



**Land Use Bylaw Amendment  
3357/S-2016  
Proposed Amendments**

Red Deer City Council is considering amending the Land Use Bylaw to add further definitions for patios and decks.

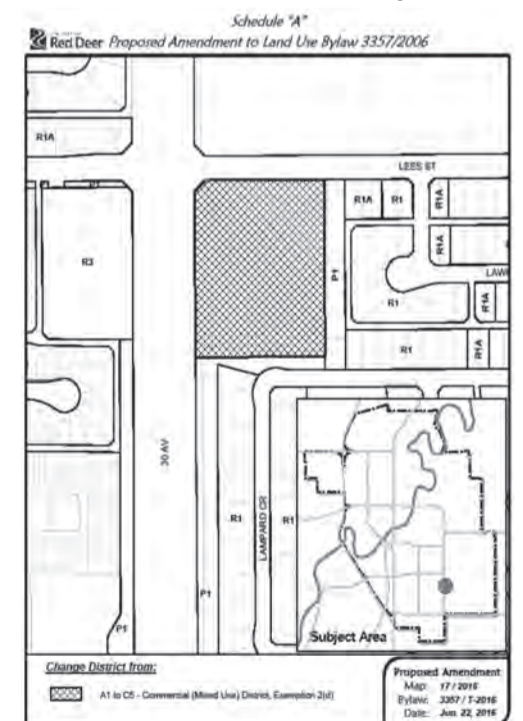
The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 15, 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, August 5, 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.

**Land Use Bylaw Amendment  
3357/T-2016  
Proposed amendment to  
redesignate a + 2.02 hectare  
(+ 5.00 acre) parcel in the  
Lancaster Meadows area  
from A1-Future Urban  
Development District to  
C5-Commercial (Mixed Use)  
District.**

**East Hill Major Area  
Structure Plan Amendment  
3499/C-2016  
Proposed text amendments  
to Section 4.2 to address  
mixed use commercial  
development.**

**2827-30 Avenue (Lot 1, Block  
7, Plan 952 0967)**



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**2016 Off-Site Levy Bylaw  
Amendment 3549/A-2016**

Red Deer City Council proposes to pass Bylaw 3549/A-2016, The 2016 Off-Site Levy Bylaw which provides for a uniform levy of off-site costs in respect of previously undeveloped land. The City charges off-site levies on new development lands within the City to cover the cost of extending the trunk water, sanitary, and storm mains, and major thoroughfares, and associated facilities to serve these areas.

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details.

City Council will consider second and third reading of this bylaw at the **Monday, August 15, 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 **August 5, 2016** otherwise, you may submit your comments at the Council meeting. 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.

**Development Officer  
Approvals**

On July 19, 2016, the Development Officer issued approvals for the following applications:

**Permitted Use**

**Johnstone Park**

1. Parsons, C. - a 1.4m variance to the minimum rear yard, to the doors of a proposed detached garage, to be located at 48 Joice Close.

**West Park**

2. Compass Geomatics Ltd. - a 0.23m variance to the minimum side yard and a 0.17m variance to the minimum rear yard, to an existing detached garage and to the doors of the detached garage, located at 5726 35 Street.

**Discretionary Use**

**Deer Park**

3. Ravensborg, L. & Schofield, G. - a secondary suite, with 1 bedroom, within an existing detached dwelling, to be located at 30 Denmark Crescent.

**Downtown**

4. Leischner, D. - a secondary suite, with 2 bedrooms, within an existing detached dwelling, to be located at 5130 44 Street.

**Parkvale**

5. Kander, B. - a secondary suite, with 1 bedroom, within an existing detached dwelling, to be located at 4321 45A Avenue.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, prior to **4:30 p.m. on August 5, 2016**. You may not appeal a Permitted Use unless it involves a relaxation, 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.

**ARE YOU ROUNDABOUT READY?  
roundabout.how**

A roundabout is a one-way circular intersection that reduces traffic congestion, while maximizing safety for all road users. Roundabouts are new for many drivers, but following these basic steps will help you safely navigate roundabouts as a motorist, cyclist or pedestrian.

**1 APPROACH & PICK YOUR LANE**

Slow down and watch for signs and pavement markings to choose the lane you need to be in for the direction you're going - right, straight through or left.

**2 SIGNAL ON ENTRY**

Once you've picked your lane, it's important to signal. Signal right if you're turning right and signal left if you're turning left. You don't need to signal if you're going straight through.

**3 YIELD & ENTER**

Look left and yield to traffic in the roundabout; only stop if necessary and proceed slowly when safe. Always yield to pedestrians.

**4 EXIT**

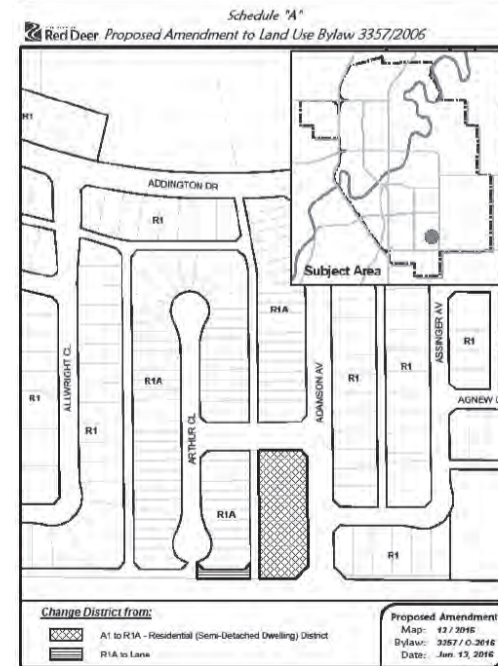
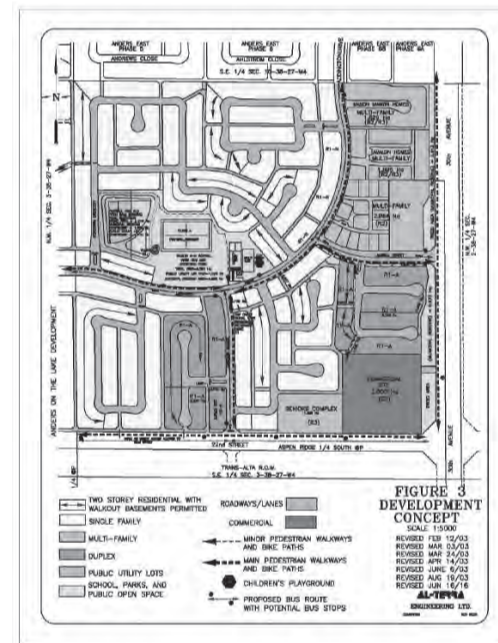
Stay in your lane until your exit and signal right as you approach your exit.



**East Hill Major Area  
Structure Plan Amendment  
3499/B-2016  
Proposed amendments to  
text and figures.**

**Aspen Ridge Neighbourhood  
Area Structure Plan  
3217/D-2016  
Proposed amendments to  
text and figures.**

**Land Use Bylaw Amendment  
3357/O-2016  
Proposed amendment to  
redistrict the property  
from A1 Future Urban  
Development District to  
RIA Residential (Semi-  
Detached Dwelling) District.**



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