

## **BYLAW NO. 3357/V-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, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3357/2024 is hereby amended as follows:

1. Subsection 4.50.5 is deleted and replaced with the following:

4.50.5 The maximum combined total of Backyard Suites and House Suites per neighbourhood is equal to 15% of the Houses in the same neighbourhood. Figure 4.50-1 sets out the neighbourhood boundaries that apply.
2. Subsection 4.140.1 is deleted and replaced with the following:

4.140.1 A House Suite may only be located in a House or Duplex.
3. Subsection 4.140.4 is deleted and replaced with the following:

4.140.4 Subsections 4.140.2, 4.140.3, 4.140.5, and 4.140.12 cannot be varied by the Development Authority.
4. Subsection 4.140.5 is deleted and replaced with the following:

4.140.5 The maximum combined total of Backyard Suites and House Suites per neighbourhood is equal to 15% of the Houses in the same neighbourhood. Figure 4.140-1 sets out the Neighbourhood boundaries that apply.

4.140.5.1 Despite subsection 4.140.5, there is no maximum number of Backyard Suites in the Timberlands North Neighbourhood, as shown in Figure 4.140-1. House Suites in Timberlands North must be a maximum of 15% of the Houses in the neighbourhood.
5. Subsection 4.140.10 is deleted and replaced with the following:

4.140.10 A House with a House Suite must maintain the appearance of a single Dwelling Unit. A Duplex with a House Suite must maintain the appearance of 2 separate Dwelling Units.
6. The following subsection is added to section 4.140 House Suites:

4.140.12 Only 1 House Suite may be located in a Duplex.
7. Section 11.350 Direct Control Zone No.35: DC(35) is deleted in its entirety.





Schedule "A"  
Proposed Amendment to Zoning Bylaw 3357/2024



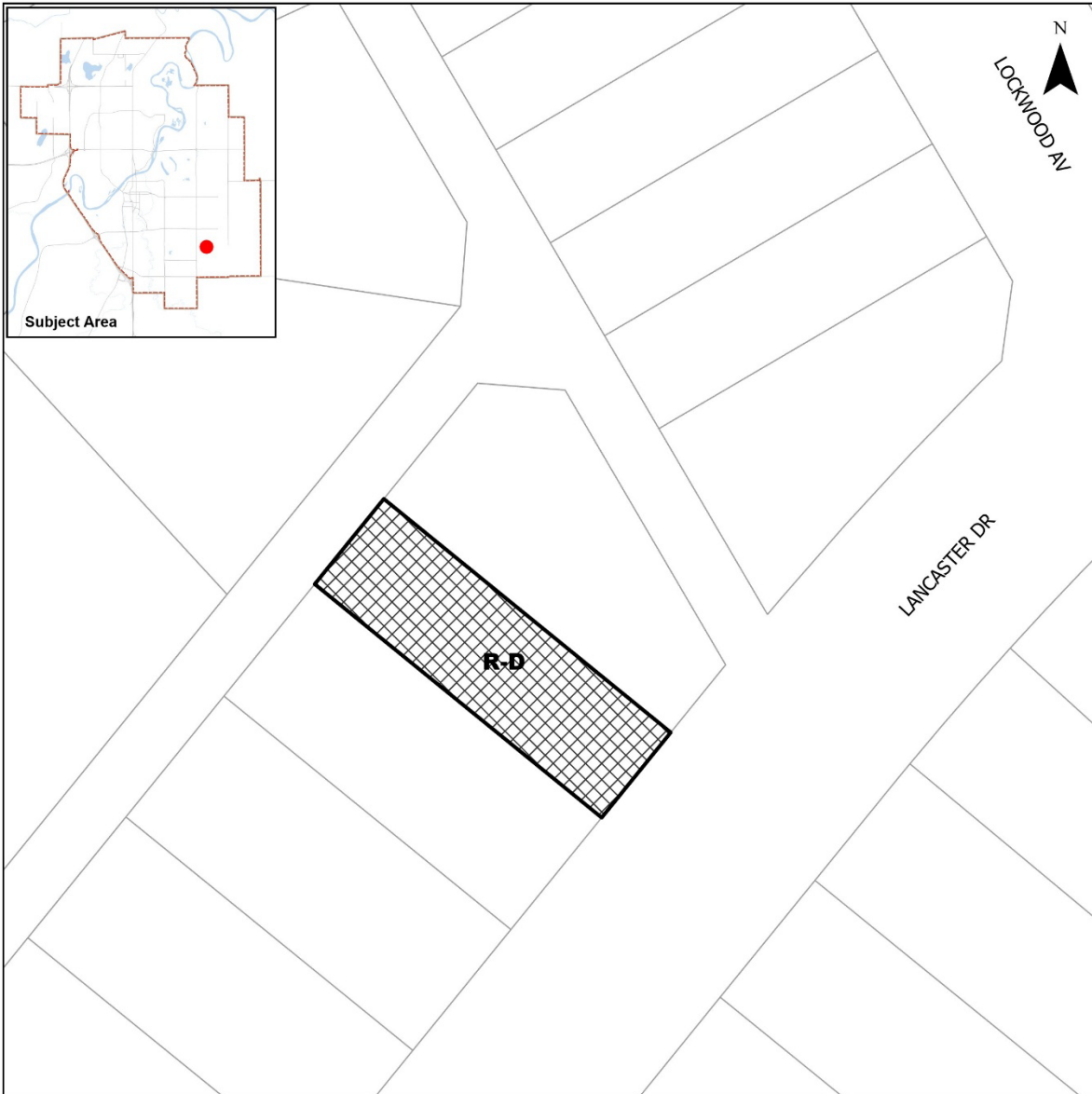
**Change Zone:**




DC(35) Direct Control Zone No. 35 to R-D Residential Duplex Zone

**Proposed Amendment**

Map: 21/2026  
Bylaw: 3357/V-2026  
Date: Feb 13, 2026



**Change Zone:**

 DC(35) Direct Control Zone No. 35 to R-D Residential Duplex Zone

**Proposed Amendment**

Map: 22/2026  
Bylaw: 3357/V-2026  
Date: Feb 13, 2026

Schedule "A"



Proposed Amendment to Zoning Bylaw 3357/2024

