



ZONING BYLAW AND PLAN AMENDMENT APPLICATION

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

Type of amendment(s) requested: (please circle those that apply)

Major Area Structure Plan Municipal Development Plan Area Redevelopment Plan

Registered Owner of Land that is the Subject of the Proposed Amendment(s):

Name / Company: _____

Contact Person: _____

Street Address: _____

Mailing Address: _____

Province: _____

Postal Code: _____

Phone Number: _____

Fax Number: _____

E-Mail Address: _____

Applicant (if different from the Registered Owner)

Name / Company: _____

Contact Person: _____

Address: _____

Province: _____

Postal Code: _____

Phone Number: _____

Fax Number: _____

E-Mail Address:

Landowner Authorization (this section to be completed by Landowner)

I (We), _____
(Print Full Name)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment Application.

Authorization to Act on Behalf of the Registered Owner: (if applicable)

I (we) hereby authorize _____ to act on my (our) behalf on matters pertaining to this Amendment Application.

Landowner Signature(s): _____

Date: _____

Description of Land Proposed for Amendment:

Lot(s): _____ Block(s): _____ Plan(s): _____

Municipal Address(s): _____

Land Area: _____ hectares, m².

Amendment Proposed (Zoning Bylaw Re-designation Amendment only)

Existing Zoning Designation: _____

Proposed Zoning Designation: _____

Applicant's Rationale

Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council. (Attach additional pages if necessary).

The personal information collected through this form will be used to facilitate contact between the parties and to determine the location of the subject property. A summary of the amendment proposal and identity of the subject property's owner may be issued to adjacent land owners. This collection is authorized by section 4(c) of the Protection of Privacy Act and section 3 of the Municipal Government Act. For questions about the collection of personal information, contact planning@reddeer.ca or 403-406-8711. City Planning & Growth Department located at City Hall, 4914-48 Avenue, Red Deer, Alberta.

Additional Amendment Application Requirements:

Attach the following information to the application:

1. A copy of the current Certificate of Title(s) for the subject lands, dated no later than 30 days from the date of the application and one copy of each easement document, right-of-way, restrictive covenant or other legal document registered on the property that affects the use of the lands. If either the registered landowner or the applicant is registered as a numbered company, the names of the principles of the numbered company.
2. Drawing or site map showing the lands proposed to be rezoned/amended complete with dimensions and areas of each district.
3. Payment of applicable fees.
 - o This includes an advertising fee due upon receipt of an invoice from the City of Red Deer. Please also be advised that if the applicant is required to hold an open house, any and all related costs are the responsibility of the applicant.
4. Additional information may be requested by the Planning Department after application is submitted such as traffic, market, land use or feasibility studies and neighbourhood surveys required by City Administration. A Phase I Environmental Site Assessment (ESA) maybe required when applying to rezone a property from an industrial Zone to a non-industrial Zone (for example: industrial mixed use I-C, commercial, residential, etc.). A Phase I ESA is prepared by an environmental consultant. A new ESA is required if the site inspection for an existing Phase I ESA was completed more than five years prior to the current application.

Amending the Zoning Bylaw

Sections 2.190 and 2.200 of the Zoning Bylaw establish regulations for amending the Zoning Bylaw. Applicants are encouraged to review these sections to familiarize themselves in the process The City of Red Deer will take in reviewing and deciding upon their application.