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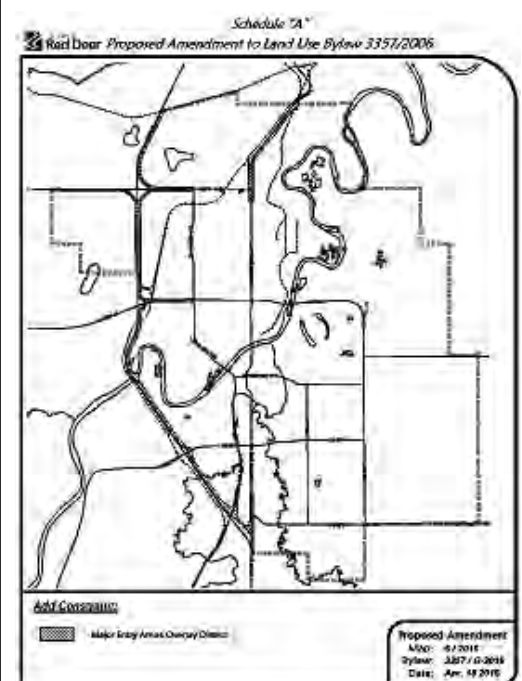
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Land Use Bylaw Amendment 3357/G-2016

Proposed revisions to the current boundaries for the Major Entry Areas to reflect new City boundaries.

Red Deer City Council is considering amending the Land Use Bylaw to revise the current boundaries for the Major Entry Areas to reflect new City Boundaries.



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, June 20, 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, June 10, 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.

Section 13 NW/SW Neighbourhood Area Structure Plan Bylaw 3217/C-2016

Red Deer City Council is considering the proposed Section 13 NW/SW Neighbourhood Area Structure Plan (NASP). The Section 13 NW/SW Neighbourhood Area Structure Plan (NASP) is two quarter sections located within the west half of Section 13 and is located east of the future 20 Avenue, south of Highway 11 (future 55 Street), north of Township Road 382 (future 39 Street) and is intersected by the future extension of Ross Street.

The Section 13 NW/SW NASP complies with the Municipal Development Plan, the East Hill Major Area Structure Plan, the Section 13 Beaumont Multi-Neighbourhood Plan and the Neighbourhood Planning and Design Standards.



Section 13 NW/SW NASP *

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what's happening?

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City Property Assessors Conducting Annual Inspections

City of Red Deer property assessors are out doing property inspections for information required to complete the 2016 annual assessment. Assessors may knock on your door for any of the following reasons:

- To assess new construction, newly renovated homes, or building permit inquiry;
- To re-inspect property that has sold; or
- To do a general re-assessment of a neighbourhood or property type.

If residents are not home and more information is required, the assessor will leave a callback card so you can call to set up a mutually agreed upon appointment. If you should have questions about your property assessment, please call 403-342-8126.

Municipal Planning Commission Decisions

On June 1, 2016 the Municipal Planning Commission issued the following decisions for development permit applications.

Permitted Use Denials:

Riverside Meadows

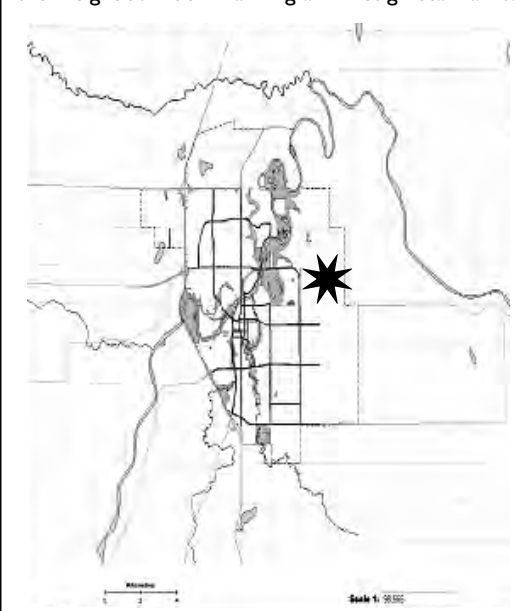
David Nash – site development for a 91.97 m² detached garage, with a height of 5.61 m, a 1.11 m (24.7%) relaxation, to be located at 5928 52 Avenue.

You may appeal discretionary approvals and denials to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, **prior to 4:30 p.m. on June 17, 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 403-342-8132.

Emerson Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2016

Red Deer City Council is considering the proposed Emerson Neighbourhood Area Structure Plan. The proposed Emerson Neighbourhood Area Structure Plan (NASP) is located within the southwest quarter of Section 26 and is bounded by the extension of 30th Avenue to the west, the Evergreen neighbourhood to the North, and the North East High Schools and Play Fields to the South.

The Emerson Neighbourhood Area Structure Plan complies with the East Hill Major Area Structure Plan, the Section 26 Multi-Neighbourhood Plan, and the Neighbourhood Planning and Design Standards.



Emerson NASP *

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, June 20, 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, June 10, 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.

Development Officer Approvals

On May 31, 2016, the Development Officer issued approvals for the following applications:

Permitted Use

Inglewood West

1. Dyck, C. – a 0.38 m variance to the minimum rear yard, to an existing detached garage, located at 96 Ireland Crescent.

Mountview

2. Alberta Garage Guy Ltd. – a 1.43 m variance to the maximum lot width coverage, for a proposed detached garage, to be located at 3601 42 Avenue.

Rosedale

3. A. Viberg – a 0.11 m variance to the minimum side yard to an existing detached garage, a 0.28 m variance to the side yard to an existing rear deck, and a 0.26 m variance to the side yard to an existing detached dwelling, located at 30 Rollis Street.

Discretionary Use

Deer Park Estates

4. Postcard Portable – two portable signs, until June 30, 2016, to be located at 69 Dunlop Street.

Downtown

5. Sorento Custom Homes Ltd. – a three-storey health and medical services building with a 3.0 m front yard, to be located at 4132 50 Avenue.

Fairview

6. ISL Engineering and Land Services Ltd. – site improvements, including a 592 m² accessory building and sports fields, to an existing recreational facility and park, to be located at 4707 Fountain Drive.

Kentwood East

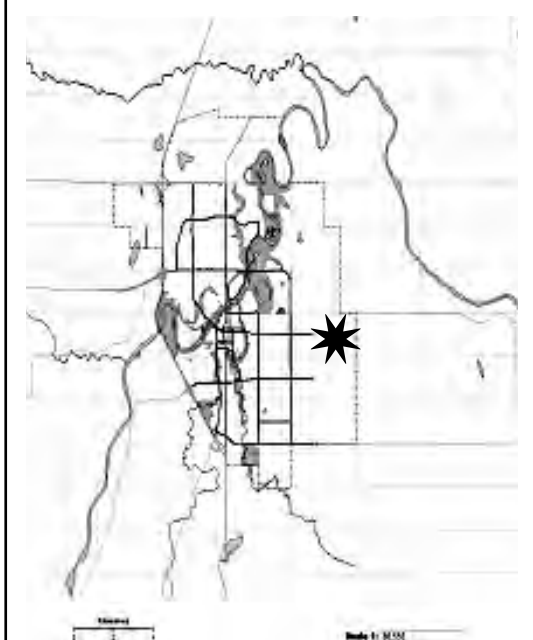
7. Bartsch, M. – a home-based personal training business, within an existing detached dwelling, to be located at 52 Kelly Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, **prior to 4:30 p.m. on June 17, 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.

East Hill Major Area Structure Plan Amendment Bylaw 3499/A-2016 Amendment to incorporate the Proposed Section 13 Beaumont Multi- Neighbourhood Plan

Red Deer City Council is considering the proposed amendment of the East Hill Major Area Structure Plan (MASP) to incorporate the proposed Section 13 Beaumont Multi-Neighbourhood Plan.

The East Hill Major Area Structure Plan states that a multi-neighbourhood plan shall be adopted concurrently with the first neighbourhood area structure plan for the section and it shall be adopted as a minor amendment.



Beaumont Multi-Neighbourhood Plan *

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.

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