

BYLAW NO. 3357 /XX – 2024

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. 35: DC(35) to Part II: Direct Control Zones as follows:

11.350 Direct Control Zone No. 35: DC (35)

Key Information

11.350.1 This Zone will allow the Development of House Suites in Duplexes.

11.350.3 Permitted Uses

11.350.3.1 All uses listed as Permitted Uses in the R-D Residential Duplex Zone

11.350.3.2 House Suite in a Duplex

11.350.4 Discretionary Uses

11.350.4.1 All uses listed as Discretionary Uses in the R-D Residential Duplex Zone

Regulations

11.350.5 For this Direct Control Zone, the Development Authority is the Development Officer.

11.350.6 The R-D Zone Development regulations for Duplexes will be used as a guide for the Development Authority.

- 2 Amend 1.60 Use Definitions within Part I: Overview and Definitions by deleting the existing definition of House Suite and replacing it with the following, revised definition:

House Suite means a use consisting of a Dwelling Unit located within, and accessory to, a principal Dwelling Unit in the same Building;

- 3 Amend 4.140 House Suites within Part 4: Regulations for Specific Uses and Activities by deleting the section in its entirety and replacing with the following, revised section:

4.140 House Suites

4.140.1 A House Suite may only be located in a House unless the property is Zoned Direct Control No. 35.

4.140.2 There may only be 1 Backyard Suite or House Suite per principal Dwelling Unit;

4.140.3 A House Suite must not be:

4.140.3.1 converted to a condominium that is separate from the principal Dwelling Unit; or

4.140.3.2 Subdivided from the existing Site.

4.140.4 Subsections 4.140.2 and 4.140.3 cannot be varied by the Development Authority.

4.140.5 A maximum of 15% of the Houses in a neighbourhood may have either a Backyard Suite or House Suite. 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.

4.140.6 A House Suite may only be on a:

4.140.6.1 Road that has more than 1 entrance or exit;

4.140.6.2 Road that has a lane; or

4.140.6.3 Corner Site.

4.140.7 A House Suite may be placed at any storey within the Building.

4.140.8 A House Suite must not co-exist on a Site with:

4.140.8.1 a Home Occupation Major unless the House Suite is solely used by the Home Occupation Major for a Bed and Breakfast; or

4.140.8.2 a Day Care Facility.

4.140.9 ¹⁸ House Suite Dimensions	
Category	Regulations
Floor Area	The House Suite must be less than the total Floor Area of the principal Dwelling Unit.

4.140.10 A House with a House Suite must look like a single Dwelling Unit.

4.140.11 A House Suite must have its exterior entrance on a side or rear wall of the Building unless the Dwelling Unit and the House Suite share an entrance with a common enclosed landing, where the entrance may be on the front Façade of the Building.

READ A FIRST TIME IN OPEN COUNCIL this day of 2024.

READ A SECOND TIME IN OPEN COUNCIL this day of 2024.

READ A THIRD TIME IN OPEN COUNCIL this day of 2024.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2024.

MAYOR

CITY CLERK