

BYLAW NO. 3357/ N – 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:

I Adding a new Direct Control Zone No. 36: DC(36) to Part II: Direct Control Zones as follows:

II.360 Direct Control Zone No. 36: DC (36)

Key Information

II.360.1 The purpose of Direct Control Zone No. 36 is to facilitate development that provides a coordinated range of shelter, housing, and related supports and services for individuals experiencing homelessness. The Zone is intended to provide additional site-specific flexibility to address compatibility and planning impacts associated with these uses in an industrial context.

II.360.2 Permitted Uses

- II.360.2.1 Accessory Building
- II.360.2.2 Accessory Use
- II.360.2.3 Building Sign
- II.360.2.4 Commercial School
- II.360.2.5 Community Garden
- II.360.2.6 Emergency Shelter
- II.360.2.7 Freestanding Sign
- II.360.2.8 Government Services
- II.360.2.9 Greenhouse
- II.360.2.10 Health and Medical Services
- II.360.2.11 Industrial or Commercial Training Facility
- II.360.2.12 Information Service Provider
- II.360.2.13 Lease Bay Building
- II.360.2.14 Outdoor Storage
- II.360.2.15 Professional Office

11.360.2.16	Security Suite
11.360.2.17	Self-Storage Facility
11.360.2.18	Transportation Services
11.360.2.19	Utilities
11.360.3 Discretionary Uses	
11.360.3.1	Courtyard
11.360.3.2	Cultural Facility
11.360.3.3	Day Care Facility
11.360.3.4	Excavation, Stripping, and Grading
11.360.3.5	Mixed-Use Building
11.360.3.6	Public Assembly
11.360.3.7	Secured Facility
11.360.3.8	Temporary Building
11.360.3.9	Temporary Care Facility
11.360.3.10	Temporary Use
11.360.3.11	Utility Facility

Regulations

DC(36) Regulations Table	
Category	Regulations
Building Height	As per the Development Authority
Site Area	Minimum: 1.2ha
Front Yard Setback	9.0m
Side Yard Setback	4.0m
Rear Yard Setback	3.0m
Landscaped Area	15% of Site Area
Frontage	N/A

11.360.4 For this Direct Control Zone, Council is the Development Authority.

11.360.5 Except as otherwise provided in DC(36), Parts 2, 3 and 4 of this Bylaw apply and, for the purposes of those Parts, DC(36) is treated as an Industrial Zone.

- 11.360.6 The existing Building, Landscaping, and Site Plan are deemed to comply with all regulations for a change of use within the existing Building Footprint and existing Site improvements as of the date of creation of the Zone.
- 11.360.7 Regulations in this bylaw for Adjacent and Abutting Uses within the same site do not apply to uses in this DC Zone. The internal separation of uses must be to the satisfaction of the Development Authority.
- 11.360.8 Despite any regulations in this Bylaw applicable to a Day Care Facility, whether in a residential or non-residential context, the requirements for a Day Care Facility in DC(36) must be to the satisfaction of the Development Authority.
- 11.360.9 Minimum Parking stalls requirements must be to the satisfaction of the Development Authority.
- 11.360.10 Loading Space requirements must be to the satisfaction of the Development Authority.
- 11.360.11 Common Amenity Space for the uses in this zone must be to the satisfaction of the Development Authority.
- 11.360.12 The Screening of the site must be to the satisfaction of the Development Authority.
- 11.360.13 Any development permit for an Emergency Shelter must include operational parameters addressing the upkeep and cleanliness of the site to the satisfaction of the Development Authority.
- 11.360.14 Any development permit for an Emergency Shelter must include a security plan addressing the security of the site to the satisfaction of the Development Authority.

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of February, 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 CLERK this _____ day of _____ 2026.

MAYOR

ACTING CITY CLERK