
Introduction: How to Use the Land Use Bylaw

The *Land Use Bylaw* establishes the regulations of how land may be developed. Regulations vary depending on the location and type of proposed development. The following areas of the *Land Use Bylaw* will provide development information:

- Land Use Bylaw Maps - divide the city into land use districts *see Schedule A*
- Land Use Districts – lists uses and development standards allowed in each district *see Parts Four through Eight*
- Land Use Regulations – additional or specific requirements in addition to district regulations *see Parts Three through Eight*

Although there may be many reasons to consult the *Land Use Bylaw* two types of particular situations may arise in which you will need to refer to the *Land Use Bylaw*.

1. You have a specific location you would like to develop:

Step 1: Locate the property in question on the *Land Use Index Map (Schedule A)*. Turn to the applicable Land Use District Map. Each property has a district designation, for example “C1” Commercial (City Centre) District, note in which district the property is located.

Step 2: Refer to the *Table of Contents (Parts Four through Eight)* and locate the property’s district and regulations pertaining to the district. In the district you will find a list of permitted and discretionary uses, and any specific regulations.

Step 3: Review *Part Three, General Regulations Applicable to All Districts* for any additional regulations that may apply to your site, land use, district or building.

2. You have a specific type of development proposed but not a specific location:

Step 4: Review the districts listed in the Table of Contents for districts that may allow your development proposal or refer to the index for a topic search.

Step 5: Review the Land Use Bylaw Maps for location of districts or locate the districts using web map from the City of Red Deer’s web page <http://www.reddeer.ca>

¹Discuss your proposal with The City of Red Deer Inspections and Licensing department. ***If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190.***

A list of reference materials links is provided to assist you in finding information regarding documents referred to in the *Land Use Bylaw*.

¹ 3357/X-2014

Note: This page is intended only to assist users and does not form part of the Bylaw.

Reference	Location
"Class A" Liquor License	http://www.aglc.gov.ab.ca/pdf/5222.pdf
Alberta Building Code	http://municipalaffairs.gov.ab.ca/ss_Building.htm
Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation Guidelines	http://www.cmhc-schl.gc.ca/en/flash.html
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/Page.asp?PageID=122&ContentID=841 & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.nationalcodes.ca/nfc/index_e.shtml
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
Red Deer Visitor and Convention Bureau	http://www.city.red-deer.ab.ca/
Riverside Meadows Area Redevelopment Plan	http://www.pcps.ca/
Riverside Meadows Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Safety Codes Act	http://www.qp.gov.ab.ca/index.cfm
Taxi Business Bylaw	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

Note: This page is intended only to assist users and does not form part of the Bylaw.