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## 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.

## Development Officer Approvals

On July 27, the Development Officer issued approvals for the following applications:

### Permitted Use

#### Evergreen

1. McGonigal Signature Homes Inc. – a 0.24 m variance to the Minimum Rear Yard, for a proposed Detached Dwelling, to be located at 215 Ellington Crescent.
2. McGonigal Signature Homes Inc. – a 0.03 m variance to the Minimum Side Yard (north and south), for a proposed Detached Dwelling, to be located at 149 Emerald Drive.
3. Asset Builders (2015) Corp. – a 5.48 m<sup>2</sup> variance to the Maximum Site Coverage, a 0.60 m variance to the Minimum Side Yard and a 0.16 m (L) and 0.98 m (R) variance to the Minimum Rear Yard, for a proposed Accessory Building (detached garage), to be located at 15 Evergreen Way.

### Discretionary Use

#### Deer Park

4. Radadiya, B. – a Restaurant (take out pizza), to be located at 5-69 Dunlop Street.

#### Laredo

5. Prominent Homes Ltd. – a two-bedroom Secondary Suite, to be located at 235 Lalor Drive.

#### Morrisroe

6. Dore, C. – a one-bedroom Secondary Suite, to be located at 106 Maxwell Avenue.

#### Normandeau

7. Black Creek Developments Inc. - a 1500.15 m<sup>2</sup> variance to the Minimum Landscaped Area and a proposed 4-storey Multiple Family Building, to be located at 17 Norquay Street.

#### Timber Ridge

8. Cooper, T. – a Home Occupation (massage therapy), to be located at 85 Tyson Crescent.

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 17, 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).

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