



## **Bylaw 3357/F-2021 Rezoning 2803 50 Avenue from C4 Commercial District to C5 Commercial District**

Red Deer City Council is considering an amendment to the Land Use Bylaw to rezone 2803 50 Avenue from a C4 Commercial (Major Arterial) District to C5 Commercial (Mixed Use) District.

To view this Bylaw please visit the City of Red Deer's Public Hearing webpage at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings). For more information regarding the proposed bylaw contact Christi Fidek, Senior Planner, City Planning and Growth at (403) 406-8701 or [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

City Council will receive submissions from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing to be held on **Tuesday, August 24, 2021** at 6:00 p.m. If you want your submission included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 13, 2021**.

The Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>

Submissions may be made via email to: [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca) or regular mail to:

City Council  
c/o City Clerk  
Box 5008  
Red Deer, AB T4N 3T4

All submissions will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative Services at [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca)

In accordance with Alberta's Meeting Procedures (COVID-19 Suppression) Regulation which is intended to avoid exposing persons to COVID-19 and in response to physical distancing and regulations related to gatherings, modified Public Hearing Procedures may apply. Contact Legislative Services at [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca) for the Public Hearing procedures.

## **Piper Creek Crossing Options Municipal Development Plan Amendment Bylaw 3404/A-2021 East Hill Major Area Structure Plan Amendment Bylaw 3499/B-2021**

Red Deer City Council is considering amendments to the Municipal Development Plan and the East Hill Major Area Structure Plan to replace the protected road alignment of Molly Banister Drive in NE 4-38-27-4 with two Piper Creek crossing options connecting to Bennett Street and Molly Banister Drive. The East Hill Major Area Structure Plan would also be amended to reduce the classification of the roadway that would connect to the Piper Creek crossing from an arterial road to a four-lane collector road.

To view the Bylaws please visit the City of Red Deer's Public Hearing webpage at: [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings). For more information regarding the proposed bylaws contact Christi Fidek, Senior Planner, City Planning and Growth at (403) 406-8701 or [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

City Council will receive submissions from any person claiming to be affected by the proposed bylaws and will consider these at the Public Hearing to be held on **Monday, August 30, 2021** at 4:00 p.m. If you want your submission included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 20, 2021**.

The Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>

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## Development Officer Approvals

On August 3, 2021, the Development Officer issued approvals for the following applications:

### Permitted Use

#### Evergreen

1. Abbey Platinum Master Built – a 0.16 m variance to the Minimum Side Yard, to an existing projection (deck), located at 11 Earl Close.
2. Abbey Platinum Master Built – a 0.29 m variance to the Minimum Side Yard, to an existing projection (deck), located at 13 Earl Close.
3. Abbey Platinum Master Built – a 0.29 m (Lot 81) and a 0.20 m (Lot 80) variance to the Minimum Side Yard, for a proposed Semi-Detached Dwelling, to be located at 15 & 17 Earl Close.

#### Deer Park

4. Devereaux, K. – a 2.43 m variance to the Maximum Height, for a proposed Accessory Building (detached garage), to be located at 50 Denmark Crescent.

#### Highland Green

5. Permit Solutions – a 0.53 m variance to the distance from the bottom of a proposed Freestanding Sign to grade, to be located at 1-88 Howarth Street.

#### Normandeau

6. Permit Solutions – a 46 m variance to the Minimum Distance to an existing Freestanding Sign to the south and a 85.2 m variance to the Minimum Distance to an existing Freestanding Sign to the north, and a 0.53 m variance to the distance from the bottom of a proposed Freestanding Sign to grade, to be located at 7141 50 Avenue.

#### West Park

7. Accelerated Surveys Ltd. – a 0.15 m variance to the Minimum Rear Yard and a 0.05 m variance to the Minimum Side Yard, to an existing Accessory Building (detached garage), located at 5922 41 Street Crescent.

### Discretionary Use

#### Glendale

8. Permit Solutions – a 1.56 m variance to the distance from the bottom of a proposed Freestanding Sign to grade, to be located at 103 Greenham Drive.

#### Highland Green

9. Miller, R. – a Home Occupation (small engine repair), to be located at 44 Harvey Close.

For further information, please phone 403-342-8190.

Starting September 2021, Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement.

Advertisements can also be viewed at:

<https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2021-city-advertisements/>

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 August 24, 2021**. 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 from Legislative Services. For more information regarding the appeal process contact [appeals@reddeer.ca](mailto:appeals@reddeer.ca)