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Development Officer Approvals

On January 29, 2019 the Development Officer issued approvals for the following applications:

Permitted Use

Westlake

1. Abbey Platinum Master Built Inc. – a 1.79 m variance to the Minimum Rear Yard to the Dwelling and a 2.45 m variance to the Minimum Rear Yard Projection (deck), for a proposed Detached Dwelling, to be located at 64 Windermere Close.

Discretionary Use

Devonshire

2. Dawson, J. – a Home Occupation (Biofeedback Assessments), to be located at 105 Downing Close.

Glendale

3. Sandau, S. – a Home Occupation (hair salon), to be located at 59 Grant Street.

Kingsgate

4. Sylvan Lake Regional Wastewater Commission – a new Utility (regional wastewater transmission line), to be located at 8040 50 Avenue.

5. Sylvan Lake Regional Wastewater Commission – a new Utility (regional wastewater transmission line), to be located at 8040 52 Avenue.

Piper Creek (SW-34-37-27-4)

6. Rethink Red Deer – an Accessory Building (timber frame barn), to be located at 1709 40 Avenue.

Westlake

7. Blandford, K. – a Home Occupation (photography and marketing), to be located at 63 Windermere Close.

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, prior to **4:30 p.m. on February 19, 2019**. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative Services. For further information, please phone 403-342-8190.

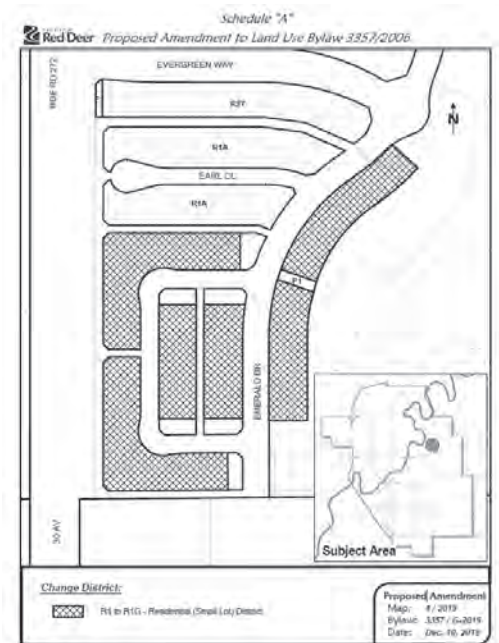
Bylaw 3217/A-2019

Evergreen Neighbourhood Area Structure Plan

3357/G-2019

Land Use Bylaw Amendment

Red Deer City Council is considering proposed amendments to the Evergreen Neighbourhood Area Structure Plan. Red Deer City Council is also considering amendment to the Land Use Bylaw to redesignate lots in phase two of Evergreen from R1 Residential (Low Density) to R1G Residential (Small Lot) District.



To view this Bylaw please visit the City of Red Deer's Public Hearing webpage at:

www.reddeer.ca/publichearings

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, March 4, 2019** at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. Should you wish to attend the Public Hearing please use the East (Parkside) entrance of City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, February 8, 2019**. You may attend the Public Hearing and speak to the matter. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

Land Use Bylaw Amendment Bylaw 3357/F-2019

Red Deer City Council is considering an amendment to the Land Use Bylaw to clarify that sites are to remain free of Portable Signs for 30 consecutive days before another Portable Sign may be displayed on the site and additional time may be requested through a variance.

To view this Bylaw please visit the City of Red Deer's Public Hearing webpage at:

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Municipal Planning Commission Decisions

On January 30, 2019 the Municipal Planning Commission issued the following decisions for development permit applications.

Permitted Use Approvals:

Highland Green and Riverside Meadows

IBI Group – Development of a new multi-use trail linking various areas of Highland Green and Riverside Meadows neighbourhoods, to be located at 5928 60A Street, 5921 63 Street, 6021 57 Avenue, 6108 60 Street, 2 Howarth Street Close, 7 Howarth Street Close and 29 Howarth Street.

You may appeal discretionary approvals and denials to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, prior to **4:30 p.m. on February 20, 2019**. You may not appeal a permitted use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative Services. For further information, please phone 403-342-8132.

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