business Plan, it was indicated that there would be some changes in rates for services provided. The proposed changes are to Section 21, Schedules A, B, and D of the Utility Bylaw 3215. Wording clarifications are being made to 129(3) and 133(2).

The changes to Section 21 and the miscellaneous rates in Schedule A are a result of an analysis of the 2001 revenues and expenditures of the applicable accounts. The changes are needed in order to achieve a zero balance of the accounts at year end 2002. The water rates in Schedule A reflect a 2.5% increase, in Schedule B a 2.0% increase. In Schedule D tipping fees reflect a 3.1% increase, a surcharge is being added for unsecured loads at the Waste Management Facility, and a minimum charge is proposed for disposal of asbestos. The proposed rates are shown in bold print and existing rates have a line through, as existing rate.

The rates are intended to come into effect March 15, 2002.

**Recommendation**

We respectfully recommend that Council consider and approve the proposed rates and give three readings to the bylaw amendment.



Paul Goranson, P.Eng.  
Public Works Manager

CB/blm

c Director of Development Services  
Revenue Administrator

**PART 8****SERVICE CALLS****SERVICE CHARGE**

- 21<sup>1</sup> When a customer requests that the City attend at their premises with respect to any matter relating to the supply of utility services or the servicing of the same, and for any reason whatsoever the City is unable to enter the said premises, or if the call is for failure of service not attributable to the City utility service, the customer shall pay a fee of ~~\$34.00~~ **34.25**.

**AFTER HOURS CALLS**

- 22 Notwithstanding anything herein provided, if a meter is required to be installed or connected, or should a utility service be required to be disconnected or reconnected, or should a service call requested, be required after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday, a fee of \$105.00 shall be paid by the customer.

**DISCONNECTION**

- 23 Where a service call is made at the owner's request, for whatever reason, for the purpose of discontinuing a utility service, pursuant to sections 35, 36 and 37 of this bylaw, a disconnection service charge of \$45.00 may be assessed and added to the owner's account.

**RECONNECTION**

- 24 Where a service call is made for the purpose of restoring services to the customer's account where utility services were previously discontinued pursuant to Sections 35, 36 or 37 of this bylaw, a reconnection service charge of \$45.00 may be assessed and added to the customer's account.

---

<sup>1</sup> 3215/C-2000 (Rate Effective March 20, 2000), 3215/A-2001 (Rate Effective March 15, 2001)

- (2) All garbage shall be removed to and disposed of in the Disposal Grounds subject to the regulations established by the City therefor and no person shall deposit or dispose of garbage at any location in the City except the Disposal Grounds.
  - (3) A person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of waste unless such vehicle or trailer is fitted with a cover capable of preventing the dropping, spilling or blowing off of waste while it is being stored in or transported by the vehicle. **Such unsecured loads will be charged a surcharge at the Disposal Grounds as outlined in Schedule "D" and/or may be subject to a penalty.**
- 130
- (1) No owner or occupant of land shall permit garbage to accumulate loosely on such land.
  - (2) An owner or occupant of land shall ensure that any garbage produced from such land is held in receptacles or containers in good condition adequate to contain the accumulation of garbage originating from such lands between collection times.
  - (3) Garbage receptacles shall be placed as near as practicable to the lane abutting the lands upon which the same are situated so as to be easily accessible to the persons required by this bylaw or any contract pursuant hereto to handle the same, or if a lane does not abut such lands, or for any other reason the placement required by this section is impractical, such receptacles shall be placed in such manner as the Director directs.
- 131
- When a building is constructed so that its exterior wall abuts the lane or the lane setback and no alternate location is provided on the site accessible to the lane, a space within the building, accessible to the lane, shall be provided of sufficient dimensions to contain all garbage between periods of collection to the satisfaction of the Director.
- 132
- (1) Notwithstanding any other provisions of this bylaw, a receptacle containing garbage shall be sufficiently strong to hold the weight of garbage contained therein without breaking and shall not exceed:
    - (a) 25 kilograms (55 pounds) in weight;
    - (b) 1.2 metres (4 feet) in length; or
    - (c) 100 litres (3.6 cubic feet) in volume.

- (2) The City and its contractor are not required to handle, collect or remove a receptacle, or the contents of a receptacle, which does not comply with Section 132 (1) of this bylaw.
  - (3) All owners or occupants of land shall remove and dispose of all garbage originating on their lands or premises which are not collected, removed and disposed of pursuant to this bylaw, and in default of their so doing, the City may remove and dispose of such garbage at the expense of such owners or occupants and the owners or occupants shall make payment of such expenses on demand.
  - (4) A person shall not put out or permit to be put out animal feces or any other manure type waste unless packaged separately from other waste in a securely tied double plastic bag free of punctures, tears and leaks.
  - (5) No person shall dispose of any waste in a receptacle or container owned or leased by another person without the express written consent of the owner of the receptacle or container.
  - (6)<sup>1</sup> The basic residential garbage collection service outlined in Schedule "D" Item 3 shall consist of the weekly collection of a maximum of 5 units of garbage per residential customer unless otherwise directed by the Public Works Manager. Units of garbage in excess of the basic residential garbage collection service will be picked up if a garbage tag, purchased from The City, is attached to the waste for disposal.
- 133 (1) The owner or occupant of residential lands or premises may remove the garbage therefrom at their own expense and employ some other person for such purpose, but such action shall not relieve the owner or occupant of this liability to pay to the City the rate levied under this bylaw for removing such garbage.
- (2) The owner or occupant of multi-family residential lands or premises must have hand pick-up or container collection of garbage at least once per week. **If using hand pick-up for multi-family residential lands or premises, the owner must ensure that all garbage is neatly contained in garbage cans between collection times.** The joint use or sharing of garbage containers or receptacles between multi-family residential lands or premises, for the collection and disposal of garbage, shall not be permitted except with the prior written permission of the Public Works Manager.
  - (3) The owner or occupant of non-residential lands or premises may remove their own garbage at their own cost and expense by employing the services of their own workers or employees, but such owner or occupant shall not contract such

---

<sup>1</sup> 3215/B-99

**SCHEDULE "A"**<sup>1</sup>**Effective for all consumption, estimated or actual, on or after March 15, 2001 2002****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.3743 **.3837** for each cubic metre (~~\$1.06~~ **1.0900** for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	<del>9.87</del> <b>10.12</b>
3/4" ( 19 mm)	<del>15.81</del> <b>16.21</b>
1" ( 25 mm)	<del>28.79</del> <b>29.51</b>
1½ " ( 38 mm)	<del>67.19</del> <b>68.87</b>
2" ( 50 mm)	<del>162.19</del> <b>166.24</b>
3" ( 75 mm)	<del>273.84</del> <b>280.69</b>
4" (100 mm)	<del>579.71</del> <b>594.20</b>
6" (150 mm)	<del>1,086.31</del> <b>1,113.47</b>
8" (200 mm)	<del>1,919.68</del> <b>1,967.67</b>

**MISCELLANEOUS WATER AND WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	<del>\$4000.00</del> <b>4025.00</b>	<del>\$3380.00</del> <b>3400.00</b>
		<del>\$3510.00</del>	<del>\$2910.00</del>
	(b) Basic charge for 1" (25 mm) water	<b>3535.00</b>	<b>2930.00</b>

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "A"**<sup>1</sup>

(c) Basic charge for 6" (150 mm) sanitary sewer	<del>\$3510.00</del> <b>3535.00</b>	<del>\$2910.00</del> <b>2930.00</b>	
(d) Basic charge for 4" (100 mm) storm sewer	<del>\$3510.00</del> <b>3535.00</b>	<del>\$2910.00</del> <b>2930.00</b>	
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	<del>\$4325.00</del> <b>4360.00</b>	<del>\$3705.00</del> <b>3735.00</b>	
(f) Dual service upon approval	<del>\$4800.00</del> <b>4825.00</b>	N/A	
(g) Water service renewal upon approval	\$3400.00	N/A	

Extra charge for:

Larger water service:

1.5"	(38 mm)	250.00
2"	(50 mm)	700.00
4"	(100 mm)	2,190.00
6"	(150 mm)	3,030.00
8"	(200 mm)	3,690.00
10"	(250 mm)	4,200.00
12"	(300 mm)	5,000.00

Larger sanitary or storm sewer:

8"	200 mm	
	Ribbed	100.00
	DR35	125.00
10"	(250 mm)	
	Ribbed	170.00
	DR35	250.00

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)



**SCHEDULE "A"**<sup>1</sup>

	12" (300 mm) Ribbed DR35	245.00 380.00	
	15" (375 mm) Ribbed DR35	375.00 610.00	
	18" (450 mm) Ribbed DR35	620.00 1,000.00	
	24" (600 mm) Ribbed	1,2000.00	
2	Additional fee for winter construction of service (Nov. 15 - May 15)		
	Lane	<del>655.00</del> <b>725.00</b>	
	Street	<del>910.00</del> <b>1010.00</b>	
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)		
		50.00	
4	Disconnection of service (water kill)		
	up to 50 mm in size	<del>1350.00</del> <b>1360.00</b>	
	up to 50 mm in size, same dig at time of basic service	770.00	
	over 50 mm in size	<del>2620.00</del> <b>2640.00</b>	
5	Turn water off or on for repairs or line testing		

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "A"<sup>1</sup>**

	(a) during regular working hours	<del>34.00</del> <b>34.25</b>	
	(b) after regular working hours	70.00	
6	Other Charges		
	Construction of manhole	<del>2250.00</del> <b>2270.00</b>	
	Inspection Chamber	<del>1550.00</del> <b>1560.00</b>	
	Fire Hydrant and Valve Installation	2900.00	
	Cutting and replacing pavement:		
	(a) Single or double service 3" (75 mm) and under	<del>1620.00</del> <b>1560.00</b>	
	(b) Single or double service over 3" (75 mm)	<del>2200.00</del> <b>2160.00</b>	
	(c) Triple service 3" (75 mm) and under	<del>2160.00</del> <b>2080.00</b>	
	(d) Triple service over 3" (75 mm)	<del>2960.00</del> <b>2880.00</b>	
	(e) For service kill 3" (75 mm) and under	<del>324.00</del> <b>312.00</b>	
	(f) For service kill over 3" (75 mm)	<del>444.00</del> <b>432.00</b>	
	(g) For water service renewal	<del>810.00</del> <b>780.00</b>	
	Replacing sidewalks:		
	(a) Single or double service residential	<del>1200.00</del> <b>1140.00</b>	
	(b) Single or double service commercial	<del>2500.00</del> <b>2375.00</b>	
	(c) Triple service residential	<del>1600.00</del> <b>1520.00</b>	
	(d) Triple service commercial	<del>3200.00</del> <b>3040.00</b>	
	Replacing curb only:		
	(a) Single or double service	800.00	
	(b) Triple or dual service	1000.00	
	Landscaping Repairs (boulevard area)	<del>110.00</del> <b>120.00</b>	
	Landscaping Repairs (utility lot/reserve)	<del>425.00</del> <b>435.00</b>	
7	Clearing plugged sewer		

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "A"**<sup>1</sup>

	(a) During regular working hours	<del>66.50</del> <b>67.00</b>	
	(b) After regular working hours	<del>115.00</del> <b>116.00</b>	
8	Repairs to water meters	at cost	
9	Thawing water service	at cost	
10	Repair to damaged stand pipe	at cost	
11	Meter Test	46.00	
12	Televise sewer lines		
	(a) Service (regular hours only)	<del>110.00</del> <b>112.00</b>	
	(b) Mains (regular hours only)	2.00/m	
13	Private fire hydrant maintenance		
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant	
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant	
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant	
	(d) Damage evaluation	25.00/hydrant	
	(e) Paint	60.00/hydrant	
14	Bulk Water		
	Water purchased at bulk station \$1.00 for each cubic metre.		
	Use of designated fire hydrant to obtain water, \$40.00 per month and \$0.75 for each cubic metre		
15	Replace valve at water meter at time of water meter replacement	42.00	

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "B"<sup>1</sup>****Effective for all consumption, estimated or actual, on or after March 15, 2001 2002****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of ~~\$16.44~~ **16.77** per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of ~~\$0.6630~~ **0.6763** per cubic metre (~~\$1.88~~ **1.9176** per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of ~~\$16.44~~ **16.77** per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on ~~\$0.4185~~ **.4269** per cubic metre (~~\$1.1851~~ **1.2088** per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 

B.O.D.:	<del>\$0.3653</del> <b>.3726</b> per kg ( <del>\$0.1657</del> <b>.1690</b> per pound)
Suspended Solids:	<del>\$0.3948</del> <b>.4027</b> per kg ( <del>\$0.1791</del> <b>.1827</b> per pound)
Grease:	<del>\$0.1128</del> <b>.1151</b> per kg ( <del>\$0.0511</del> <b>.0521</b> per pound)

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "B"<sup>1</sup>**

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.
- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:
- |                             |               |
|-----------------------------|---------------|
| Single axle load            | \$15.00       |
| Tandem axle load            | \$25.00       |
| Vans (carpet cleaning unit) | \$30.00/month |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "D"<sup>1</sup>*****Effective for all consumption, estimated or actual, on or after March 15, 2001 2002*** |**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	21.19	28.26	35.31	42.37
Lift charge	21.19	28.26	35.31	42.37
<u>Scheduled Service:</u>				
1 lift per month	22.87	27.25	31.61	40.35
1 lift every 2 weeks	31.61	40.35	49.11	66.60
1 lift per week	37.23	55.84	72.59	97.71
2 lifts per week	74.46	111.68	145.17	180.91
3 lifts per week	111.68	167.51	205.49	264.67
4 lifts per week	148.91	223.36	268.03	357.35
5 lifts per week	186.12	279.19	335.03	445.31
6 lifts per week	223.36	335.03	402.05	536.05
Extra lift for scheduled service	21.19	28.26	35.31	42.37

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.43 per month
Castors on Containers	\$ 5.43 per month
Extra Cleaning (if more than one per year required)	\$130.38 each time
Fire Damage	\$108.65 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume  Per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-Up
	1	2	3	4	5	6	
.383 cu. M. ( $<1/2$ cu. yd.)	7.99	15.96	23.94	31.92	39.92	47.89	7.06
.383 cu. m. ( $1/2$ cu. yd.)	15.96	31.92	47.89	63.85	79.81	95.76	9.89
.765 cu. m. (1 cu. yd.)	31.92	63.85	95.76	127.69	160.37	191.54	12.71
1.529 cu. m. (2 cu. yds.)	63.85	127.69	191.54	255.38	319.23	383.07	15.54
2.294 cu. m. (3 cu. yds.)	95.76	191.54	287.30	383.07	478.83	574.60	22.59
3.058 cu. m. (4 cu. yds.)	127.69	255.38	383.07	510.76	638.45	766.13	29.66
3.823 cu. m. (5 cu. yds.)	159.51	319.23	478.83	638.45	798.06	957.66	36.73
4.587 cu. m. (6 cu. yds.)	191.54	383.07	574.60	766.13	957.66	1149.20	43.78

**Note: 0.383 cu. M ( $1/2$  cu. yd.) is approximately equal to 3 units (bags or cans) of garbage.**

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

SCHEDULE "D"<sup>1</sup>**SCHEDULE OF GARBAGE RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$6.78 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

<i>Description</i>		<i>Rate</i>
(1)	Residents hauling residential refuse from their own residences	<del>\$32.00</del> <b>33.00</b> per tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	<del>\$32.00</del> <b>33.00</b> per tonne
(3)	Demolition, concrete, asphalt and tree rubble	<del>\$32.00</del> <b>33.00</b> per tonne
(4)	Special Waste	\$55.00 per tonne
(5)	<b>Asbestos</b>	<b>\$55.00 per tonne</b>

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)



**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF GARBAGE RATES**

<i><b>Description</b></i>	<i><b>Rate</b></i>	
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply. <b>for items 6(1), 6(2), 6(3), 6(4), and a minimum charge of \$55.00 shall apply for item 6(5).</b>		
(7) Cover Material	No Charge	
(8) <b>A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129(3)</b>		
7. Dry Waste Disposal Site		
	<i><b>Dirt</b></i>	<i><b>Concrete and Asphalt</b></i>
Single Axle	\$ 6.00	\$ 24.00
Tandem	\$ 6.00	\$ 24.00
End Dumps	\$ 12.00	\$ 48.00
Pups and Trucks	\$ 12.00	\$ 48.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001)

***Comments:***

We agree with the recommendations of the Public Works Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002  
TO: Paul Goranson, Public Works Manager  
FROM: City Clerk  
RE: Rate Change Recommended From 2002 – 3 Year Business Plan  
Bylaw 3215/A-2002 - Amendment to Utility Bylaw 3215/98

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**FILE**

***Reference Report:***

Public Works Manager, dated January 30, 2002.

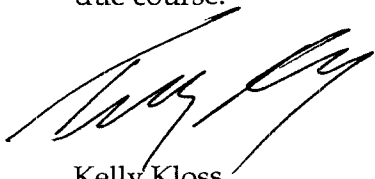
***Bylaw Readings:***

Bylaw 3215/A-2002 was given three readings. A copy is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

This Bylaw Amendment provides for changes in rates for services provided and will come into effect March 15, 2002. This office will amend the Utility Bylaw 3215/98 and distribute consolidated copies in due course.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c      Director of Development Services  
        Director of Corporate Services

## **BYLAW 3215/A-2002**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Amending Section 21 by changing "\$34.00" to read "\$34.25".
- 2 Section 129 (3) is deleted and replaced by the following new Section 129 (3):
  - 129 (3) A person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of waste unless such vehicle or trailer is fitted with a cover capable of preventing the dropping, spilling or blowing off of waste while it is being stored in or transported by the vehicle. Such unsecured loads will be charged a surcharge at the Disposal Grounds as outlined in Schedule "D" and/or may be subject to a penalty.
- 3 Section 133 (2) is deleted and replaced by the following new Section 133 (2):
  - 133 (2) The owner or occupant of multi-family residential lands or premises must have hand pick-up or container collection of garbage at least once per week. If using hand pick-up for multi-family residential lands or premises, the owner must ensure that all garbage is neatly contained in garbage cans between collection times. The joint use or sharing of garbage containers or receptacles between multi-family residential lands or premises, for the collection and disposal of garbage, shall not be permitted except with the prior written permission of the Public Works Manager.
- 4 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 5 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".


- 6 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 7 This bylaw will come into full force and effect March 15, 2002.

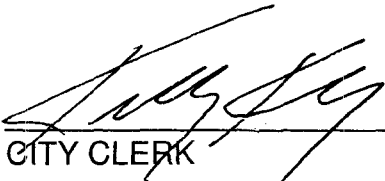
READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A SECOND TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A THIRD TIME IN OPEN COUNCIL this 11th day of February 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11th day of February 2002.

  
MAYOR

  
CITY CLERK

## **SCHEDULE "A"**

**Effective for all consumption, estimated or actual, on or after March 15, 2002**

### **WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.3837 for each cubic metre (\$1.0900 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	10.12
3/4" ( 19 mm)	16.21
1" ( 25 mm)	29.51
1½ " ( 38 mm)	68.87
2" ( 50 mm)	166.24
3" ( 75 mm)	280.69
4" (100 mm)	594.20
6" (150 mm)	1,113.47
8" (200 mm)	1,967.67

### **MISCELLANEOUS WATER AND WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4025.00	\$3400.00
	(b) Basic charge for 1" (25 mm) water	\$3535.00	\$2930.00

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3535.00	\$2930.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3535.00	\$2930.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4360.00	\$3735.00
(f) Dual service upon approval	\$4825.00	N/A
(g) Water service renewal upon approval	\$3400.00	N/A

Extra charge for:

Larger water service:

1.5"	(38 mm)	250.00
2"	(50 mm)	700.00
4"	(100 mm)	2,190.00
6"	(150 mm)	3,030.00
8"	(200 mm)	3,690.00
10"	(250 mm)	4,200.00
12"	(300 mm)	5,000.00

Larger sanitary or storm sewer:

8"	200 mm	
	Ribbed	100.00
	DR35	125.00
10"	(250 mm)	
	Ribbed	170.00
	DR35	250.00
12"	(300 mm)	
	Ribbed	245.00
	DR35	380.00

	15" (375 mm) Ribbed DR35	375.00 610.00
	18" (450 mm) Ribbed DR35	620.00 1,000.00
	24" (600 mm) Ribbed	1,2000.00
2	Additional fee for winter construction of service (Nov. 15 - May 15)	
	Lane	725.00
	Street	1010.00
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	
		50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1360.00
	up to 50 mm in size, same dig at time of basic service	770.00
	over 50 mm in size	2640.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	34.25
	(b) after regular working hours	70.00
6	Other Charges	
	Construction of manhole	2270.00
	Inspection Chamber	1560.00



**SCHEDULE "A"**

Fire Hydrant and Valve Installation 2900.00

Cutting and replacing pavement:

(a)	Single or double service 3" (75 mm) and under	1560.00
(b)	Single or double service over 3" (75 mm)	2160.00
(c)	Triple service 3" (75 mm) and under	2080.00
(d)	Triple service over 3" (75 mm)	2880.00
(e)	For service kill 3" (75 mm) and under	312.00
(f)	For service kill over 3" (75 mm)	432.00
(g)	For water service renewal	780.00

Replacing sidewalks:

(a)	Single or double service residential	1140.00
(b)	Single or double service commercial	2375.00
(c)	Triple service residential	1520.00
(d)	Triple service commercial	3040.00

Replacing curb only:

(a)	Single or double service	800.00
(b)	Triple or dual service	1000.00

Landscaping Repairs (boulevard area) 120.00

Landscaping Repairs (utility lot/reserve) 435.00

7 Clearing plugged sewer

(a)	During regular working hours	67.00
(b)	After regular working hours	116.00

8 Repairs to water meters at cost

9 Thawing water service at cost

10 Repair to damaged stand pipe at cost

11 Meter Test 46.00

**SCHEDULE "A"**

12	Televise sewer lines	
	(a) Service (regular hours only)	112.00
	(b) Mains (regular hours only)	2.00/m
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	25.00/hydrant
	(e) Paint	60.00/hydrant
14	Bulk Water	
	Water purchased at bulk station \$1.00 for each cubic metre.	
	Use of designated fire hydrant to obtain water, \$40.00 per month and \$0.75 for each cubic metre	
15	Replace valve at water meter at time of water meter replacement	42.00

## **SCHEDULE "B"**

**Effective for all consumption, estimated or actual, on or after March 15, 2002**

### **WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$16.77 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.6763 per cubic metre (\$1.9176 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$16.77 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.4269 per cubic metre (\$1.2088 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.3726 per kg (\$0.1690 per pound)

Suspended Solids: \$0.4027 per kg (\$0.1827 per pound)

Grease: \$0.1151 per kg (\$0.0521 per pound)
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

**SCHEDULE "B"**

5            Liquid waste disposal at Wastewater Treatment Plant disposal station:

Single axle load	\$15.00
Tandem axle load	\$25.00
Vans (carpet cleaning unit)	\$30.00/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"**

***Effective for all consumption, estimated or actual, on or after March 15, 2002***

**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
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Container rental	21.19	28.26	35.31	42.37
Lift charge	21.19	28.26	35.31	42.37
<u>Scheduled Service:</u>				
1 lift per month	22.87	27.25	31.61	40.35
1 lift every 2 weeks	31.61	40.35	49.11	66.60
1 lift per week	37.23	55.84	72.59	97.71
2 lifts per week	74.46	111.68	145.17	180.91
3 lifts per week	111.68	167.51	205.49	264.67
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5 lifts per week	186.12	279.19	335.03	445.31
6 lifts per week	223.36	335.03	402.05	536.05
Extra lift for scheduled service	21.19	28.26	35.31	42.37

**SCHEDULE "D"**

**SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

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2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

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.383 cu. m. ( $1/2$ cu. yd.)	15.96	31.92	47.89	63.85	79.81	95.76	9.89
.765 cu. m. (1 cu. yd.)	31.92	63.85	95.76	127.69	160.37	191.54	12.71
1.529 cu. m. (2 cu. yds.)	63.85	127.69	191.54	255.38	319.23	383.07	15.54
2.294 cu. m. (3 cu. yds.)	95.76	191.54	287.30	383.07	478.83	574.60	22.59
3.058 cu. m. (4 cu. yds.)	127.69	255.38	383.07	510.76	638.45	766.13	29.66
3.823 cu. m. (5 cu. yds.)	159.51	319.23	478.83	638.45	798.06	957.66	36.73
4.587 cu. m. (6 cu. yds.)	191.54	383.07	574.60	766.13	957.66	1149.20	43.78

**Note:** 0.383 cu. M ( $1/2$  cu. yd.) is approximately equal to 3 units (bags or cans) of garbage.

## **SCHEDULE "D"**

### ***SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$6.78 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
  - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
  - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	<b><i>Description</i></b>	<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$33.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$33.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$33.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

**SCHEDULE "D"**

**SCHEDULE OF GARBAGE RATES**

<i><b>Description</b></i>	<i><b>Rate</b></i>	
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 6 (1), 6 (2), 6 (3), 6 (4), and a minimum charge of \$55.00 shall apply for item 6 (5).		
(7) Cover Material	No Charge	
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)		
7. Dry Waste Disposal Site		
	<i><b>Dirt</b></i>	<i><b>Concrete and Asphalt</b></i>
Single Axle	\$ 6.00	\$ 24.00
Tandem	\$ 6.00	\$ 24.00
End Dumps	\$ 12.00	\$ 48.00
Pups and Trucks	\$ 12.00	\$ 48.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip



Item No. 3

**Date:** February 5, 2002  
**To:** City Clerk  
**From:** Harold Jeske, Recreation Parks & Culture Manager  
Cheryl G. Adams, Cemetery Services  
**Re:** Cemetery Bylaw 3126/95 Fee Schedule Amendments

Annually, following budget deliberations, Council considers amendments to the Cemetery Bylaw to reflect budget approvals relating to fees. You will find attached a copy of the current fees and the proposed fees for 2002. Current fees have a ~~strike through~~ them while the proposed new fees are in **bold**.

**Recommendation:**

That Council of The City of Red Deer give three readings to Cemetery Bylaw Amendment 3126/A-2002 to incorporate amendments to Schedule 'D' for 2002.



Harold Jeske  
Recreation Parks & Culture Manager

  
Cheryl G. Adams  
Cemetery Services

Attach.

SCHEDULE "D"<sup>1</sup>

Page 1 of 3

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>		<u>PERP. CARE</u>		<u>NON-RESIDENT</u>	
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$485	\$495	\$345	\$350	\$630	\$645
Military (wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	<del>\$242.50</del>	\$247.50	\$345	\$350	N/A	
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$970	\$990	\$690	\$700	\$1,260	\$1290
Youth lot for persons 1-5 years of age	4' x 6'	\$235	\$240	\$165	\$170	\$305	\$310
Infant lot for persons under the age of 1 year	3' x 5'	\$170	\$175	\$130	\$135	\$215	\$220
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$225	\$230	\$155	\$160	\$305	\$310
Lot for cremated remains	2' x 2'	\$195	\$200	\$125	\$130	\$290	\$290
Lot for Military cremated remains	2' x 2'	<del>\$ 97.50</del>	\$100.00	\$125	\$130	N/A	
Columbarium niche		\$620	\$630	\$300	\$305	\$765	\$780
Purchase & installation of concrete liners		\$430	\$440	N/A		\$430	\$440

---

<sup>1</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

**SCHEDULE "D"<sup>2</sup>**

Page 2 of 3

Installation of vaults above ground	\$235	\$240		
Installation of vaults below ground	\$170	\$175		
Supply & Install Youth/Infant Concrete Liner	\$180	\$185	N/A	\$180 \$185

**BURIALS****CHARGES**

For the burial of the body of a deceased person 6 years or over.	\$425	\$435
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	\$205	\$210
For the burial of the body of a deceased person under the age of 1 year.	\$100	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$130	\$135
For the burial of cremated remains of any body.	\$175	\$180
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	\$270	\$280
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	\$365	\$370
Opening and closing of columbarium niche (per request)	\$65	

**DISINTERMENTS****CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over.	\$600	\$615
For the disinterment of the body of a deceased person 5 years of age or under.	\$390	\$400
For the disinterment of the cremated remains of any body Re-interments shall be at burial rates.	\$185	\$190

---

<sup>2</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

SCHEDULE "D"<sup>3</sup>

Page 3 of 3

MISCELLANEOUS

Columbarium vase	\$50	\$55
------------------	------	------

MONUMENTS

Application Fee for the removal/replacement of monuments	\$20	
--	------	--

Flower vase installation in a monument foundation	\$20	
---	------	--

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

Foundation Size (length)

0" - 47"	\$70	
48" - 95"	\$80	

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

Foundation Size (length)

0" - 36"	\$105	\$110
37" - 47"	\$120	\$125
48" - 60"	\$155	
60" - 95"	\$205	

---

<sup>3</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

***Comments:***

We agree with the recommendations of the Administration that Council proceed with three readings of the Bylaw.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## ***Council Decision – Monday February 11, 2002***

**DATE:** February 12, 2002

**TO:** Harold Jeske, Recreation, Parks & Culture Manager  
Cheryl Adams, Cemetery Services

**FROM:** City Clerk

**RE:** Cemetery Bylaw 3126/95 Fee Schedule Amendments  
Bylaw 3126/A-2002

---

***Reference Report:***

Recreation, Parks & Culture Manager & Cemetery Services dated February 5, 2002.

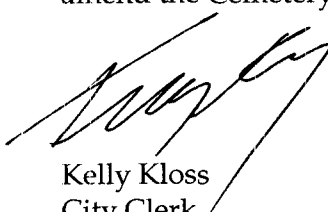
***Bylaw Readings:***

Bylaw 3126/A-2002 was given three readings. A copy is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

This Bylaw Amendment provides for changes in fees to reflect budget approvals. This office will amend the Cemetery Bylaw 3126/95 and distribute consolidated copies in due course.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c      Director of Community Services  
         Director of Corporate Services

**BYLAW NO. 3126/A-2002**

Being a bylaw to amend Bylaw No. 3126/95, the Cemetery Bylaw of the City of Red Deer;

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

Bylaw No. 3126/95 is hereby amended as follows:

- 1 By deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".

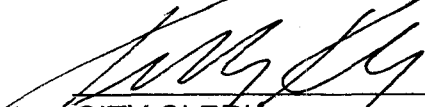
READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A SECOND TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A THIRD TIME IN OPEN COUNCIL this 11th day of February 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11th day of February 2002.

  
MAYOR

  
CITY CLERK

# SCHEDULE "D"

Bylaw No. 3126/A-2002  
Page 1 of 3

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RESIDENT</u>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$495	\$350	\$645
Military (Wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	\$247.50	\$350	N/A
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$990	\$700	\$1290
Youth lot for persons 1-5 years of age	4' x 6'	\$240	\$170	\$310
Infant lot for persons under the age of 1 year	3' x 5'	\$175	\$135	\$220
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$230	\$160	\$310
Lot for cremated remains	2' x 2'	\$200	\$130	\$290
Lot for Military cremated remains	2' x 2'	\$100	\$130	N/A
Columbarium Niche		\$630	\$305	\$780
Purchase & installation of concrete liners		\$440	N/A	\$440
Installation of vaults above ground		\$240		
Installation of vaults below ground		\$175		
Supply & Install Youth/Infant Concrete Liner		\$185		



## **SCHEDULE "D"**

Bylaw No. 3126/A-2002  
Page 2 of 3

### **BURIALS**

### **CHARGES**

For the burial of the body of a deceased person 6 years or over	\$435
For the burial of the body of a deceased person between the ages of 1 year and 5 years	\$210
For the burial of the body of a deceased person under the age of 1 year	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$135
For the burial of cremated remains of any body	\$180
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday	\$280
Surcharge - for all burials not using concrete liners or vaults (settlement repair)	\$370
Opening and closing of columbarium niche (per request)	\$65

### **DISINTERMENTS**

### **CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over	\$615
For the disinterment of the body of a deceased person 5 years of age or under	\$400
For the disinterment of the cremated remains of any body Re-interments shall be at burial rates	\$190

### **MISCELLANEOUS**

Columbarium vase	\$55
------------------	------

## **SCHEDULE "D"**

Bylaw No. 3126/A-2002  
Page 3 of 3

### **MONUMENTS**

Application Fee for the removal/replacement of monuments

### **CHARGES**

\$20

Flower vase installation in a monument foundation

\$20

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

### **FOUNDATION SIZE (LENGTH)**

### **CHARGES**

0" - 47"

\$70

48" - 95"

\$80

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

### **FOUNDATION SIZE (LENGTH)**

### **CHARGES**

0" - 36"

\$110

37" - 47"

\$125

48" - 60"

\$155

60" - 95"

\$205



**RED DEER  
COMMUNITY  
PLANNING  
SERVICES**

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Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca

---

Date: January 25, 2002

To: City Clerk

From: Paul Meyette  
City Planning Manager

**RE: MUNICIPAL GOVERNMENT AMENDMENT ACT  
(Bill 202 as amended)**

On April 30 of this year, several amendments to the Municipal Government Act will come into effect.

These amendments will require changes to the Municipal Development Plan to add policies related to the protection of agricultural operations. In addition, the legislation states that the municipality must consider the protection of agricultural operation when preparing a land use bylaw.

**COMMENTS**

In order to implement this new legislation, the following changes are recommended:

Municipal Development Plan:

Add the following policies:

“12.8 The City shall continue to grow in a logical sequential manner.

12.9 Agricultural Operations which are allowed under the City’s Land Use Bylaw may continue until such time as the lands are required for urban development.”

Land Use Bylaw

The Land Use Bylaw was amended in 2001 to take into account Bill 202. However since that time there has been an amendment to Bill 202 which eliminates the need for municipalities to notify adjoining landowners about agricultural operations. In order to reflect this amendment in Bill 202, the following is recommended:

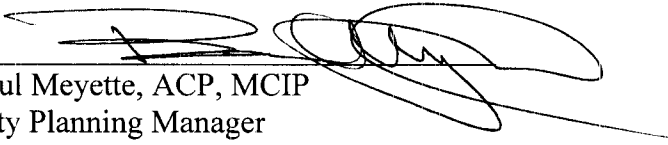
1. That Section 22 (2) Public Notification is deleted in whole;

2. That Section 86 General Purpose is deleted and replaced with:

“The General Purpose of this district is to allow agricultural and related uses until such time as the land is required for urban development.”

### **RECOMMENDATION**

It is recommended that City Council give first reading to Bylaw 3214/A-2002 (Municipal Development Plan) and 3156/C-2002 (Land Use Bylaw).

A handwritten signature in black ink, appearing to read 'Paul Meyette', is written over a horizontal line.

Paul Meyette, ACP, MCIP  
City Planning Manager

Cc Colleen Jensen, Director of Community Services  
Don Simpson, Solicitor

***Comments:***

We agree with the recommendations of Parkland Community Planning Services that First reading be given to each Bylaw. A Public Hearing will be held on Monday, March 11, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C. (Counsel)  
DONALD J. SIMPSON  
GARY W. WANLESS\*  
NANCY A. BERGSTROM\*  
JASON R. SNIDER

NICK P. W. RIEBEEK\*  
T. KENT CHAPMAN\*  
LORNE E. GODDARD, Q.C.  
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208, 4808 Ross Street  
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TELEPHONE (403) 346-6603

FAX (403) 340-1280

e-mail: [info@chapmanriebek.com](mailto:info@chapmanriebek.com)

\*Denotes Professional Corporation

Your file:

Our file:

Bylaws DJS

February 4, 2002

City of Red Deer  
4914-48<sup>th</sup> Avenue  
Red Deer, AB

T4N 3T4

FAX: 346-6195

ATTENTION: Kelly Kloss  
City Clerk

Dear Sir:

## *Municipal Government Act- Amendments*

Further to Mr. Meyette's letter to you dated January 25, 2002, I suggest that the policy for the Municipal Development Plan set out at paragraph 12.9 be reworded to match that set out in the Section 86 – General Purpose. Specifically, 12.9 as it now reads makes it sound as though agricultural operations are required for urban development. I am sure that the clause should read something along the lines of the following:

"12.9 Agricultural Operations which are allowed under the City's Land Use Bylaw may continue until such time as the lands are required for urban development."

Yours truly,



Donald J. Simpson  
DJS/gh

c.c. Paul Meyette via Fax: 346-1570

# CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C. (Counsel)  
DONALD J. SIMPSON  
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e-mail: [info@chapmanriebek.com](mailto:info@chapmanriebek.com)

\*Denotes Professional Corporation

Your file:

Our file:

LUB - NPR

January 29, 2002

Parkland Community  
Planning Services  
Suite 404, 4808 Ross Street  
RED DEER, AB  
T4N 1X5

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

Attention: Paul Meyette

Attention: Greg Scott  
Attention: Kelly Kloss

Dear Sirs:

## RE: Section 59(11), (12), (13) of the Land Use Bylaw

At the January 28, 2002, meeting of the Municipal Planning Commission, the Commission indicated its wish to have subsections (11) and (12) dealing with home occupation retail sales or open houses continued on a permanent basis through the deletion of section (13) which provides that those sections were to be of no further force and effect after the 1<sup>st</sup> day of January, 2002.

Unfortunately, MPC in dealing with this matter on January 28, 2002, in effect was dealing with sections which had already been repealed as of January 1<sup>st</sup>, 2002, as a result of the operation of section (13).

Accordingly, a Land Use Bylaw amendment is required reinstating subsections (11) and (12) and deleting subsection (13).

In wanting these provisions continued on a permanent basis, MPC made the observation that provisions allowing the holders of a home occupation license to hold one retail sale or open house per year from the premises in which the home occupation is located seemed to be working very well, no complaints have been received or

negative comments made, and accordingly, it would be desirable to incorporate these provisions on a permanent basis.

Please let me know if you require anything further from myself, including clarification as to the required amendment.

Yours truly,



**NICK P. RIEBEEK**  
NPR/vjh



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**MUNICIPAL GOVERNMENT****AMENDMENT ACT****Chapter 21 (Supp)**

HER MAJESTY, by and with the advice and consent of the  
Legislative Assembly of Alberta, enacts as follows:

Amends RSA 2000 cM-26

1 The Municipal Government Act is amended by this Act.

1995 c24 s1

2 Section 19 is repealed.

1995 c24 s5

3 Section 616 is amended by renumbering clause (a) as  
clause (a.1) and by adding the following before clause (a.1):

(a) "agricultural operation" means an agricultural operation as  
defined in the Agricultural Operation Practices Act;

1999 c9 s2

4 Section 632(3) is amended by striking out "and" at the end  
of clause (d), by adding "and" at the end of clause (e) and by  
adding the following after clause (e):

(f) must contain policies respecting the protection of  
agricultural operations.

RSA 2000 c21(Supp) s4;2001 c16 s7

5 The following is added after section 639:

Protection of agricultural operations

639.1 In preparing a land use bylaw, a municipality must  
consider the protection of agricultural operations.

1999 c9 s2

6 Repealed 2001 c16 s7.

7(1) Section 2 comes into force on Proclamation.

(2) Sections 3 to 6 come into force on April 30, 2002.

1995 c24 s104;1999 c9 s3

**MUNICIPAL GOVERNMENT****AMENDMENT ACT**

RSA 2000

Chapter 21 (Supp)

**MUNICIPAL GOVERNMENT**

## ***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002

TO: Paul Meyette, Parkland Community Planning Services

FROM: City Clerk

RE: Municipal Government Amendment Act (Bill 202 As Amended)  
(1) Bylaw 3214/A-2002 – Amendment to the Municipal Development Plan  
(2) Land Use Bylaw Amendment 3156/C-2002 – Amendment to Section 22 (Public Notification) and Section 86 (General Purpose)

---

***Reference Report:***

Parkland Community Planning Services, dated January 25, 2002.

***Bylaw Readings:***

Bylaw 3214/A-2002 and Land Use Bylaw Amendment 3156/C-2002 were given first readings. A copy is attached.

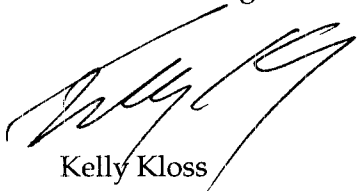
***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, March 11, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

1. Bylaw 3214/A-2002 provides for the addition of sections 12.8 (The City shall continue to grow in a logical and sequential manner) and 12.9 (Agricultural Operations which are allowed under the City's Land Use Bylaw may continue until such time as the lands are required for urban development) to the Municipal Development Plan.
2. Land Use Bylaw Amendment 3156/C-2002 provides for the amendment to Bill 202 which eliminates the need for municipalities to notify adjoining landowners about agricultural operations.

This office will now proceed with the advertising for Public Hearings. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c     Director of Development Services  
       Director of Community Services  
       City Solicitor  
       Land & Economic Development Manager  
       Inspections & Licensing Manager  
       C. Adams, Administrative Assistant

**BYLAW NO. 3214/A-2002**

Being a bylaw to amend Bylaw No. 3214/98, the Municipal Development Plan of the City of Red Deer.

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

1 That Schedule "A" is amended by adding the following sub-sections:

12.8 The City shall continue to grow in a logical sequential manner.

12.9 Agricultural Operations which are allowed under the City's Land Use Bylaw may continue until such time as they are required for urban development."

READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## **BYLAW NO. 3156/C-2002**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 Section 22 Public Notification is amended by deleting subsection (2) in its entirety.
- 2 Section 86 General Purpose is hereby deleted in its entirety and replaced with the following:

**86 General Purpose**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**FILE**

DATE: February 12, 2002  
TO: City Council  
FROM: City Clerk  
RE: Municipal Government Amendment Act (Bill 202 As Amended)  
(1) Bylaw 3215/A-2002 – Amendment to the Municipal Development Plan  
(2) Land Use Bylaw Amendment 3156/C-2002

---

### *History*

At the Monday, February 11, 2002 meeting of Council, Bylaw 3215/A-2002 and Land Use Bylaw Amendment 3156/C-2002 were given first readings.

1. Bylaw 3214/A-2002 provides for the addition of sections 12.8 (The City shall continue to grow in a logical and sequential manner) and 12.9 (Agricultural Operations which are allowed under the City's Land Use Bylaw may continue until such time as the lands are required for urban development) to the Municipal Development Plan.
2. Land Use Bylaw Amendment 3156/C-2002 provides for the amendment to Bill 202 which eliminates the need for municipalities to notify adjoining landowners about agricultural operations.

### *Public Consultation Process*

Public Hearings have been advertised for the above noted bylaws to be held on Monday, March 11, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaws.

Kelly Kloss  
City Clerk

/chk

**DATE:** January 28, 2002  
**TO:** City Council  
**FROM:** Municipal Planning Commission  
**RE:** Retail Sale/Open House Opportunity – Home Occupations

At its meeting of January 28, 2002 the Municipal Planning Commission considered a report from the Inspections and Licensing Department relative to the above noted topic. At that meeting the following resolution was introduced and passed.

“RESOLVED that the Municipal Planning Commission, having considered the report of the Inspections & Licensing Department relative to Retail Sale/Open House Opportunities – Home Occupations, recommends that Council of The City of Red Deer delete section 59(13) and reinstate section 59(11) and section 59(12) of the Land Use Bylaw as set out in the report.”

**Recommendation:**

That Council consider the deletion of section 59(13) of the Land Use Bylaw as this section is no longer required and that Council reinstate section 59(11) and 59(12) as these were the two sections impacted by section 59(13).

Mayor Gail Surkan, Chair  
Municipal Planning Commission

**MPC AGENDA**  
**January 28, 2002**  
**Item "H"**

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**REPORT TO MUNICIPAL PLANNING COMMISSION**  
**RETAIL SALE/OPEN HOUSE OPPORTUNITY**  
**HOME OCCUPATIONS**  
**59(11) OF THE LAND USE BYLAW**

**BACKGROUND:**

Several home based businesses who make their own products for sale (primarily arts and crafts licensees) made a request to the Municipal Planning Commission to allow, on a trial basis, one retail sales opportunity per year from their residential site. The Land Use Bylaw regulations pertaining to home occupations are quite clear that retail sales activity is not permitted since the level of traffic cannot be predicted or controlled and could adversely affect the amenities of residential districts. Following public hearings hosted by Parkland Planning and our department, the Municipal Planning Commission recommended to Council that the Land Use Bylaw be amended for a two year trial (Sections 59 (11)(12)(13)) to allow one sale per year with restrictions on the duration and method of inviting customers to the sale. Following that trial period, a report would be made back to the Municipal Planning Commission to determine what impact these sales had on the neighborhoods and if the Land Use Bylaw should be further amended.

**SUMMARY OF OPEN HOUSES:**

During the two year trial of 2000 and 2001, there were only 7 requests to hold open houses. An a-board sign was posted at each of the sales sites prior to the sale date to inform the neighbors and allow them to contact our office for further information. No calls were received regarding the sales from any of the neighbors. The results of the sales are summarized as follows:

1. October 11, 2000 – scrapbooking – 12 customers
2. December 2, 2000 – stained glassworks – 75 customers
3. December 2, 2000 – blown glass – over 50 customers, very happy with sales & attendance
4. June 9, 2001 – faux finishes – 80 customers, incredibly successful, very happy with the event
5. October 23, 2001 – scrapbooking – 26 customers
6. November 17, 2001 – blown glassworks – over 100 customers, sales similar to last year, no parking or congestion problems, quite satisfied with the turnout
7. December 1, 2001 – stained glass – about 70 customers, not as successful as last year but they would like to see the bylaw permanently changed to allow one sale per year.

**RECOMMENDATION:**

Though the two-year trial had few requests for open houses, the licensees who participated seemed very satisfied with the annual retail opportunity. As no complaints were received from neighbors or the business community, this amendment seemed to have little negative impact to the residents of Red Deer. Concern may be raised by other home occupation licensees who would like to have the same retail sales opportunity but they do not make the product they sell (i.e. Avon, Tupperware, Mary Kay). Notwithstanding, I recommend deleting the sunset clause (59(13)) thereby retaining the provision for one sale per year with the conditions as outlined in Section 59 (11) and 59 (12).

- (k) a home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval.

**59** (11)<sup>1</sup> Notwithstanding Section 59 (1) or any other provision of this bylaw, the holder of a home occupation license (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

- (a) the Licensee shall notify the Inspections and Licensing Department two weeks prior to the date of the proposed sale,
- (b) the sale may run for one day only,
- (c) admission to the sale shall be by invitation only and the sale may not be generally advertised, and
- (d) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

(12)<sup>2</sup> Prior to the sale date, the Licensing Inspector shall place an A-board sign on the property, giving notice of the sale.

(13)<sup>3</sup> Sections 59 (11) and (12) shall expire and be of no further force and effect on and after January 1, 2002 unless this sub-section is sooner repealed.

#### **60<sup>4</sup> Low Impact Commercial Uses**

- (1) No person shall operate a low impact commercial use without first obtaining approval from the Development Authority in terms of this Land Use Bylaw and/or the Business License Bylaw.
- (2) Low impact commercial uses are intended to provide a transition between the downtown low density residential and commercial land use district, and as such are intended to allow certain types of commercial uses in specified areas of these transitional low density residential districts, provided that the overall low density residential character of the area and the detached dwelling appearance of the particular lot are maintained, and provided that the low impact commercial uses

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<sup>1</sup> 3156/NN-99

<sup>2</sup> 3156/NN-99

<sup>3</sup> 3156/NN-99

<sup>4</sup> 3156/M-2001



**Comments:**

We agree with the recommendations of the Municipal Planning Commission. In addition, we recommend the following minor changes to Sections 59 (11) and 59 (12):

- 59     (11)   From Clause (a) delete the words "Inspections and Licensing Department" and replace them with the words "Development Officer".
- 59     (12)   Delete this section. We believe the placement of an A-board sign is no longer required.

We recommend First Reading be given to the Bylaw and that a Public Hearing be held on Monday, March 11, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## ***Council Decision – Monday February 11, 2002***

DATE: February 12, 2002  
TO: Frank Wong, Parkland Community Planning Services  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/D-2002  
Retail Sale/Open House Opportunity – Home Occupations

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**FILE**

***Reference Report:***

Municipal Planning Commission, dated January 28, 2002.

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/D-2002 was given first reading. A copy of the bylaw is attached.

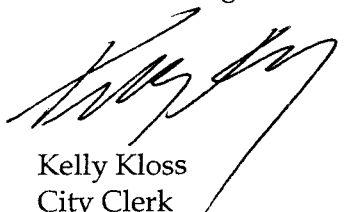
***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, March 11, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/D-2002 provides for the holder of a home occupation license to hold one retail sale or open house per year from the premises in which the home occupation is located.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

c     Director of Development Services  
       Director of Community Services  
       Land & Economic Development Manager  
       Inspections & Licensing Manager  
       Municipal Planning Commission  
       C. Adams, Administrative Assistant

## BYLAW NO. 3156/D-2002

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

That Section 59 Home Occupation is hereby amended as follows:

1 Sections 59(11), 59(12) and 59(13) are hereby deleted in their entirety.

2 Sections 59(11) is reinstated as follows:

"59(11) Notwithstanding Section 59(1) or any other provision of this bylaw, the holder of a home occupation license (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

- (a) the Licensee shall notify the Development Officer two weeks prior to the date of the proposed sale,
- (b) the sale may run for one day only,
- (c) admission to the sale shall be by invitation only and the sale may not be generally advertised, and
- (d) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

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MAYOR

---

CITY CLERK

DATE: February 12, 2002

TO: City Council

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/D-2002  
Retail Sale/Open House Opportunity – Home Occupations

---

**FILE**

*History*

At the Monday, February 11, 2002 meeting of Council, Land Use Bylaw Amendment 3156/D-2002 was given first reading.

Land Use Bylaw Amendment 3156/D-2002 provides for the holder of a home occupation license to hold one retail sale or open house per year from the premises in which the home occupation is located.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted Bylaw to be held on Monday, March 11, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk

Item No. 1  
Bylaws

**BYLAW NO. 3126/A-2002**

Being a bylaw to amend Bylaw No. 3126/95, the Cemetery Bylaw of the City of Red Deer;

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

Bylaw No. 3126/95 is hereby amended as follows:

- 1 By deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**SCHEDULE "D"**Bylaw No. 3126/A-2002  
Page 1 of 3

<b><u>PLOT</u></b>	<b><u>SIZE</u></b>	<b><u>RESIDENT</u></b>	<b><u>PERPETUAL CARE</u></b>	<b><u>NON-RESIDENT</u></b>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$495	\$350	\$645
Military (Wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	\$247.50	\$350	N/A
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$990	\$700	\$1290
Youth lot for persons 1-5 years of age	4' x 6'	\$240	\$170	\$310
Infant lot for persons under the age of 1 year	3' x 5'	\$175	\$135	\$220
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$230	\$160	\$310
Lot for cremated remains	2' x 2'	\$200	\$130	\$290
Lot for Military cremated remains	2' x 2'	\$100	\$130	N/A
Columbarium Niche		\$630	\$305	\$780
Purchase & installation of concrete liners		\$440	N/A	\$440
Installation of vaults above ground		\$240		
Installation of vaults below ground		\$175		
Supply & Install Youth/Infant Concrete Liner		\$185		

**SCHEDULE "D"**Bylaw No. 3126/A-2002  
Page 2 of 3**BURIALS****CHARGES**

For the burial of the body of a deceased person 6 years or over	\$435
For the burial of the body of a deceased person between the ages of 1 year and 5 years	\$210
For the burial of the body of a deceased person under the age of 1 year	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$135
For the burial of cremated remains of any body	\$180
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday	\$280
Surcharge - for all burials not using concrete liners or vaults (settlement repair)	\$370
Opening and closing of columbarium niche (per request)	\$65

**DISINTERMENTS****CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over	\$615
For the disinterment of the body of a deceased person 5 years of age or under	\$400
For the disinterment of the cremated remains of any body	\$190
Re-interments shall be at burial rates	

**MISCELLANEOUS**

Columbarium vase	\$55
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**SCHEDULE "D"**Bylaw No. 3126/A-2002  
Page 3 of 3**MONUMENTS**

Application Fee for the removal/replacement of monuments

**CHARGES**

\$20

Flower vase installation in a monument foundation

\$20

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 47"

\$70

48" - 95"

\$80

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 36"

\$110

37" - 47"

\$125

48" - 60"

\$155

60" - 95"

\$205



Item No. 2

### **BYLAW NO. 3156/A-2002**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. That Section 2 Definitions is hereby amended by adding the following new definition:

**“Adult Entertainment”** means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.

- 2 That Section 2 Definitions is hereby amended by deleting therefrom the existing definition of “Drinking Establishment”, and substituting therefore the following new definitions:

**“Drinking Establishment (adult entertainment prohibited)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

**“Drinking Establishment (adult entertainment permitted)”** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

- 3 That Special Regulations Section 66 Drinking Establishments is hereby amended by deleting this section in its entirety and substituting therefore the following revised section:

**66 Drinking Establishments**

**(1) Drinking Establishment (adult entertainment prohibited)**

In considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area, and
  - (iii) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (d) require that a drinking establishment (adult entertainment prohibited) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons, and
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>.

**(2) Drinking Establishment (adult entertainment permitted)**

In considering an application for approval of a renovation to an existing drinking establishment which proposes to include adult entertainment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or main use, the Development Authority shall:

- (a) refer the application to the RCMP for comment,
- (b) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (c) require the developer to:
  - (i) demonstrate provision of adequate parking within 150 m of the site,
  - (ii) provide adequate outside lighting in the area,
- (d) require that a drinking establishment (adult entertainment permitted) meets the following regulations:
  - (i) gross floor area not to exceed a maximum of 557 m<sup>2</sup>,
  - (ii) building occupancy not to exceed a maximum of 300 persons,
  - (iii) be located on a lot the boundary of which is not less than 150 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186 m<sup>2</sup>,
  - (iv) be located on a lot the boundary of which is not less than 150 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any lot with an existing public park, or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less

than 150 m from Nash (68<sup>th</sup>) Street or Orr Drive,  
and

- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

- 4 That Section 97 Discretionary Uses in the C1 Commercial (City Centre) District is hereby amended by deleting therefrom subsections (11) to (13), and substituting therefore the following:

- (11) Drinking Establishment (adult entertainment prohibited)
- (12) Drinking Establishment (adult entertainment permitted)
- (13) Commercial Entertainment Facility
- (14) Late Night Club

5. That Section 104 Discretionary Uses in the C1A Commercial (City Centre West) District is hereby amended by deleting therefrom subsection (2), and substituting therefore the following:

- (2) Drinking Establishment (adult entertainment prohibited)

- 6 That Section 109 Discretionary Uses in the C2 Commercial (Regional Shopping Centre) District is hereby amended by deleting therefrom subsection (14), and substituting therefore the following:

- (14) Drinking Establishment (adult entertainment prohibited)

- 7 That Section 111 Discretionary Uses in the C2 Commercial (District Shopping Centre) District is hereby amended by deleting therefrom subsection (13), and substituting therefore the following:

- (13) Drinking Establishment (adult entertainment prohibited)

- 8 That Section 121 Discretionary Uses in the C4 Commercial (Major Arterial) District is hereby amended by adding thereto the following new subsections:

- (10) Drinking Establishment (adult entertainment prohibited)
- (11) Drinking Establishment (adult entertainment permitted)

- 9 That Section 124 Special Regulations in the C4 Commercial (Major Arterial) District is hereby amended by deleting therefrom subsection (1), and substituting therefore the following:
- (1) Notwithstanding Sections 120 and 121, a free-standing gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area, or a lane or reserve, which abuts a residential area. Where a gaming or drinking establishment is proposed as an ancillary use, the developer shall provide the Development Authority as part of the application for a development permit an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.
- 10 That Section 143 (2) Uses that will be considered by City Council in the DC (8) Direct Control District No. 8 is hereby amended by deleting therefrom subsection (n), and substituting therefore the following:
- (n) Drinking Establishment (adult entertainment prohibited)
- 11 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (a), and substituting therefore the following:
- (a) any Discretionary Use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of warehouse, outdoor display of goods traded in the district, drinking establishment (adult entertainment permitted), gaming establishment, dangerous goods occupancy and restaurant,

- 12 That Section 145 (4) Discretionary Uses in the DC (10) Direct Control District No. 10 is hereby amended by deleting therefrom subsection (c), and substituting therefore the following:

- (c) a drinking establishment (adult entertainment prohibited) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use."

READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Item No. 3

**BYLAW NO. 3214/A-2002**

Being a bylaw to amend Bylaw No. 3214/98, the Municipal Development Plan of the City of Red Deer.

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

1 That Schedule "A" is amended by adding the following sub-sections:

12.8 The City shall continue to grow in a logical sequential manner.

12.9 Agricultural Operations which are allowed under the City's Land Use Bylaw may continue until such time as the lands are required for urban development.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3156/C-2002**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 Section 22 Public Notification is amended by deleting subsection (2) in its entirety.
- 2 Section 86 General Purpose is hereby deleted in its entirety and replaced with the following:

"86 General Purpose

The General Purpose of this district is to allow agricultural and related uses until such time as the land is required for urban development"

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**BYLAW NO. 3156/D-2002**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

That Section 59 Home Occupation is hereby amended as follows:

- 1 Sections 59(11), 59(12) and 59(13) are hereby deleted in their entirety.
- 2 Sections 59(11) is reinstated as follows:
 

“59(11) Notwithstanding Section 59(1) or any other provision of this bylaw, the holder of a home occupation license (the “Licensee”) may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

  - (a) the Licensee shall notify the Development Officer two weeks prior to the date of the proposed sale,
  - (b) the sale may run for one day only,
  - (c) admission to the sale shall be by invitation only and the sale may not be generally advertised, and
  - (d) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW 3215/A-2002**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Amending Section 21 by changing "\$34.00" to read "\$34.25".
- 2 Section 129 (3) is deleted and replaced by the following new Section 129 (3):
  - 129 (3) A person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of waste unless such vehicle or trailer is fitted with a cover capable of preventing the dropping, spilling or blowing off of waste while it is being stored in or transported by the vehicle. Such unsecured loads will be charged a surcharge at the Disposal Grounds as outlined in Schedule "D" and/or may be subject to a penalty.
- 3 Section 133 (2) is deleted and replaced by the following new Section 133 (2):
  - 133 (2) The owner or occupant of multi-family residential lands or premises must have hand pick-up or container collection of garbage at least once per week. If using hand pick-up for multi-family residential lands or premises, the owner must ensure that all garbage is neatly contained in garbage cans between collection times. The joint use or sharing of garbage containers or receptacles between multi-family residential lands or premises, for the collection and disposal of garbage, shall not be permitted except with the prior written permission of the Public Works Manager.
- 4 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 5 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".

- 6 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 7 This bylaw will come into full force and effect March 15, 2002.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**SCHEDULE "A"****Effective for all consumption, estimated or actual, on or after March 15, 2002****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.3837 for each cubic metre (\$1.0900 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	10.12
3/4" ( 19 mm)	16.21
1" ( 25 mm)	29.51
1½ " ( 38 mm)	68.87
2" ( 50 mm)	166.24
3" ( 75 mm)	280.69
4" (100 mm)	594.20
6" (150 mm)	1,113.47
8" (200 mm)	1,967.67

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4025.00	\$3400.00
	(b) Basic charge for 1" (25 mm) water	\$3535.00	\$2930.00

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3535.00	\$2930.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3535.00	\$2930.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4360.00	\$3735.00
(f) Dual service upon approval	\$4825.00	N/A
(g) Water service renewal upon approval	\$3400.00	N/A

Extra charge for:

Larger water service:

1.5"	(38 mm)	250.00
2"	(50 mm)	700.00
4"	(100 mm)	2,190.00
6"	(150 mm)	3,030.00
8"	(200 mm)	3,690.00
10"	(250 mm)	4,200.00
12"	(300 mm)	5,000.00

Larger sanitary or storm sewer:

8"	200 mm	
	Ribbed	100.00
	DR35	125.00
10"	(250 mm)	
	Ribbed	170.00
	DR35	250.00
12"	(300 mm)	
	Ribbed	245.00
	DR35	380.00

	15" (375 mm) Ribbed DR35	375.00 610.00
	18" (450 mm) Ribbed DR35	620.00 1,000.00
	24" (600 mm) Ribbed	1,2000.00
2	Additional fee for winter construction of service (Nov. 15 - May 15)	
	Lane	725.00
	Street	1010.00
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	
		50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1360.00
	up to 50 mm in size, same dig at time of basic service	770.00
	over 50 mm in size	2640.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	34.25
	(b) after regular working hours	70.00
6	Other Charges	
	Construction of manhole	2270.00
	Inspection Chamber	1560.00

**SCHEDULE "A"**

Fire Hydrant and Valve Installation	2900.00
-------------------------------------	---------

Cutting and replacing pavement:

(a) Single or double service 3" (75 mm) and under	1560.00
(b) Single or double service over 3" (75 mm)	2160.00
(c) Triple service 3" (75 mm) and under	2080.00
(d) Triple service over 3" (75 mm)	2880.00
(e) For service kill 3" (75 mm) and under	312.00
(f) For service kill over 3" (75 mm)	432.00
(g) For water service renewal	780.00

Replacing sidewalks:

(a) Single or double service residential	1140.00
(b) Single or double service commercial	2375.00
(c) Triple service residential	1520.00
(d) Triple service commercial	3040.00

Replacing curb only:

(a) Single or double service	800.00
(b) Triple or dual service	1000.00

Landscaping Repairs (boulevard area)	120.00
--------------------------------------	--------

Landscaping Repairs (utility lot/reserve)	435.00
---	--------

7	Clearing plugged sewer	
---	------------------------	--

(a) During regular working hours	67.00
(b) After regular working hours	116.00

8	Repairs to water meters	at cost
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9	Thawing water service	at cost
---	-----------------------	---------

10	Repair to damaged stand pipe	at cost
----	------------------------------	---------

11	Meter Test	46.00
----	------------	-------

**SCHEDULE "A"**

12	Televise sewer lines	
	(a) Service (regular hours only)	112.00
	(b) Mains (regular hours only)	2.00/m
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	25.00/hydrant
	(e) Paint	60.00/hydrant
14	Bulk Water	
	Water purchased at bulk station \$1.00 for each cubic metre.	
	Use of designated fire hydrant to obtain water, \$40.00 per month and \$0.75 for each cubic metre	
15	Replace valve at water meter at time of water meter replacement	42.00



**SCHEDULE "B"**

**Effective for all consumption, estimated or actual, on or after March 15, 2002**

**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$16.77 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.6763 per cubic metre (\$1.9176 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$16.77 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.4269 per cubic metre (\$1.2088 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.3726 per kg (\$0.1690 per pound)

Suspended Solids: \$0.4027 per kg (\$0.1827 per pound)

Grease: \$0.1151 per kg (\$0.0521 per pound)
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

**SCHEDULE "B"**

5            Liquid waste disposal at Wastewater Treatment Plant disposal station:

Single axle load	\$15.00
Tandem axle load	\$25.00
Vans (carpet cleaning unit)	\$30.00/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"*****Effective for all consumption, estimated or actual, on or after March 15, 2002*****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	21.19	28.26	35.31	42.37
Lift charge	21.19	28.26	35.31	42.37
<u>Scheduled Service:</u>				
1 lift per month	22.87	27.25	31.61	40.35
1 lift every 2 weeks	31.61	40.35	49.11	66.60
1 lift per week	37.23	55.84	72.59	97.71
2 lifts per week	74.46	111.68	145.17	180.91
3 lifts per week	111.68	167.51	205.49	264.67
4 lifts per week	148.91	223.36	268.03	357.35
5 lifts per week	186.12	279.19	335.03	445.31
6 lifts per week	223.36	335.03	402.05	536.05
Extra lift for scheduled service	21.19	28.26	35.31	42.37

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.43 per month
Castors on Containers	\$ 5.43 per month
Extra Cleaning (if more than one per year required)	\$130.38 each time
Fire Damage	\$108.65 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume  per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ( $<1/2$ cu. yd.)	7.99	15.96	23.94	31.92	39.92	47.89	7.06
.383 cu. m. ( $1/2$ cu. yd.)	15.96	31.92	47.89	63.85	79.81	95.76	9.89
.765 cu. m. (1 cu. yd.)	31.92	63.85	95.76	127.69	160.37	191.54	12.71
1.529 cu. m. (2 cu. yds.)	63.85	127.69	191.54	255.38	319.23	383.07	15.54
2.294 cu. m. (3 cu. yds.)	95.76	191.54	287.30	383.07	478.83	574.60	22.59
3.058 cu. m. (4 cu. yds.)	127.69	255.38	383.07	510.76	638.45	766.13	29.66
3.823 cu. m. (5 cu. yds.)	159.51	319.23	478.83	638.45	798.06	957.66	36.73
4.587 cu. m. (6 cu. yds.)	191.54	383.07	574.60	766.13	957.66	1149.20	43.78

**Note: 0.383 cu. M ( $1/2$  cu. yd.) is approximately equal to 3 units (bags or cans) of garbage.**

**SCHEDULE "D"*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$6.78 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

<b><i>Description</i></b>	<b><i>Rate</i></b>
(1) Residents hauling residential refuse from their own residences	\$33.00 per metric tonne
(2) Private companies or commercial haulers with commercial or residential refuse	\$33.00 per metric tonne
(3) Demolition, concrete, asphalt and tree rubble	\$33.00 per metric tonne
(4) Special Waste	\$55.00 per metric tonne
(5) Asbestos	\$55.00 per metric tonne

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

<b>Description</b>	<b>Rate</b>
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 6 (1), 6 (2), 6 (3), 6 (4), and a minimum charge of \$55.00 shall apply for item 6 (5).	
(7) Cover Material	No Charge
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)	
7. Dry Waste Disposal Site	
	<b>Dirt</b>
	<b>Concrete and Asphalt</b>
Single Axle	\$ 6.00
Tandem	\$ 6.00
End Dumps	\$ 12.00
Pups and Trucks	\$ 12.00
Service charge for opening the gate (If special trip is required)	\$15.00/trip

Item No. 7

**BYLAW NO. 3217/A-2002**

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Inglewood (West) Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of January 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

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MAYOR

---

CITY CLERK

# **Inglewood West SW ¼ Section 3-38-27-W4 Neighborhood Area Structure Plan**



**MELCOR**  
DEVELOPMENTS LTD.

Prepared for:  
Melcor Developments Ltd.

Prepared by:



**Stantec**

Stantec Consulting Ltd.

January 2002



**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**1.0 Introduction**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **1.0 Introduction**

---

#### **1.1 PURPOSE**

The purpose of the Inglewood Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue. Inglewood includes an area of approximately 65.3 hectares (161 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd..

Melcor's commitment through the Inglewood NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

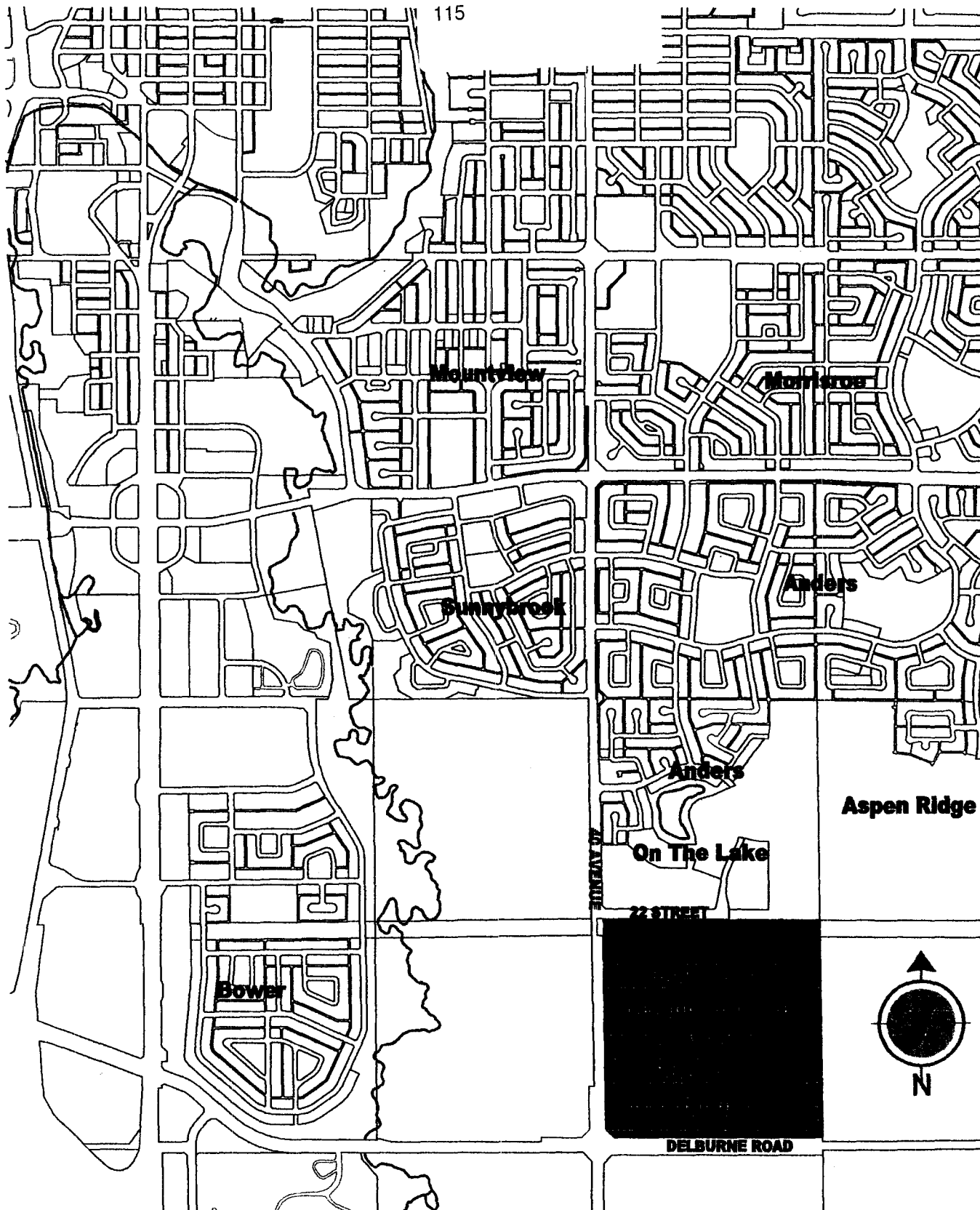
The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood.

#### **1.2 DEFINITION OF PLAN AREA**

The Inglewood Neighbourhood Area Structure Plan consists of land located within the SW ¼ Section 3-38-27-W4 and includes an area of approximately 65.30 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:

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D:\\_M\12870620 INGLEWOOD\Map\Inglewood-RSP.dwg

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

September, 2001  
128 70620

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
INTRODUCTION**

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- **North Boundary** – 22<sup>nd</sup> Street
- **West Boundary** – 40<sup>th</sup> Avenue
- **East Boundary** – SE ¼ Sec. 3-38-27-W4
- **South Boundary** – Delburne Road (Secondary Highway 595)

The Inglewood NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

### **1.3 BACKGROUND**

The Inglewood Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood NASP Bylaw complies with both of these plans.



**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**2.0 Site Context & Development Considerations**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **2.0 Site Context & Development Considerations**

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#### **2.1 TOPOGRAPHY, SOILS & VEGETATION**

As shown on Figure 2.0 – Existing Features, the topography of the Inglewood NASP slopes generally from the highest area along the east boundary down to the west with the lowest areas in the south-central and northwest parts of the plan. Elevations range from 898.5m to 884.5m for a total difference of approximately 14.0m.

Soils in the area consist of a thin layer of topsoil underlain by lacustrine silt, sand, clay and deposits of clay till. Occasional deposits of lacustrine sand may be found near the uppermost layer of clay till. The local clay till is typically underlain by siltstone and clay shale bedrock of the Paskapoo Formation at depths varying from 5.0m to 9.0m below grade. The soil conditions do not present any impediment to urban development.

The area subject to the NASP has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from a small conifer tree farm located along the north side within the TransAlta Utility Right-of-Way.

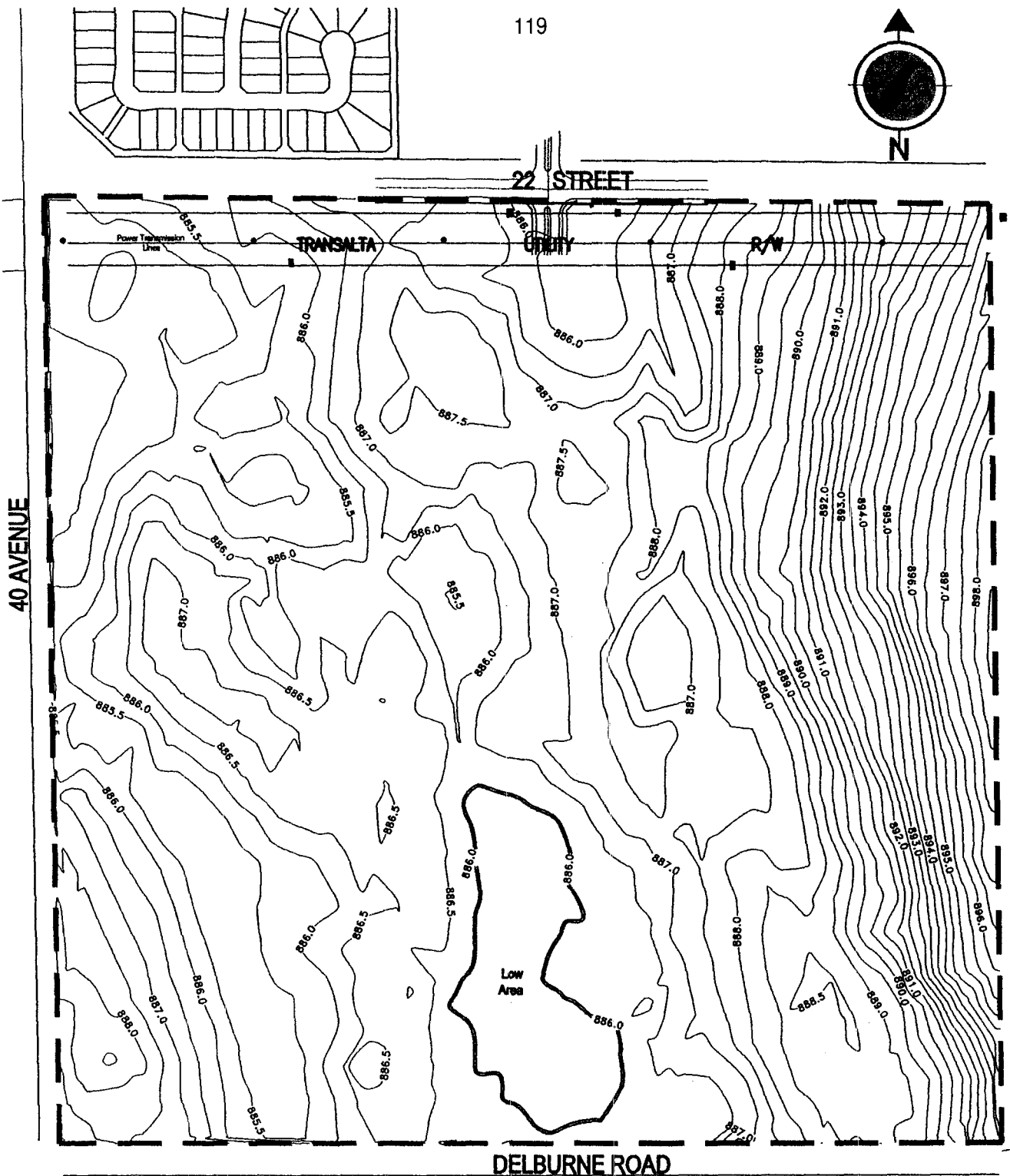
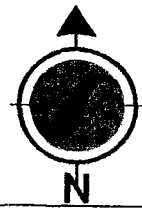
#### **2.2 ENVIRONMENTAL SITE ASSESSMENT**

An Environmental Site Assessment was conducted for the subject property in April of 2001 and submitted under separate cover. From this report, the Inglewood area has been assigned a rating of “low” for environmental risk.

The City of Red Deer’s landfill located southwest of 40<sup>th</sup> Avenue and Delburne Road is proposed for closure. The regulated setback of 450m for the active landfill extends into the southwest corner of the Inglewood quarter by over 100m. No development will occur within the 450m setback area until the landfill is closed. When the landfill is closed, the 450m active landfill setback will be reduced to a 300m closed landfill setback requirement. The closed landfill setback criteria still encroaches into the southwest corner of the Inglewood ¼ section and at the time of subdivision application, relaxation of this setback requirement for a closed landfill will be requested. Until relaxation of the 300m closed landfill setback is obtained no development will occur within the 300m setback.

**Stantec**

It is anticipated that based on the local soil conditions and gradient of the ground water table that relaxation would not be a problem. However, in the event that a relaxation of the development setback on the land affected by the closed landfill



1:5000 0 50 100 150 200 250m

NOTE: CONTOURS ARE SHOWN  
AT 0.5m INTERVALS

Client/Project

RED DEER

INGLEWOOD

NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

2.0

Title

Existing Features

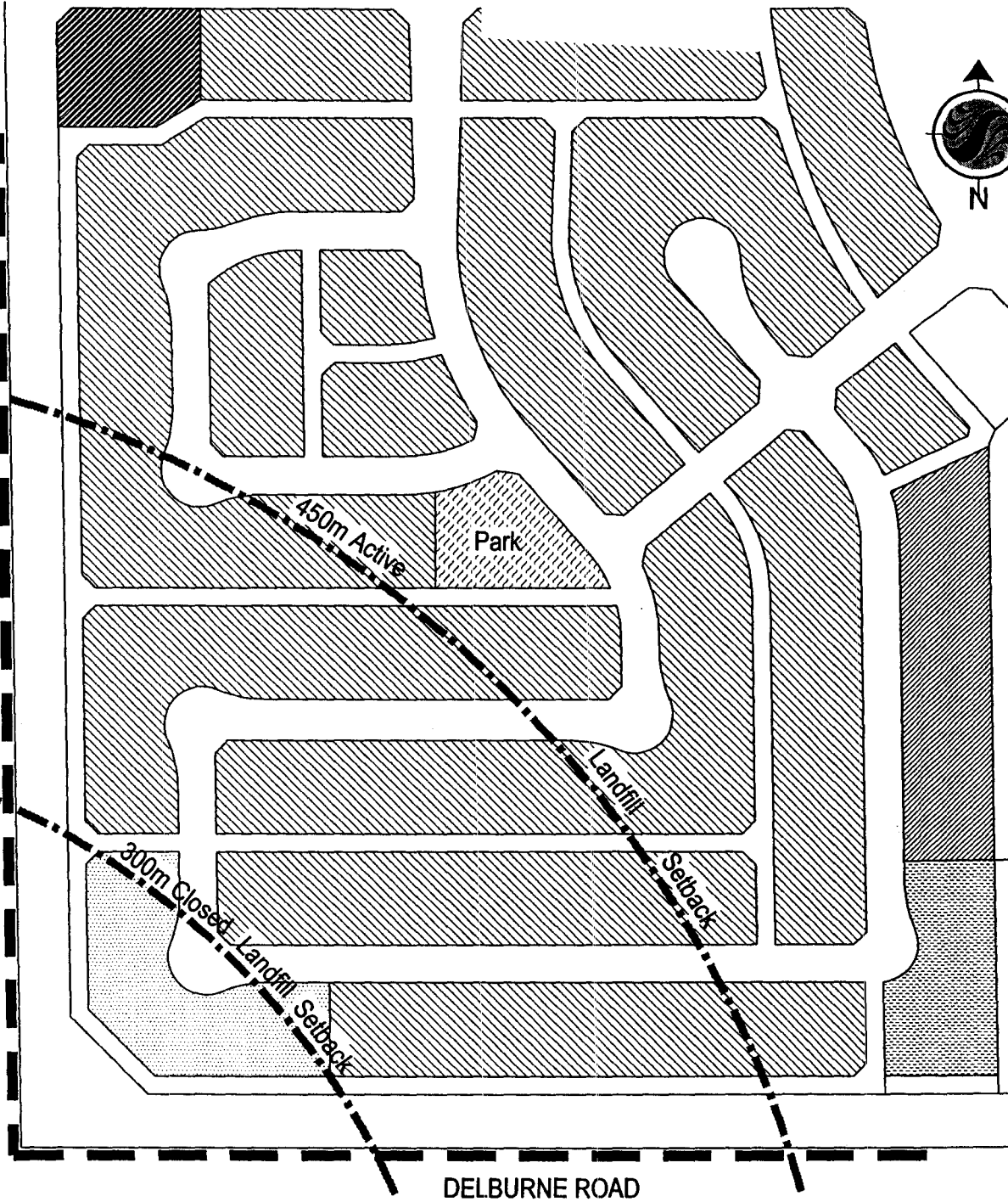
November, 2001  
128 70620



**Stantec**



40 AVENUE



DELBURNE ROAD

0 25 50 75 100 125m  
1:2500



Stantec

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## Legend

- Landfill Setbacks
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- A1 Open Space
- Park
- Commercial

## Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

## Figure No.

ILLUSTRATION 1.0

## Title

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

September, 2001  
128 70620

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

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setback is not obtained, the area will be left as open greenspace complete with Level 1 landscaping (see Illustration 1.0).

A new Waste Management Facility is currently under construction in the section directly south of Inglewood, across Delburne Road. The current landfill operations have been set back so that the regulatory setbacks do not impact development on the north side of Delburne Road.

### **2.3 HISTORICAL RESOURCES**

There are no historical resources for this land identified in the current January 2001 publication (2<sup>nd</sup> Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

### **2.4 NATURAL FEATURES**

The Inglewood ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This NASP provides for the construction of a stormwater management facility in the south central area that encompasses a portion of the existing low area at this location.

### **2.5 EXISTING LAND USE**

The subject area has been vacant agricultural land since the early 1900's. Utility Rights-of-Ways were registered on the land for Calgary Power (TransAlta/Utilicorp) and the Alberta Central Railway.

A small conifer tree farm is located along the north side of the plan within the TransAlta overhead power line right-of-way.

### **2.6 SURROUNDING DEVELOPMENT**

The Anders South neighbourhood is located north of Inglewood across 22<sup>nd</sup> Street. Development in the Anders area has progressed south from approximately 26<sup>th</sup> Street and east of 40<sup>th</sup> Avenue. The area was recently connected to 22<sup>nd</sup> Street at Austin Drive.

West of 40<sup>th</sup> Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped.

The quarter section east of Inglewood is also undeveloped and designated for future residential uses in the East Hill plan.

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

---

The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Plans to develop the new Red Deer Waste Management Facility for the south end of these lands began in the early 1990's. Construction began in 2000 on this project and the scheduled opening is in 2001. Setback requirements for the new Waste Management Facility do not affect this subdivision.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **3.0 Development Objectives & Principles**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **3.0 Development Objectives & Principles**

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#### **3.1 DEVELOPMENT OBJECTIVES**

The Inglewood NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

#### **3.2 DEVELOPMENT PRINCIPLES**

Development of the various land uses within the Inglewood NASP is defined through the following general principles:

##### **3.2.1 Residential**

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.



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- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Storm Water Management Facilities, parks/open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.
- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.
- Locate concentrations of medium density residential housing next to commercial and transit nodes.

### **3.2.2 Commercial**

- Provide for neighbourhood convenience commercial development opportunities within Inglewood to serve area and surrounding residents.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and Transit stations.

### **3.2.3 Municipal Reserves and Educational / Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.

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- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.

#### **3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the west side (40<sup>th</sup> Avenue) and south side (Delburne Road) of the neighbourhood.
- Provide non-vehicular circulation options throughout the Inglewood area with special attention to linkages to the central School/Park site, Storm Water Management Facilities, the existing utility corridor and future developed areas to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

#### **3.2.6 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.

**INGLEWOOD**  
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- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

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## **4.0 Development Concept**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **4.0 Development Concept**

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#### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

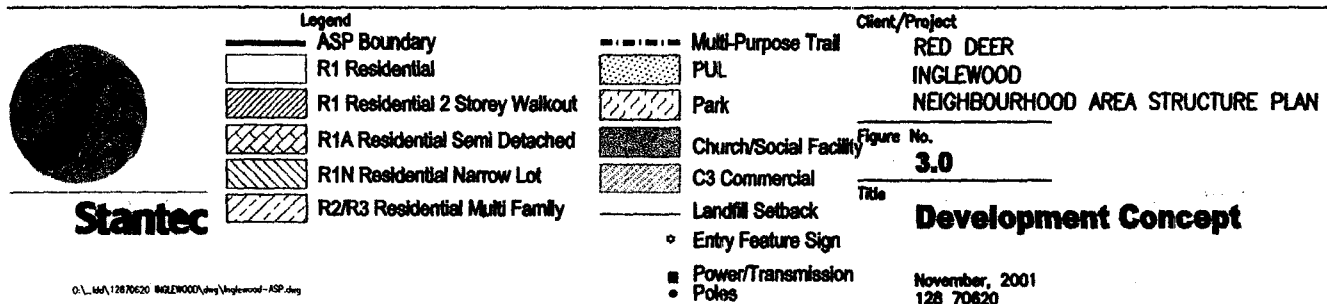
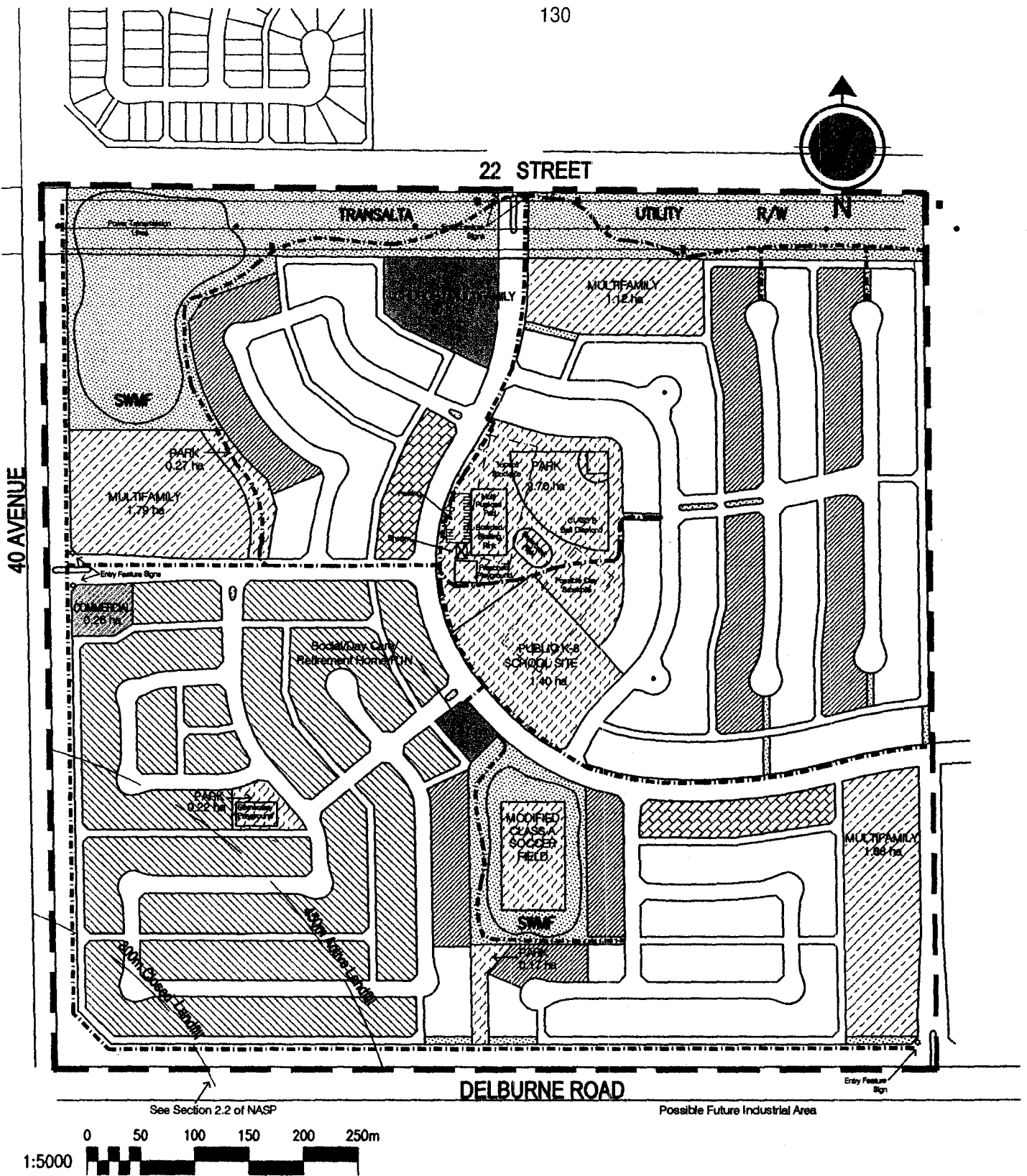
#### **4.2 RESIDENTIAL**

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 25 units per net hectare for the smaller lot residential, 35 units per net hectare for semi-detached residential and 45 units per hectare for the medium density result in approximately 41 people per hectare.

##### **4.2.1 Low Density Residential**

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.



**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**LAND USE STATISTICS**

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>65.30</b>	
Road Widenings (40 Ave. & Delburne Road)	3.18	
TransAlta Utility R/W	4.93	
<b>GROSS DEVELOPABLE AREA</b>	<b>57.19</b>	<b>100.0</b>
Low Density Residential (R1)	17.86	31.2
Smaller Lot Residential (R1N)	9.54	16.7
Semi Detached Residential (R1A)	1.10	1.9
Medium Density Residential (R2 /R3)	4.59	8.0
Institutional/Medium Density Residential (R2/R3)	0.83	1.5
Commercial (C3)	0.26	0.5
Social/Day Care	0.17	0.3
Public Utility Lots (PUL)	3.29	5.8
* Storm Water Management	3.03	5.3
Municipal Services	0.26	0.5
Parks & Open Space	5.73	10.0
School/Park Site	4.10	7.2
** Neighbourhood Parks & Walkways	1.63	2.9
Circulation	13.92	24.3
15.0m Roads	5.79	10.1
17.0m Roads	0.85	1.5
20.0m Roads	3.11	5.4
22.0m Roads	0.43	0.8
7.0m Lanes	3.74	6.5

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

Land Use	Area (ha)	Density units/ha	Density persons/unit	Population
R1	17.86	18	3.4	1094
R1N	9.54	25	3.4	811
R1A	1.10	35	3.3	128
R2/R3	4.59	45	3.0	620
<b>Total</b>				<b>2653</b>
<b>Average Population</b>				<b>40.6 persons per hectare</b>

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the south SWMF

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Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

#### **4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

#### **4.2.3 Residential Semi Detached (R1A)**

Two small areas along the interior collector roadway have been designated for R1A lots. The inclusion of these two R1A locations provides for a complete mix of residential housing in this NASP.

#### **4.2.4 Medium Density Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood



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proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible. These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

#### **4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

#### **4.4 PARKS AND OPEN SPACES**

##### **4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

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Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

#### **4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

#### **4.4.3 Walkways and Multi Use Trail**

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22<sup>nd</sup> Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40<sup>th</sup> Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40<sup>th</sup> Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40<sup>th</sup> Avenue and Delburne road.

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#### **4.4.4 Utility Corridors and Storm Water Management Facilities**

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

#### **4.4.5 Soil Stockpiles**

##### **4.4.5.1 Topsoil Stockpile**

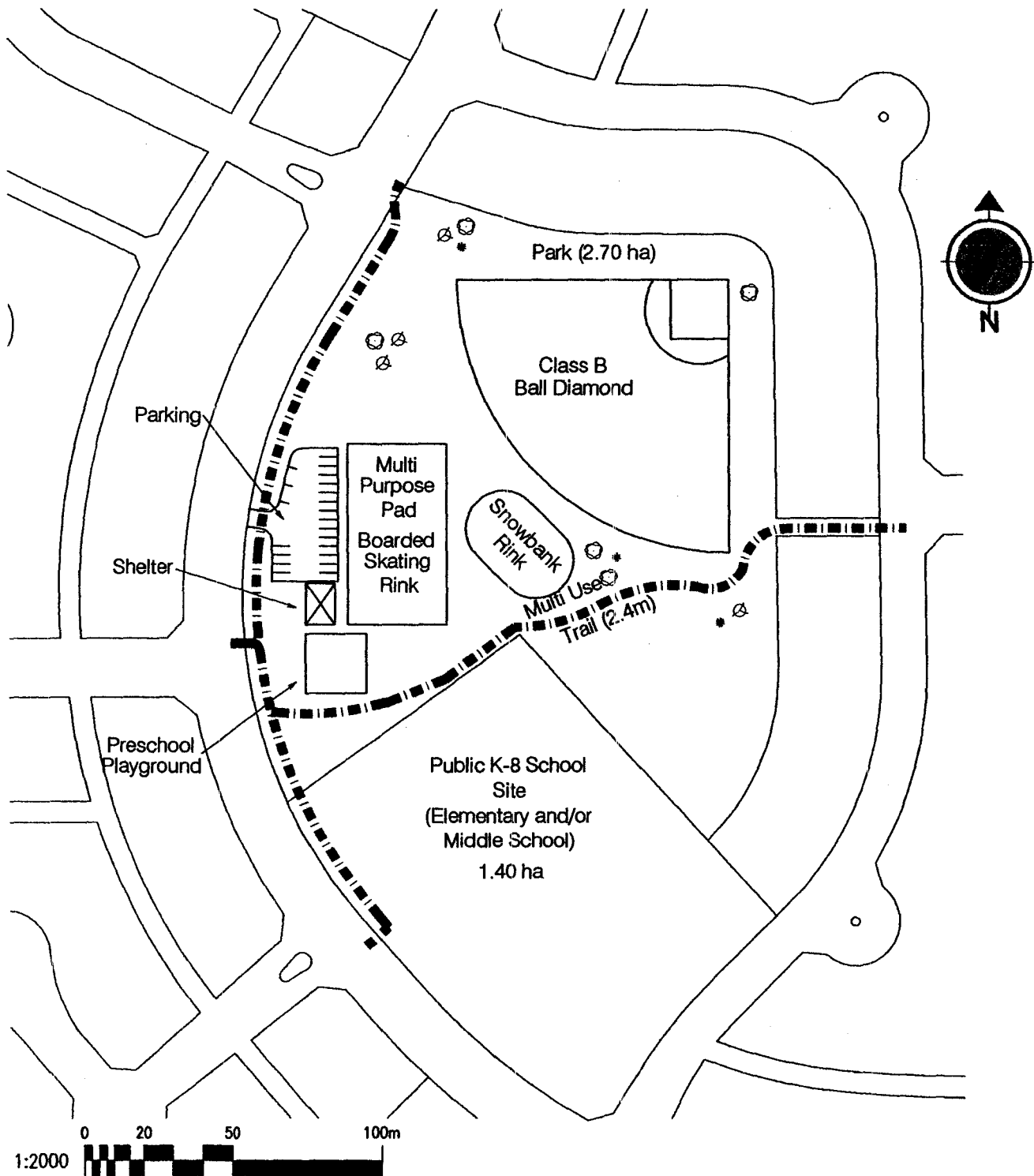
A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m<sup>3</sup> to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

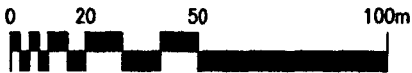
Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

##### **4.4.5.2 Clay Stockpile**

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site.



1:2000



Legend

2.4m MULTI-USE TRAIL

**Stantec**

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Client/Project

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Figure No.

**ILLUSTRATION 2.0**

Title

**CENTRAL SCHOOL / PARK SITE**

September, 2001  
128 70620

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The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

#### **4.5 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

#### **4.6 COMMERCIAL**

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

#### **4.7 STORMWATER MANAGEMENT FACILITIES**

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

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The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

#### **4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Deluburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

##### **4.8.1 ARTERIAL ROADWAYS**

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

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#### **4.8.2 COLLECTOR ROADWAYS**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

#### **4.8.3 LOCAL ROADS**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

#### **4.8.4 LANEWAYS**

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

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**5.0 Engineering Services**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **5.0 Engineering Services**

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#### **5.1 STORMWATER DRAINAGE**

Two Storm Water Management Facilities (SWMF) are incorporated into the layout for Inglewood to properly manage and control major storm events. The larger of the two facilities is located in a low area in the northwest corner of the neighbourhood while the secondary, smaller facility is in the south central area of the plan. The smaller SWMF is situated to provide storage for the area of development north of Delburne Road by using the existing low area. In this way, the overall amount of earth moving associated with development is reduced. The larger SWMF in the northwest corner will provide storage for the balance of this development.

The City of Red Deer has identified that the 1:100 year storm water flows of an area approximately 130m east of the Inglewood quarter section may have to be accommodated in this quarter section's storm water detention facilities. The exact size of the additional area for which the 1:100 year storm flows may be directed to the Inglewood quarter will be finalized during the Engineering Servicing Study for this quarter.

The facility in the northwest corner of the development extends into a portion of the Utilicorp right-of-way to best use the lowest part of the quarter section. The integrity of the right-of-way for the power line is not compromised. The combination of the utility right-of-way and SWMF provides an extensive area of open space and recreational opportunities. The major drainage and the overall storm system are shown in Figure 4.0.

#### **5.2 SANITARY SERVICING**

The sanitary sewer system to service this development is presented in Figure 5.0. All flows from within the Inglewood NASP will be directed to the lift station located in the southwest corner of the Anders on the Lake Neighbourhood.

#### **5.3 WATER SERVICING**

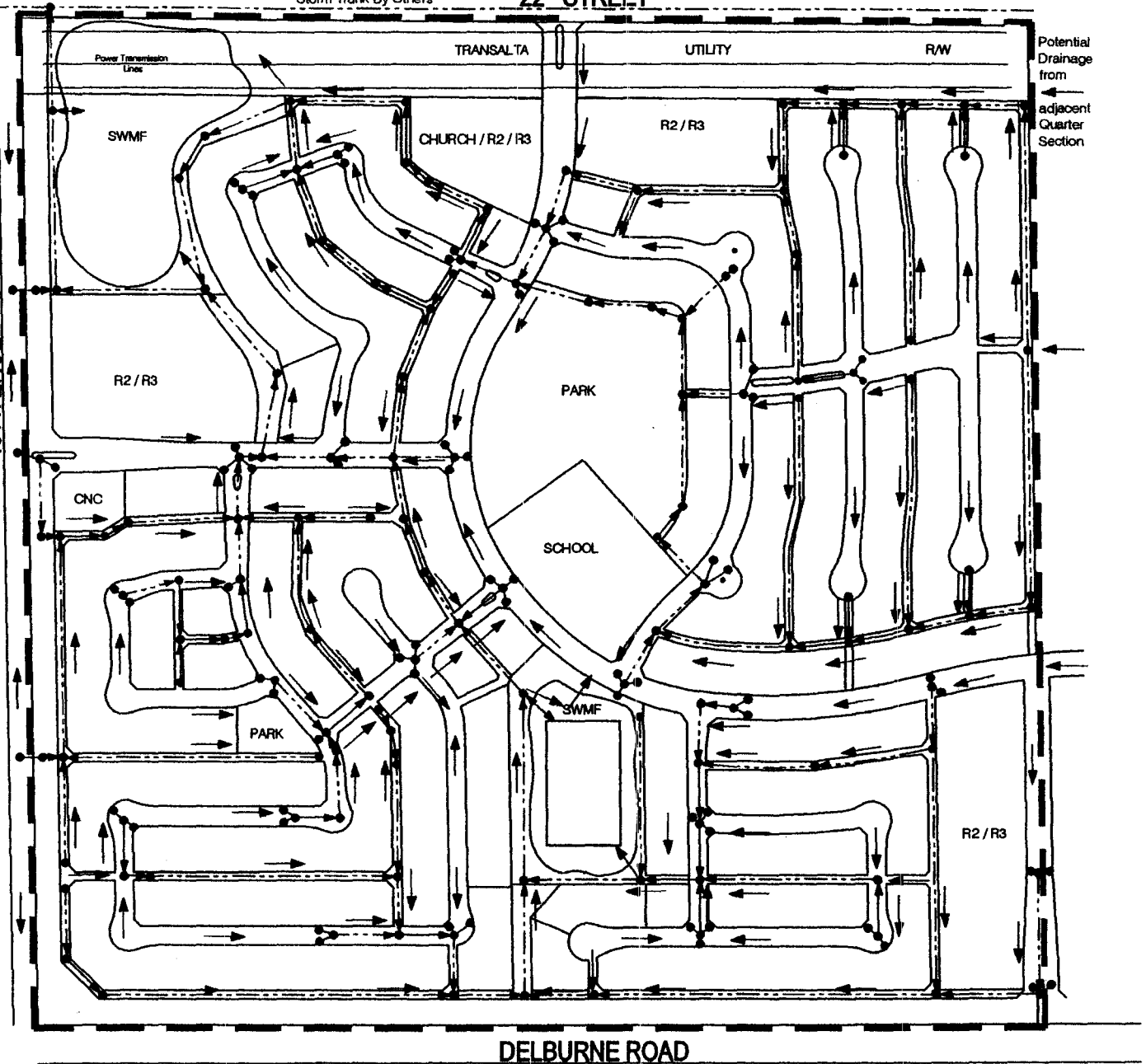
The overall water distribution system needed to service the Inglewood area is shown in Figure 6.0. A 300mm diameter water main from 22<sup>nd</sup> Street will be extended through Inglewood to the east quarter line with 200mm and 250mm links established throughout the neighbourhood. Another 300mm diameter water main is shown north / south along the western edge of the NASP and water main connections have been shown to the lands west of the Inglewood quarter.

Existing Storm  
Sewer Outfall

Storm Trunk By Others

22 STREET

40 AVENUE

Potential  
Drainage  
from  
adjacent  
Quarter  
Section1:5000  
0 50 100 150 200 250m

## Legend

- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage



Stantec

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Client/Project

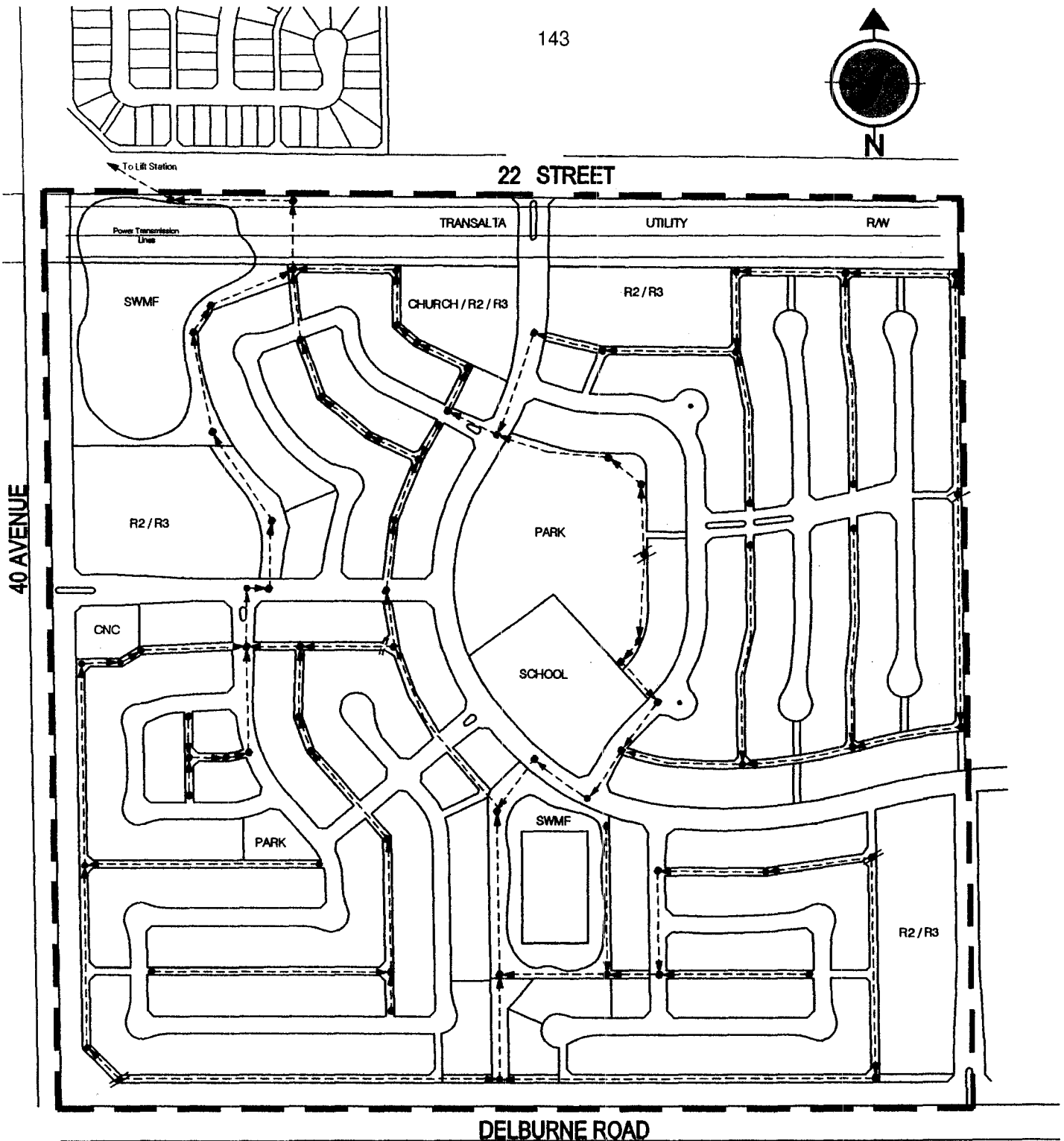
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

4.0

Title

Overall Storm Drainage  
Major DrainageNovember, 2001  
128 70620



- Legend**
- ASP Boundary
  - - - Proposed Sanitary Sewer Main
  - Proposed Sanitary Sewer Manhole

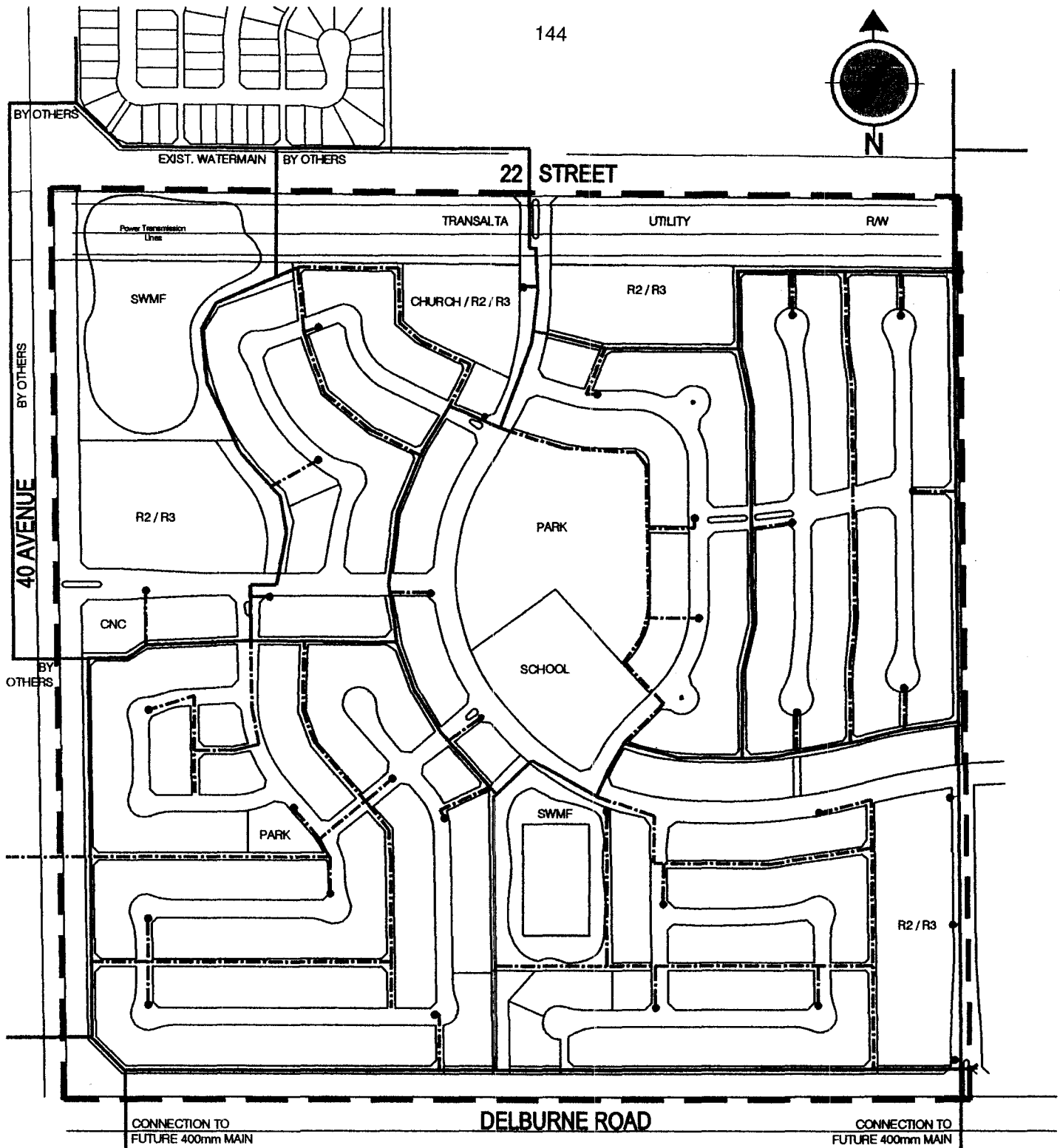
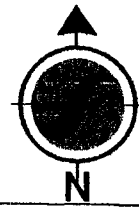
Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Sanitary Servicing**



**Stantec**



1:5000  
0 50 100 150 200 250m

#### Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

#### Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

#### Figure No.

6.0

#### Title

**Water Servicing**



**Stantec**

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
ENGINEERING SERVICES**

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**5.4 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in adjacent developments.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**6.0 Implementation**

	<b>Page</b>
<b>6.0 IMPLEMENTATION</b>	<b>6.1</b>
6.1 DEVELOPMENT STAGING	6.1
6.2 REDISTRICTING & SUBDIVISION	6.1

## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **6.0 Implementation**

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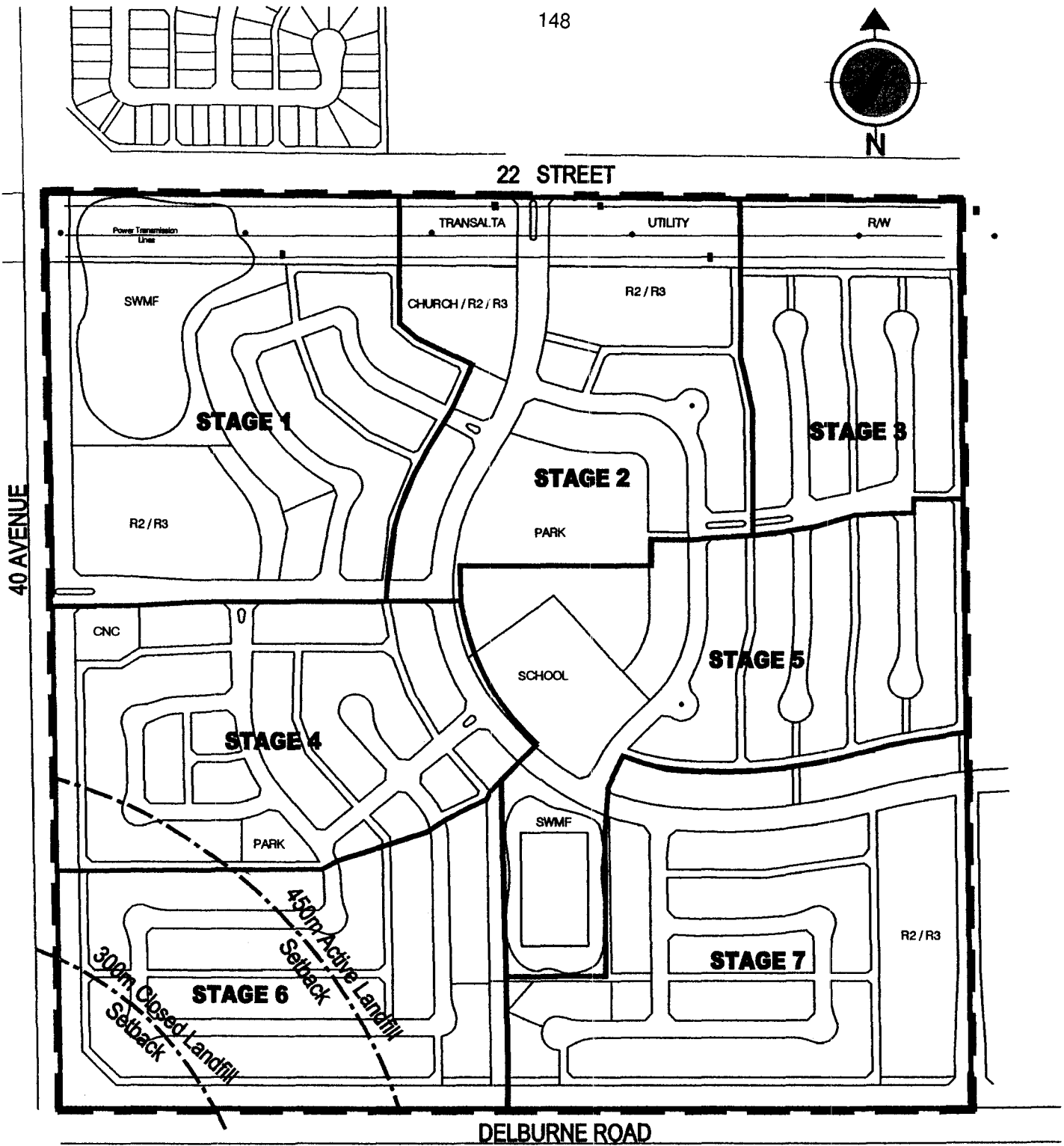
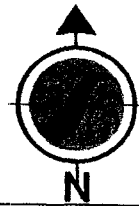
#### **6.1 DEVELOPMENT STAGING**

Infrastructure to service the Inglewood NASP will be extended into the neighbourhood from 22<sup>nd</sup> Street and 40<sup>th</sup> Avenue in the northwest. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 7.0 - Phasing, development in the first part of Inglewood is anticipated to begin from the access connection at 40<sup>th</sup> Avenue and proceed to the east towards the central school / park site. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

#### **6.2 REDISTRICTING & SUBDIVISION**

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.



1:5000 0 50 100 150 200 250m



**Stantec**

C:\\_MA\12870620 INGLEWOOD\dwg\inglewood-ASP.dwg

--- Landfill Setbacks

Client/Project

RED DEER

INGLEWOOD

NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**7.0**

Title

**Phasing**

November, 2001  
128 70620