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Development Officer Approvals

On October 15, 2019, the Development Officer issued approvals for the following applications:

Permitted Use

Evergreen

1. Mason Martin Homes – a 0.60 m variance to the Minimum Side Yard, a 0.19 m variance to the Minimum Rear Yard, and a 21.5 m² variance to the Maximum Site Coverage, for a proposed Accessory Building (detached garage), to be located at 83 Ellington Crescent.
2. Mason Martin Homes – a 0.60 m variance to the Minimum Side Yard, a 0.19 m variance to the Minimum Rear Yard, and a 20.13 m² variance to the Maximum Site Coverage, for a proposed Accessory Building (detached garage), to be located at 85 Ellington Crescent.
3. McGonigal Signature Homes Inc. – a 0.21 m variance to the Minimum Rear Yard to the house and a 0.26 m variance to the Maximum Rear Yard projection (deck), for a proposed Detached Dwelling, to be located at 228 Ellington Crescent.

Vanier Woods

4. Mesa Homes Ltd. – a 0.52 m variance to the Maximum Width and a 19.42 m² variance to the Maximum Site Coverage, for a proposed Accessory Building (detached garage), to be located at 82 Vanier Drive.

Discretionary Use

Downtown

5. PK Developments – a Show Home (3 suites within an Assisted Living Facility), to be located at 4501 48 Avenue.

Evergreen

6. McGonigal Signature Homes Inc. – a Show Home, to be located at 228 Ellington Crescent.

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 November 5, 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 3357/Q-2019

Land Use Bylaw Amendment 500, 6380 50 Avenue

Red Deer City Council is considering an amendment to the Land Use Bylaw to rezone 500, 6380-50 Avenue from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) 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 **Tuesday, November 12, 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 West (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, November 1, 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.

Municipal Planning Commission Decisions

On October 16, 2019 the Municipal Planning Commission issued the following decisions for development permit applications.

Permitted Use Denials:

Downtown

Red Deer Dream Centre Ltd. – Office space on the ground floor and second floor to be located at 4614 50 Avenue.

Discretionary Use Denials:

Downtown

Red Deer Dream Centre Ltd. – A Temporary Care Facility (limited to a drug and alcohol treatment facility) with 16 units and no more than 48 individuals on the third floor, and an Institutional Service Facility (limited to a place of assembly) on the ground floor, to be located at 4614 50 Avenue.

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 November 6, 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.