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Bylaw 3357/C-2021

R2T District Amendments and Rezoning

Bylaw 3217/C-2021

Timberlands North Neighbourhood Area Structure Plan Amendment

Red Deer City Council is considering an amendment to the Land Use Bylaw to:

- Remove the minimum building height in the R2T Residential (Town House) District in all R2T areas of the city
- Rezone 487 and 479 Timberlands Drive from RLW to R2T

Red Deer City Council is also considering an amendment to the Timberlands North Neighbourhood Area Structure Plan to:

- Facilitate one storey town house developments

To view this Bylaw please visit the City of Red Deer's Public Hearing webpage at: www.reddeer.ca/publichearings. For more information regarding the proposed bylaw contact Christi Fidek, Senior Planner, City Planning and Growth at christi.fidek@reddeer.ca or planning@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 **Monday, April 12, 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 **Thursday, April 1, 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 or regular mail to:

City Council
c/o Manager, Legislative Services
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.

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 for the Public Hearing procedures.

Bylaw 3357/E-2021

Rezoning 4910 78 Street and 7812 49 Avenue

Red Deer City Council is considering an amendment to rezone 4910 78 Street and 7812 49 Avenue from I1 Industrial (Business Service) District to IC Industrial/Commercial (Mixed Use) District.

To view this Bylaw please visit the City of Red Deer's Public Hearing webpage at: www.reddeer.ca/publichearings. For more information regarding the proposed bylaw contact Christi Fidek, Senior Planner, City Planning and Growth at christi.fidek@reddeer.ca or planning@reddeer.ca.

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Development Officer Approvals

On March 23, 2021, the Development Officer issued approvals for the following applications:

Permitted Use

Evergreen

1. Mason Martin Homes – a 0.59 m variance to the Minimum Side Yard and a 15.1 m² variance to the Maximum Site Coverage, for a proposed Accessory Building (detached garage), to be located at 71 Ellington Crescent.

West Park

2. Daniluk, B. – a 21.05 m² variance to the Maximum Site Coverage, for a proposed addition to an existing Accessory Building (detached garage), to be located at 363 Webster Drive.

Discretionary Use

Anders

3. Hastings, A. – a Home Occupation (physiotherapy), to be located at 80 Ackerman Crescent.

Davenport

4. C & N Schmitt Physiotherapy Inc. – a Health and Medical Services business (physiotherapy), to be located at 300-80 Donlevy Avenue.

Evergreen

5. Asset Builders (2015) Corp. – a Show Home, to be located at 21 Evergreen Way.
6. Falcon Homes (2020) Ltd. – a Show Home, to be located at 71 Evergreen Way.

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 April 13, 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.