

BYLAW NO. 3357 / D – 2019

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3357/2006, Section 8.20.7 Direct Control District No. 27 Neighbourhood Centre DC (27) is hereby amended as follows:

1. The General Purpose statement is DELETED in its entirety and REPLACED with:

General Purpose

This district shall apply only to the Clearview North Neighbourhood Centre site (the Site). Its purpose is to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian-friendly urban development. The regulations shall apply to both Phase 1 and 2 of the area depicted on the Figure 1 of this district, unless otherwise specified in the regulations.

Figure 1: Phases 1 and 2



2. Section 8.20.7(1)(b) Discretionary Uses is amended by ADDING “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales (for Phase 2 only)” and the subsequent list of Discretionary Uses is renumbered in alphabetical order.
3. Section 8.20.7(2) Approving Authority is DELETED in its entirety and is REPLACED with the following:

2. Approving Authority

The approving authority for applications for development approval in this district shall be as follows:

- (a) The Development Authority in the case of all applications, except as described in subsection (b) below;
- (b) City Council in the case of:
 - (i) Development of a new building exceeding 50,000 square feet (4,645 m²); or
 - (ii) Any application requiring a variance of the Site Plan and Design Package greater than 10 percent;

Approving Authority Variances

- (c) The Development Authority may permit variances from the Site Plan and Design Package regarding individual building footprints, overall landscaping, and overall parking where the Development Authority deems the proposed changes to be less than 10 percent of what is shown in the Site Plan and Design Package, and the proposed development complies with the General Purpose and Uses of this District, and would not, in the Development Authority’s opinion, unduly impact the surrounding area.
- (d) Where the Development Authority deems that a proposed variance from the Site Plan and Design Package is greater than 10 percent, City Council shall be the Approving Authority.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK