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Vanier Woods Neighbourhood Area Structure Plan Bylaw 3217/E-2016 Land Use Bylaw Amendment 3357/HH-2016

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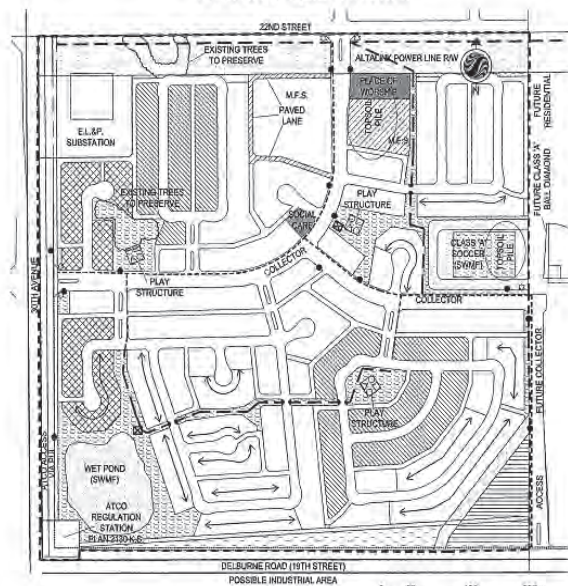
Red Deer City Council is considering an amendment to the Vanier Woods Neighbourhood Area Structure Plan to identify 2506-19 Street (Lot 1, Block 2, Plan 932 1800) as a commercial use. Red Deer City Council is also considering an amendment to the Land Use Bylaw to provide for commercial development with a site exception and site exemption on a triangle shaped +1.17 hectare (+2.89 acres) parcel at 2506-19 Street (Lot 1, Block 2, Plan 932 1800).

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

To view these Bylaws please visit the City of Red Deer's Public Hearing webpage at:

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on Monday, January 9, 2016 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by Friday, December 30, 2016. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

Schedule A of Bylaw 3217/A-2016



LEGEND

	Single Family		Commercial (C5)
	Single Family Narrow Lot		Public Utility Lot
	Semi Detached		Municipal Reserve
	Place of Worship (R200) / Social Care Facility (R1)		Berm
	2 Storey Walkout		Traffic Calming Measures
			Golfing Area
			Potential Bus Stop
			Entry Feature Sign
			Ex Trees to be Preserved
			Multi-Purpose Trail
			Trail
			ASP Boundary

SCALE 1:5000

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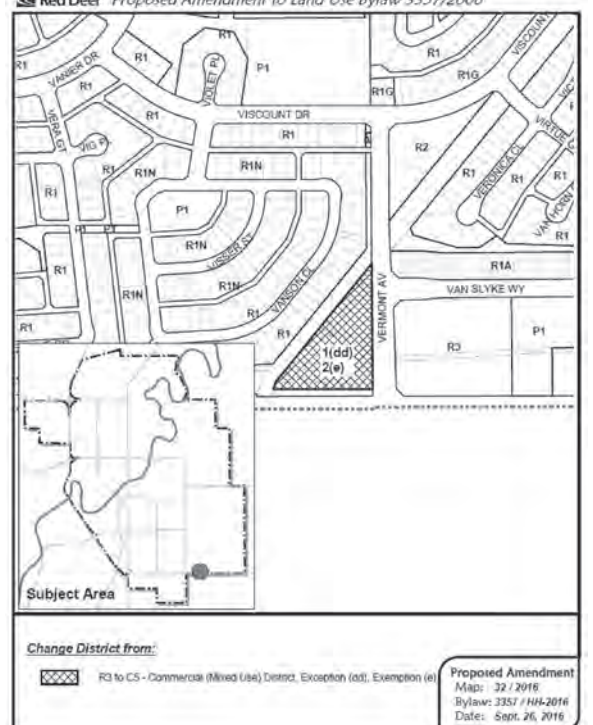
Client/Project: M&C OR DEVELOPMENTS LTD. VANIER WOODS

Figure No.: 4.0

Date: DEVELOPMENT CONCEPT

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel: 403.341.3320
Fax: 403.342.0969
www.stantec.com

Schedule "A"



Change District from:

R3 to C5 - Commercial (Mixed Use) District, Exception (add), Exemption (e)

Proposed Amendment
Map: 32 / 2016
Bylaw: 3357 / HH-2016
Date: Sept. 26, 2016



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CITY OF RED DEER CAPITAL PROJECTS Borrowing Bylaws

Red Deer City Council proposes to pass the following bylaw amendments to provide for debenture borrowing term extensions to 30 years for the projects listed below. The public may inspect the proposed bylaw amendments at Legislative Services 2nd Floor of City Hall during regular office hours.

BYLAW Number/Name	Capital Project	Borrowing Amount
Bylaw 3565/A-2016 Water Offsite Projects	<ul style="list-style-type: none"> Delburne Road – Bower to 40 Ave Trunk Central Park Water Trunk Increase borrowing terms from 20 to 30 years 	\$4,377,000
Bylaw 3376/A-2016 Sanitary Offsite Projects	<ul style="list-style-type: none"> Northwest Industrial Development 45 Ave Sanitary Infrastructure Northland Dr Trunk (30 Ave to Riverside Dr) Sani-Trunk Twinning (Downtown) Riverside Dr Trunk Twinning (67 St to WWTP) East Hill Central Timberstone & Riverside Dr Twinning # 2 Vanier East & North – Sanitary Trunk Increase borrowing terms from 20 to 30 years 	\$34,226,900
Bylaw 3509/A-2016 Sanitary Offsite Projects	<ul style="list-style-type: none"> East Hill Central, Timberlands Diversion (South Quarter line to 67 St) North Hwy Connector – 30 Ave Sanitary Trunk (Northland Dr to South Quarter line) Increase borrowing terms from 10 to 30 years 	\$5,031,000
Bylaw 3377/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> Northwest Industrial Development – Ponds & Trunk Mains Vanier Woods (SW2) Pond & Trunk Mains Sunnybrook (SE4) Pond & Trunk Mains 67 St (N ½ 22) Ponds & Trunk Mains East Hill North – Northland Dr & Outfall Queens Business Park – SE 36 Timberstone – Trunk Queens Business Park – NW36 Trunk & Pond I5 Northwest Annexation NHC (EHN) 30 Ave to River Outfall – Storm Trunk to Pond Increase borrowing terms from 20 to 30 years 	\$30,338,000
Bylaw 3510/A-2016 Storm Offsite Project	<ul style="list-style-type: none"> North Highway Connector (East Hill North) 30 Ave Storm Trunk – (Northland Dr to South Quarter line) Increase borrowing terms from 10 to 30 years 	\$10,113,000
Bylaw 3525/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> EHN – (NW26) Northlands Dr Trunks Project EHN – Queens Business Park (NE35) Pond I3 Project Increase borrowing terms from 10 to 30 years. 	\$3,570,000
Bylaw 3563/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> Queens Business Park (SE36) – Pond I4 EHN – (SE 27) Pond H3 EHN – N of 67 St (SW27) – Pond H7 + Trunk (76-84) EHN – (NE 26) Pond H4 EHN – (SW 26) 71 St – Pond H1 Increase borrowing terms from 20 to 30 years 	\$10,646,000
Bylaw 3524/A-2016 Road Offsite Projects	<ul style="list-style-type: none"> West QEII Business Park (NE25) Phase 3 Development of 20 Avenue Berm Increase borrowing terms from 10 to 30 years 	\$23,037,000
Bylaw 3564/A-2016 Road Offsite Projects	<ul style="list-style-type: none"> West QEII Business Park – Phase 2 67 Street from Quarter Line to 20 Ave – 2 Lanes Ross St (Rideout Ave to 20 Ave) – 4 Lanes Additional dollars being requested are because of estimated cost increases, and the terms of borrowing are being increased from 20 to 30 years 	

The electors may submit a separate petition with respect to each advertised bylaw calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of Sections 221-226 of the Municipal Government Act and be filed with the Manager, Legislative Services within 15 days after the last date the proposed bylaws are advertised. The last date of advertisement for these bylaws is **December 16, 2016**. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Manager, Legislative Services at 403-342-8132.

Development Officer Approvals

On December 13, 2016, the Development Officer issued approvals for the following applications:

Permitted Use

Inglewood

- B. Heck – a 0.42 m variance to the minimum rear yard to the doors, of an existing detached garage, located at 36 Ing Close.

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, **prior to 4:30 p.m. on December 30, 2016**. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative Services. For further information, please phone 403-342-8190.



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