

Land Use Bylaw Amendment 3357/D-2016

Residential Omnibus

Proposed minor amendments to the Land Use Bylaw dealing with residential uses and regulations.

Red Deer City Council is considering amending the Land Use Bylaw to improve and streamline the Development Permit application process, eliminate redundant and difficult to monitor Land Use Bylaw procedures, reword sections to follow current operational procedures and practices as well as minor changes to provide improved consistency to the Bylaw.

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 3, 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 10, 2016, the Development Officer issued approvals for the following applications:

Permitted Use

Garden Heights

1. Bowood Inc. – a 0.54 m variance to the minimum rear yard, to a proposed detached garage, to be located at 108 Garrison Circle.

Lancaster

2. San Maria Homes – a 1.15 m variance to the minimum side yard, to a proposed detached dwelling, to be located at 371 Lancaster Drive.

Laredo

3. Falcon Homes Ltd. – a 2.21 m variance to the minimum rear yard, to a proposed detached dwelling, to be located at 6 Locke Place.

Westlake

4. Tam, V. – a 5.06 m variance to the minimum rear yard, to a proposed attached deck, to be located at 80 Windermere Close.

Discretionary Use

Johnstone

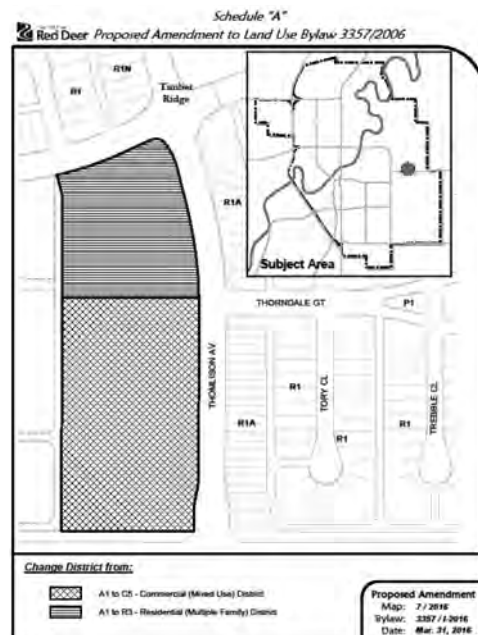
5. Ducharme, R. – approval for use of an animal service facility, to be located at 320, 7700 76 Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, **prior to 4:30 p.m. on May 27, 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.

Land Use Bylaw Amendment 3357/I-2016

Timber Ridge (Phase 5)- north of 55 street, west of Tomlinson Avenue and south of Teasdale Drive.

Proposed redesignation of a +4.081 hectare (+10.08 acre) area within the remainder of the SE ¼ Sec 23; 38-27-W4M in the Timber Ridge neighbourhood from A1 Future Urban Development District to R3 Residential (Multiple Family) District (1.453 ha), and C5 Commercial (Mixed Use) District (2.628 ha)



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