

BYLAW NO. 3357/LL-2026

Being a Bylaw to amend Bylaw No. 3357/2024, the Zoning Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, AMENDS BYLAW 3357/2024 AS FOLLOWS:

1. Subsection 2.100.1.9.3 by deleting the words “; or” at the end of the subsection and substituting a semicolon.
2. Subsection 2.100.1.9.4 by deleting the period at the end of the subsection and substituting “; or”.
3. Immediately following subsection 2.100.1.9.4, insert a new subsection 2.100.1.9.5 as follows:

2.100.1.9.5 addresses a demonstrated reduction in Parking demand associated with the proposed Development.

4. Immediately following subsection 3.230.9, insert a new subsection 3.230.10 as follows:

3.230.10 In considering a variance to a Parking regulation, the Development Authority may have regard to:

- 3.230.10.1 the proximity of the Site to transit stops and transit routes;
- 3.230.10.2 the proximity of the Site to services, amenities, and employment;
- 3.230.10.3 the availability of on-street Parking, or of Parking on a separate Site secured under subsection 3.270.2;
- 3.230.10.4 the anticipated Parking demand of the proposed Development, including any Parking demand study or traffic study provided by the applicant;
- 3.230.10.5 the provision of bicycle Parking, car share, or other travel demand management measures as part of the Development;
- 3.230.10.6 the operating characteristics of the proposed use as they relate to Parking demand; and
- 3.230.10.7 any other matter the Development Authority considers relevant to Parking demand on the Site.

5. Immediately following subsection 3.230.10, insert a new subsection 3.230.11 as follows:

3.230.11 The Development Officer must refer an application to the Municipal Planning Commission or Council, as applicable under subsection 2.100.1.10, where the application requires a variance that would reduce the number of Parking spaces otherwise required under section 3.240 by more than 70.0%.

READ A FIRST TIME IN OPEN COUNCIL	this	Day of	2026
READ A SECOND TIME IN OPEN COUNCIL	this	Day of	2026
READ A THIRD TIME IN OPEN COUNCIL	this	Day of	2026
AND SIGNED BY THE MAYOR AND CITY	this	Day of	2026

MAYOR

ACTING CITY CLERK