

BYLAW NO. 3357/GG-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 NO. 3357/2024 AS FOLLOWS:

1. Subsection 7.20.3.14 is deleted.
2. Subsection 2.30.1.6 is deleted and replaced with the following:

2.30.1.6 Temporary Uses carried on for 7 days or less, provided the use or activity is not listed in subsections 4.20.1.3 to 4.20.1.6, and Temporary Buildings erected for 7 days or less;
3. Subsection 11.280.6.8 is deleted and replaced with the following:

11.280.6.8 Professional Office
4. Subsection 11.280.7.19 is deleted.
5. Subsection 5.30.1.19 is deleted and replaced with the following:

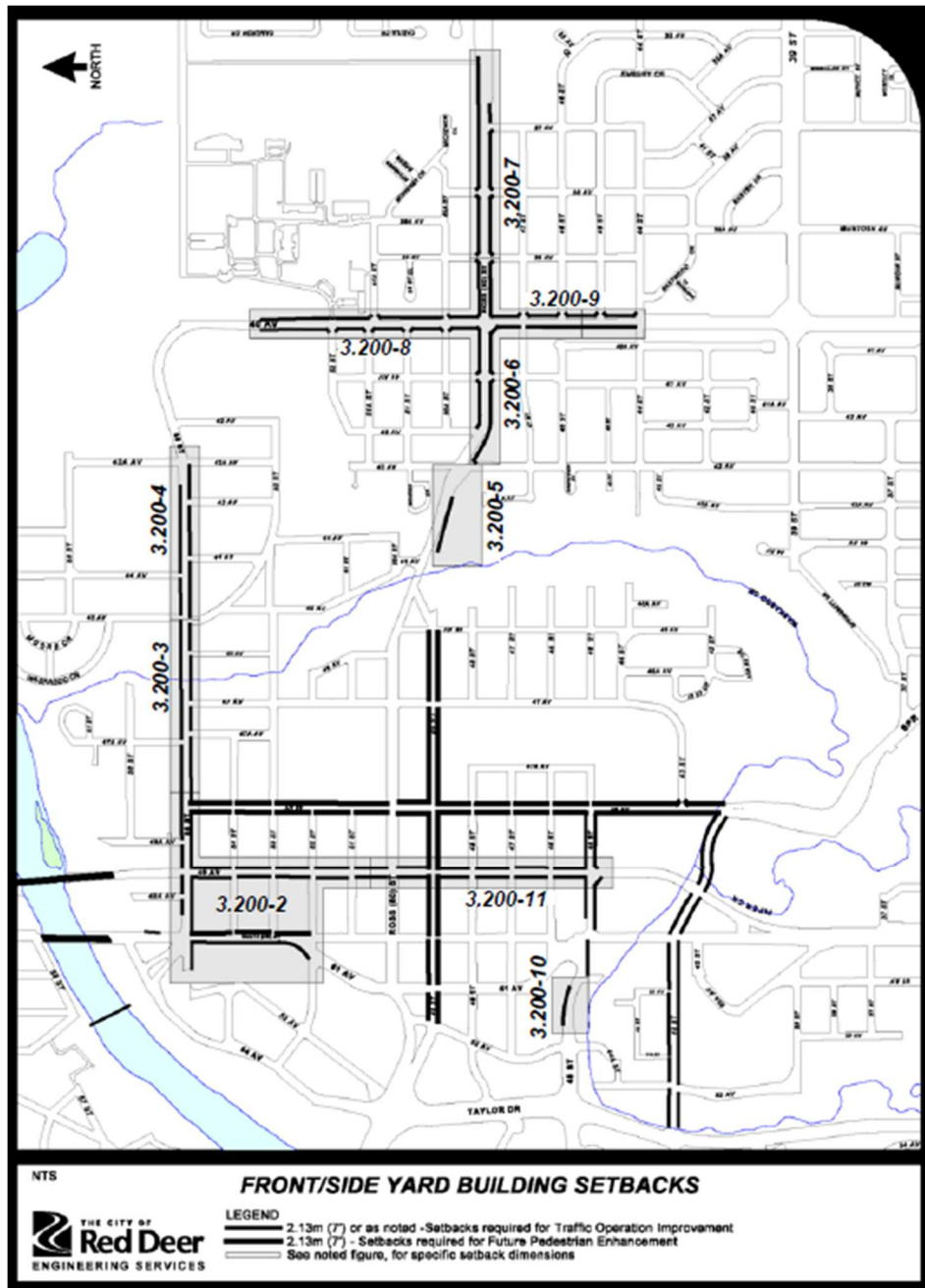
5.30.1.19 notices or Signs guiding, warning, or restraining people about the use of the Site, provided the total Sign Area does not exceed 2.0m²;
6. Subsection 5.30.1.20 is deleted and replaced with the following:

5.30.1.20 Signs for a Home Occupation Minor or Home Occupation Major, provided they otherwise adhere to the regulations of this Bylaw; and
7. Subsection 5.30.1 is amended by adding the following after subsection 5.30.1.20:

5.30.1.21 the replacement of a lawfully existing Sign with a Copy in the same location and having the same dimensions, structure, materials, Sign Area, and Illumination as the Sign being replaced.
8. Subsection 4.120.6.4 is deleted and replaced with the following:

4.120.6.4 have more than 1 commercial vehicle and 1 trailer used by the business parked on the Site or any Road Adjacent to the Site;

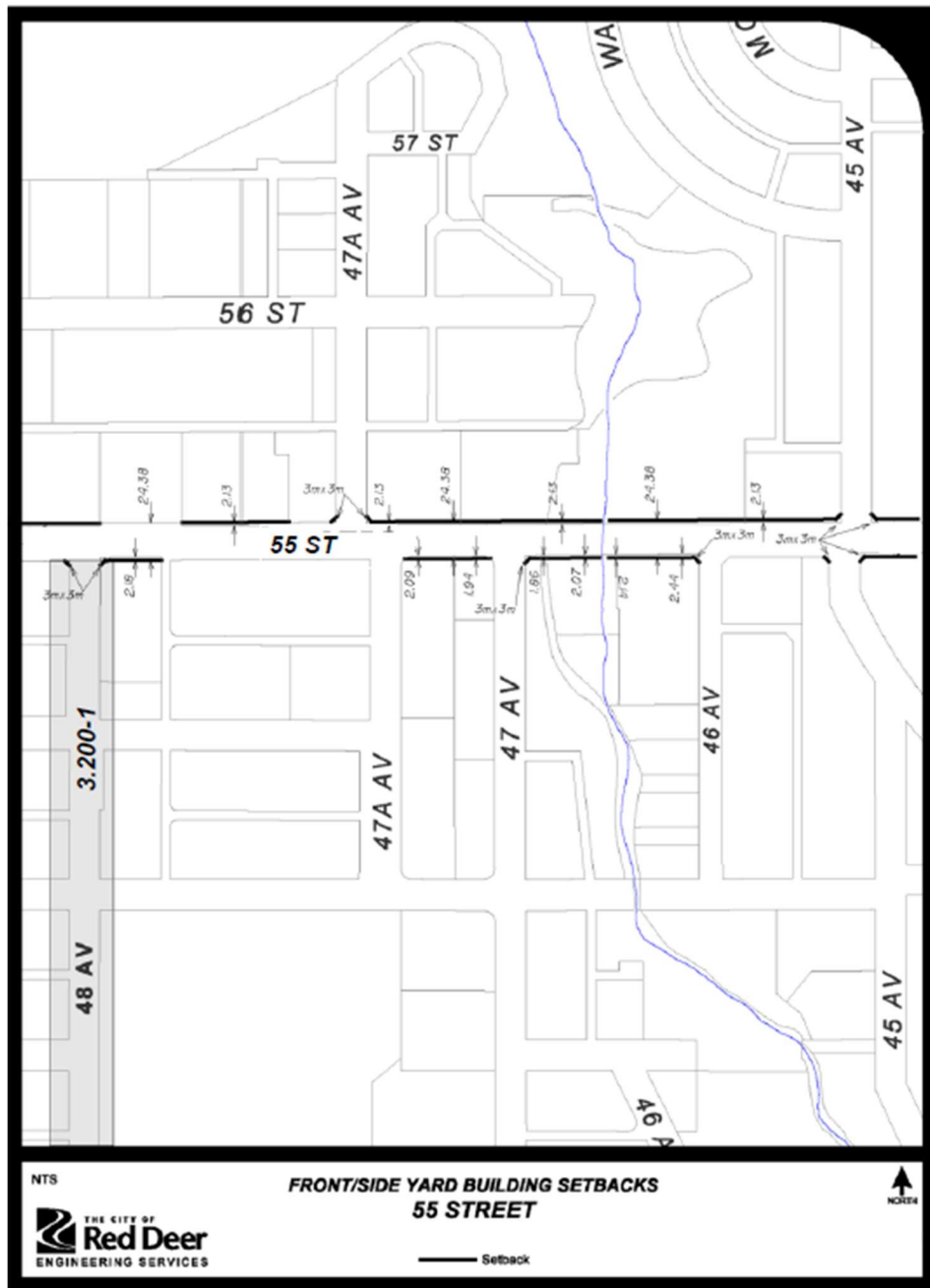
9. Figure 3.200-1 is deleted and replaced with:



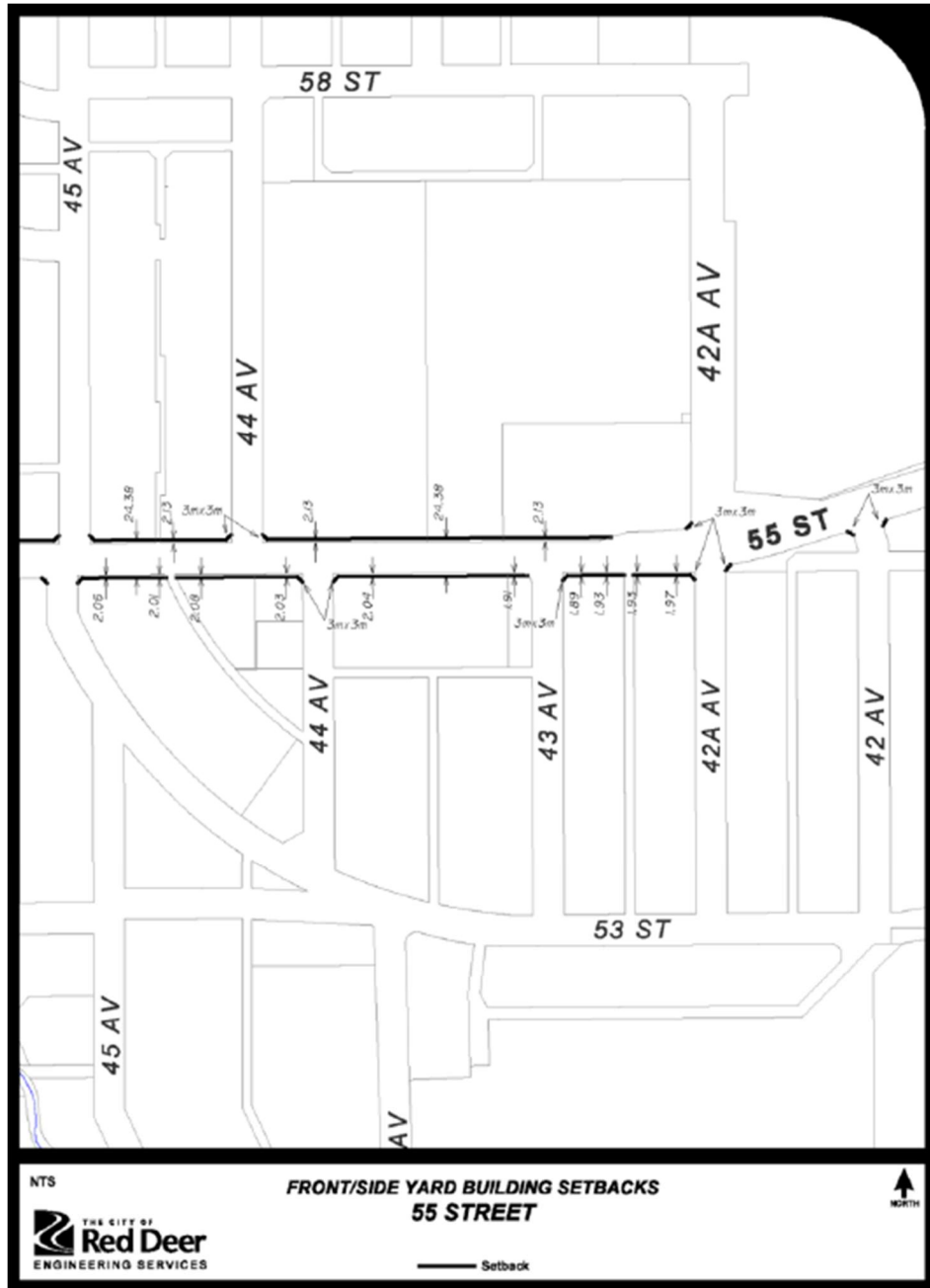
10. Figure 3.200-2 is deleted and replaced with:



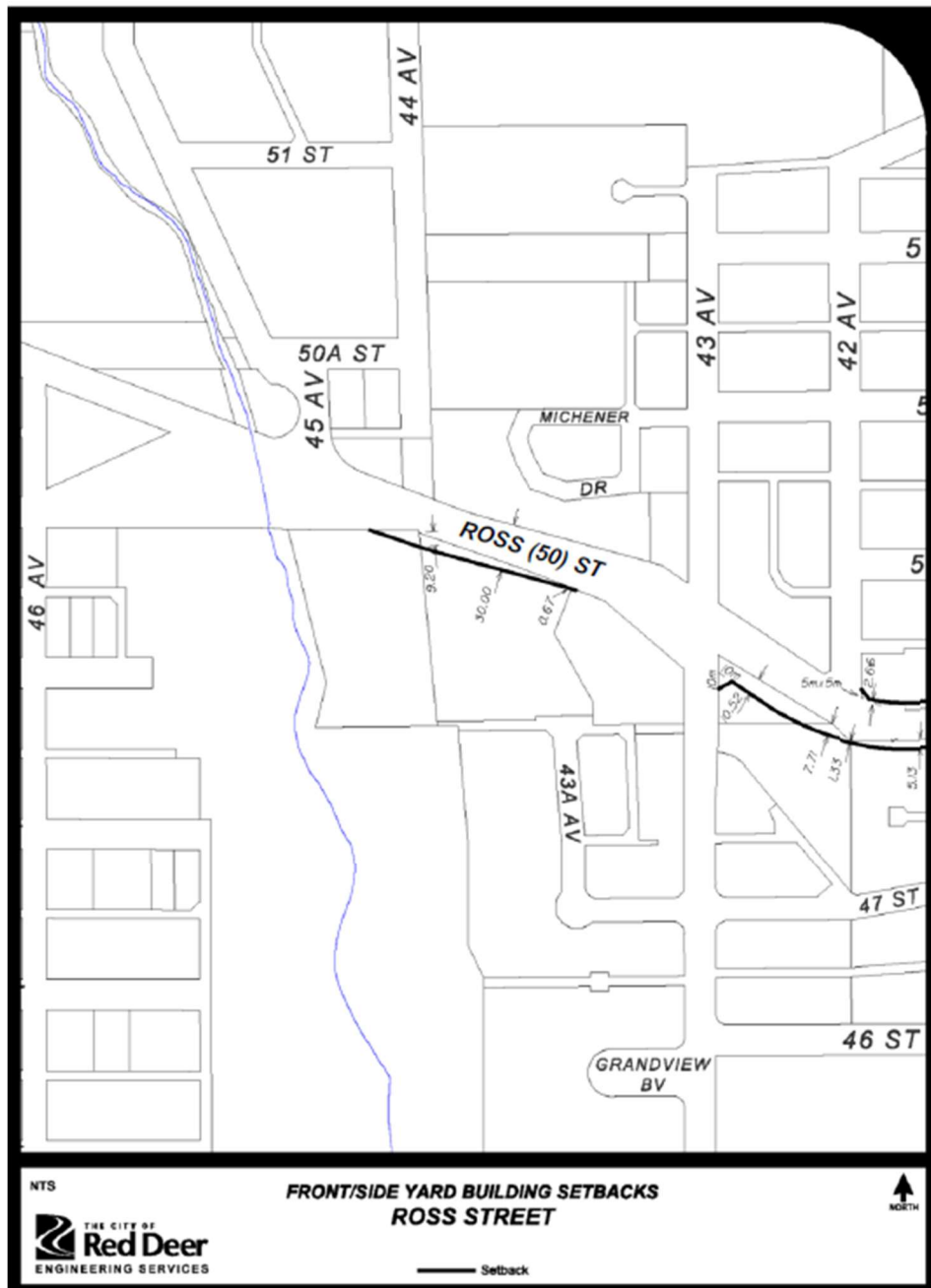
11. Figure 3.200-3 is deleted and replaced with:



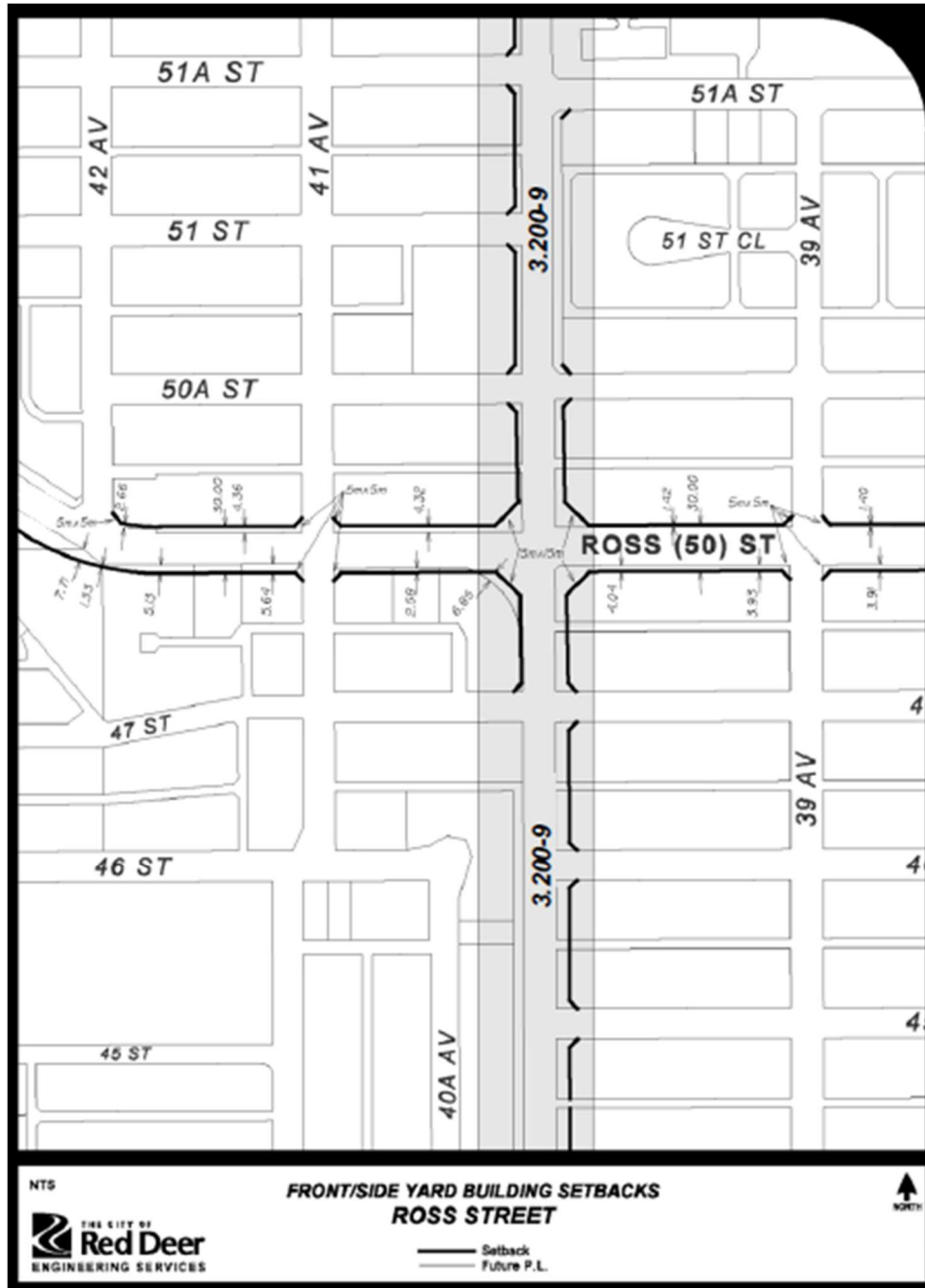
12. Figure 3.200-4 is deleted and replaced with:



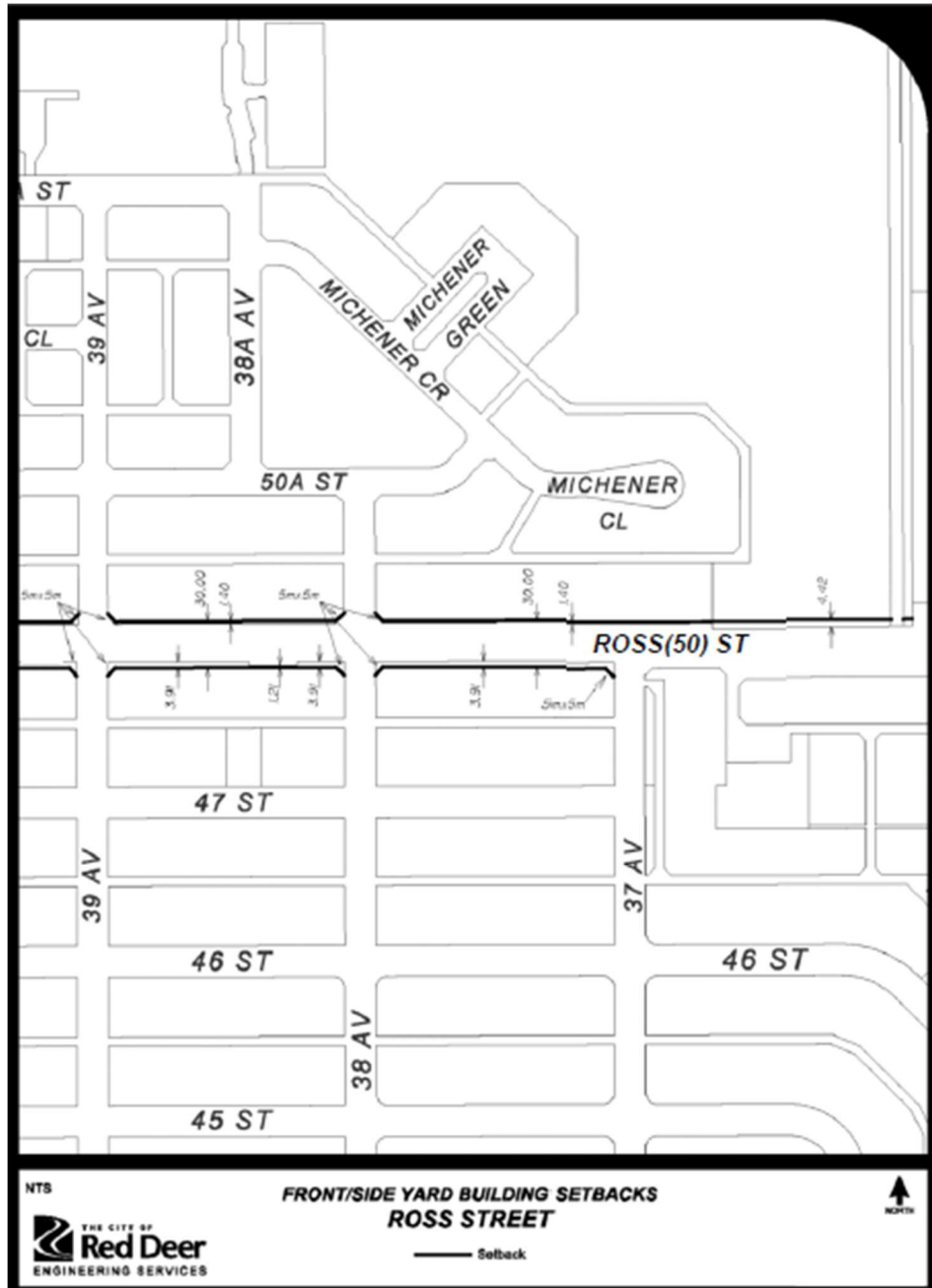
13. Figure 3.200-5 is deleted and replaced with:



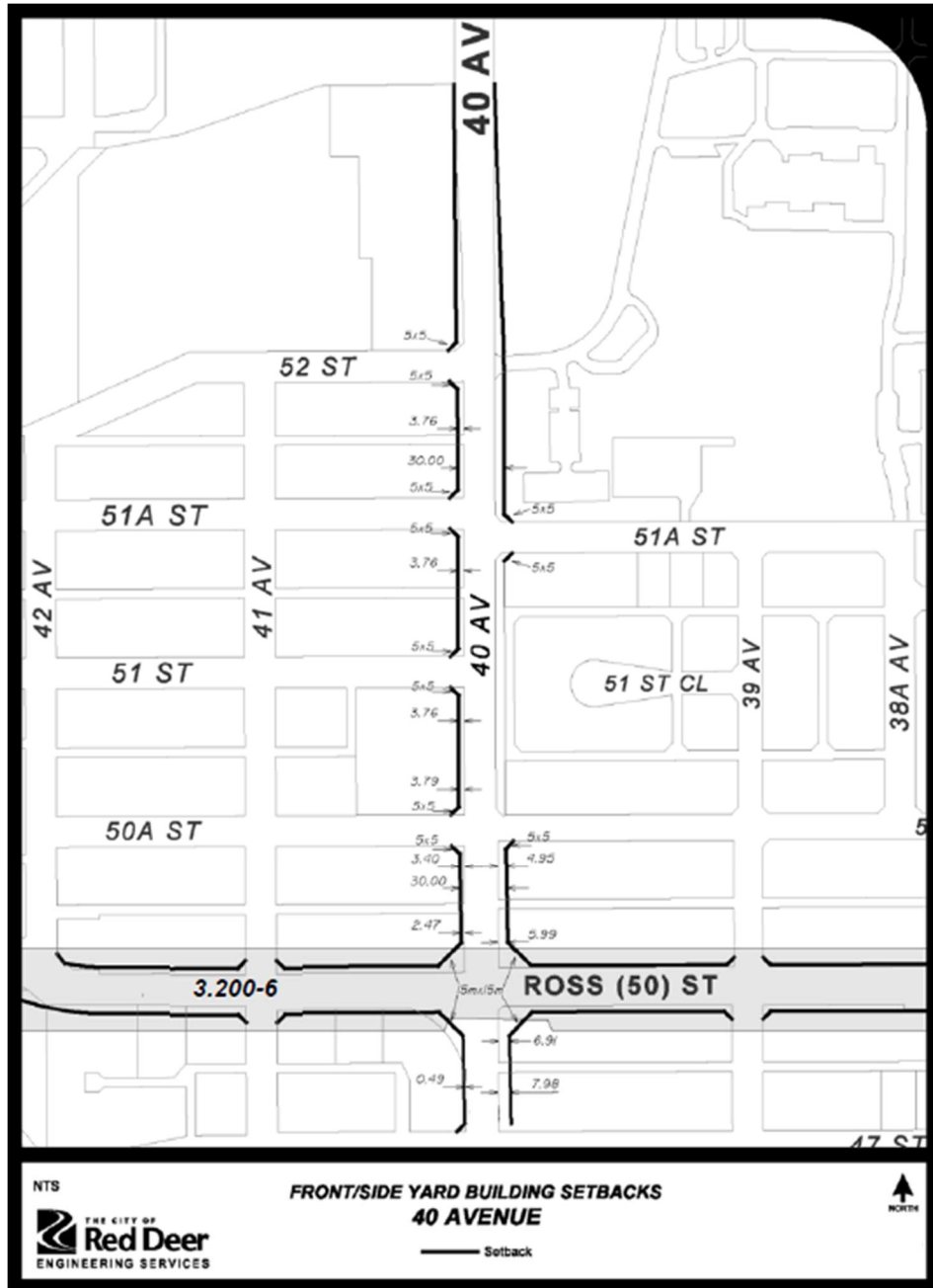
14. Figure 3.200-6 is deleted and replaced with:



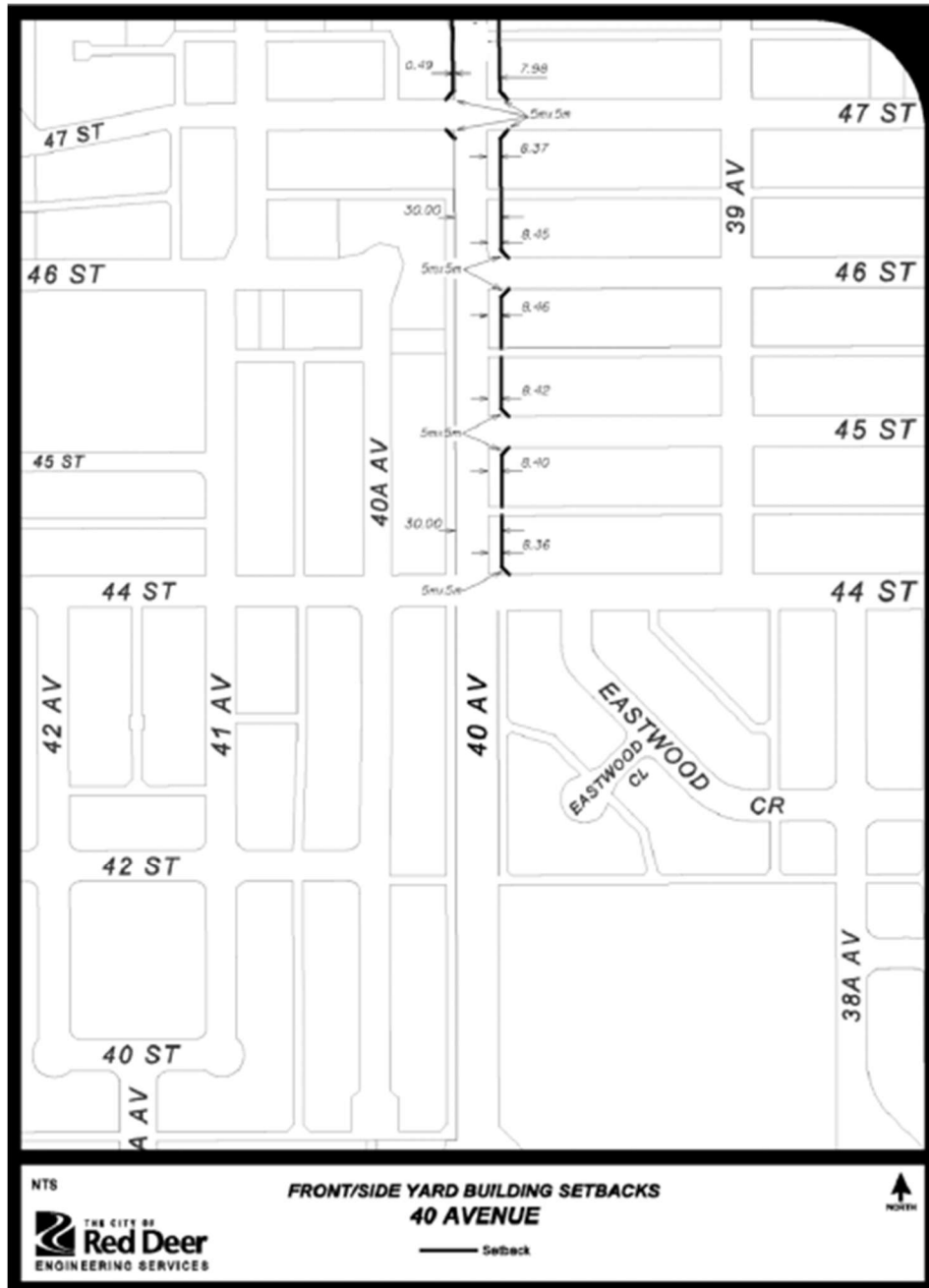
15. Figure 3.200-7 is deleted and replaced with:



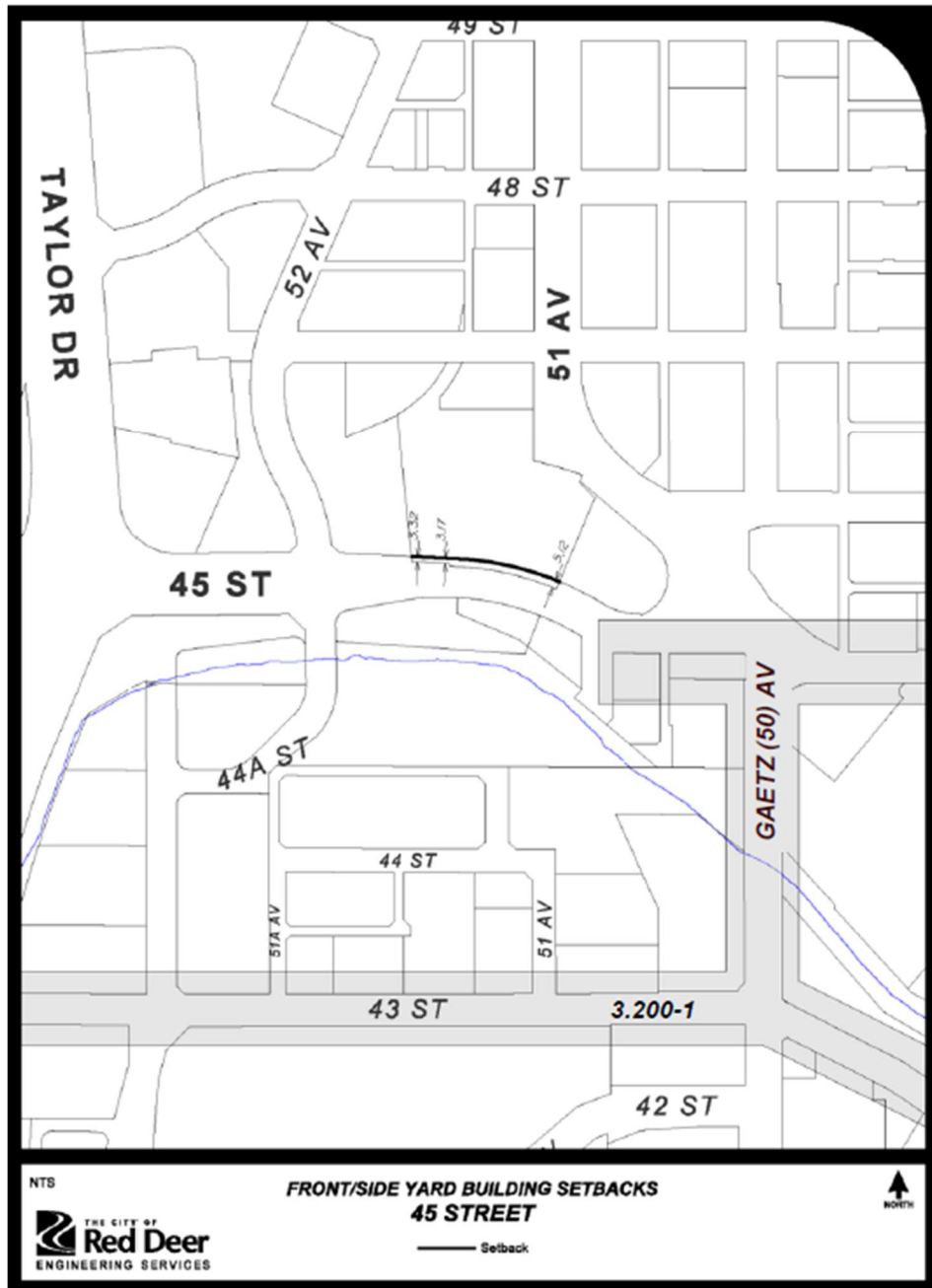
16. Figure 3.200-8 is deleted and replaced with:



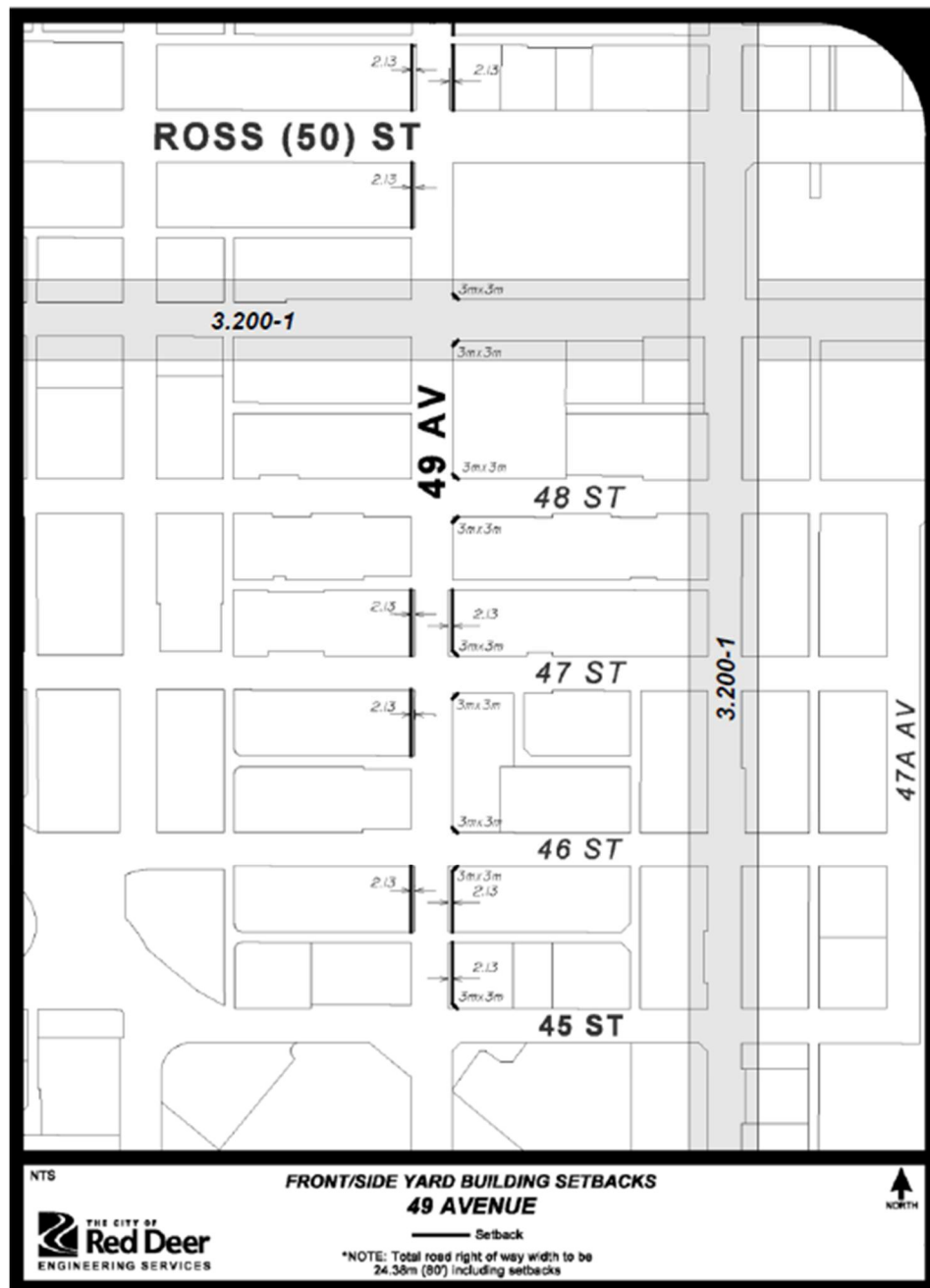
17. Figure 3.200-9 is deleted and replaced with:



18. Figure 3.200-10 is deleted and replaced with:



19. Figure 3.200-11 is deleted and replaced with:



20. Subsection 4.100.2.2.2 is deleted and replaced with:

4.100.2.2.2 any Site with an existing Cultural Facility, Day Care Facility, Detention and Correction Services, Educational Institution - Primary and Secondary, Educational Institution – Post Secondary, Emergency Services, Government Services, Hospital, or Public Assembly; or

21. Subsection 10.30.3.21 is deleted.

22. Subsection 10.40.3.20 is deleted.

23. Subsection 10.50.3.16 is deleted.

24. Subsection 1.50.2 is amended by adding the following definitions in alphabetical order:

Accessory Tenant means a business that uses land, a Building, or part of a Building from the principal business on a Site;

Architectural Feature means an exterior characteristic of a Building including brackets, columns, pilasters, doors, window and door surrounds, Projections, cornices, pediments and balustrades, architectural hardware, or similar features, as well as paints, finishes and colours;

Developing Community means land, undergoing a transition from a rural use to an urban use or redevelopment by way of, but not limited to, the installation of new Utilities, Roads, public amenities, or the allocation of Residential, Commercial, or Industrial land uses until such time the land is developed, as determined by the Development Authority;

Façade means the side of a Building below the eaves that is generally facing a Road and exposed to public view;

Multi-Tenant means 2 or more businesses or Residential units within a complex that either share a common Parking area or that occupy a single Building or separate Buildings that are physically or functionally related;

Mural means a piece of art that is painted or otherwise applied to the Façade or other integral part of a Building. A Mural is not a Sign because it is for public display only and may not include advertising;

25. Subsection 1.70.2 is amended by deleting the definitions of Accessory Tenant, Architectural Feature, Developing Community, Façade, Multi-Tenant, and Mural.

26. Subsection 7.50.3.14 is deleted and replaced with the following:

7.50.3.14 Motor Vehicle Sales, Service, or Repair

27. Subsection 8.10.2.10 is deleted and replaced with the following:

8.10.2.10 Motor Vehicle Sales, Service, or Repair, excluding Motor Vehicle Sales

28. Subsection 8.20.2.9 is deleted and replaced with the following:

8.20.2.9 Motor Vehicle Sales, Service, or Repair, excluding Motor Vehicle Sales

29. Subsection 11.270.4.8 is deleted and replaced with the following:

11.270.4.8 Motor Vehicle Sales, Service, or Repair for Phase 2 only, excluding Motor Vehicle Sales

30. Subsection 13.20.1.1 is deleted and replaced with the following:

13.20.1.1 40 Avenue and Ross Street on the south side only, Motor Vehicle Sales, Service, or Repair, excluding Motor Vehicle Sales, car wash and drive-in;

31. Subsection 13.20.1.3 is deleted and replaced with the following:

13.20.1.3 41 Avenue and Ross Street on the southeast corner only, Motor Vehicle Sales, Service, or Repair, excluding Motor Vehicle Sales, car wash and drive-in;

32. Subsection 13.20.6.13 is deleted and replaced with the following:

13.20.6.13 Motor Vehicle Sales, Service, or Repair, excluding Motor Vehicle Sales, at Lot 3, Block 14, Plan 152 2440 (70 Thorburn Ave);

33. Subsection 8.10.3.7 is deleted and replaced with the following:

8.10.3.7 Commercial School

34. Subsection 8.20.3.7 is deleted and replaced with the following:

8.20.3.7 Commercial School

35. Subsection 7.30.2.3 is deleted and replaced with the following:

7.30.2.3 Commercial School

36. Subsection 2.40.5.4.2.10 is deleted and replaced with the following:

2.40.5.4.2.10 a table indicating the Landscaped Area in square metres, percentage of the Site Area proposed as Landscaped Area, an outline of the minimum number of trees and shrubs required to be provided, the total number of trees and shrubs provided, and the ratio of proposed coniferous to deciduous;

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