

# NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on Tuesday, September 1, 2026, at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall to consider:

1. Zoning Bylaw Amendment 3357/T-2026. An external application to Rezone 4745 & 4749 32 ST from C-3 Neighbourhood Commercial Zone to R-M Residential Medium Density Zone in alignment with the surrounding residential uses.
2. Zoning Bylaw Amendment 3357/CC-2026. An external application to create a site exception for Cannabis Retail Sales at 2120 - 90 Thornburn Ave.
3. Zoning Bylaw Amendment 3357/EE-2026. An internal application to rezone a portion of 2049 22 Street from Residential Medium-Density Zone: R-M to Residential Narrow-Lot Zone: R-N to allow for single family development in alignment with the Lancaster/Vanier East Neighbourhood Area Structure Plan.

You may view the proposed bylaws at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person. Members of the public may make a request to the Clerk to speak to a Public Hearing from a remote location. The request must be received by the Clerk by the end of the business day prior to the commencement of the Meeting during which the Public Hearing will be held. The Clerk will make reasonable efforts to accommodate the request.

## Written Submission

Members of public wishing to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the [Public Hearing Submission Form](#) online at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings);
- Emailing your comments to [publichearings@reddeer.ca](mailto:publichearings@reddeer.ca).
- Dropping off a written copy of your submission at City Hall ([4914 48 Avenue](#)) during business hours to the attention of Red Deer City Council c/o Clerk, Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, August 21, 2026.**

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legislative Services by the deadline in order to be included in the published Council Agenda. Members can attend the Public Hearing to present their comments directly to Council during the Public Hearing. Members who wish to speak will have an opportunity to register directly prior to the commencement of the Public Hearing on a first come first serve basis.

Material(s) submitted for Council's consideration at the Public Hearing must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

Members of the public may make a request to the Clerk to utilize technology to show images, videos, presentations and other visual aids during a Public Hearing. The request must be received by the Clerk by the end of the business day prior to the commencement of the Meeting during which the Public Hearing will be held. The Clerk will make reasonable efforts to accommodate the request.

Any person who wishes to address Council on this Public Hearing matter may do so for a period of five (5) minutes. The five (5) minutes does not include the time required to answer questions from City Council. Persons addressing Council shall limit their comments to this Public Hearing matter and the recommendations being discussed.

Effective May 9, 2022, new Public Hearing procedures are in effect in accordance with the City of Red Deer's Procedure Bylaw, for more information and to view our bylaw visit <https://www.reddeer.ca/city-government/bylaws>. For more information on participation visit [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

## View the Public Hearing

The Public Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>.

## Questions

If you have questions about the proposed bylaws 3357/T-2026 or 3357/CC-2026, please contact Dayna Facca, Senior Planner at 403-406-8703 or email [dayna.facca@reddeer.ca](mailto:dayna.facca@reddeer.ca) or Planning, General at 403-406-8711 or email [planning@reddeer.ca](mailto:planning@reddeer.ca).

If you have questions about the proposed bylaw 3357/EE-2026, please contact Christi Fidek, Senior Planner at 403-406-8701 or email [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca) or Planning, General at 403-406-8711 or email [planning@reddeer.ca](mailto:planning@reddeer.ca).

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email [publichearings@reddeer.ca](mailto:publichearings@reddeer.ca).



## DEVELOPMENT OFFICER APPROVALS

On behalf of the City of Red Deer, the Development Officer issued approvals for the following applications:

### Permitted Use

#### CLEARVIEW MEADOWS

- I. **CARSON ROCKWELL** – On Tuesday, July 28th, 2026, the Permitted Use of an Accessory Building (detached Garage), with a variance to allow for a Rear Yard Setback of 1.97m where 2.33m is required at 84 Crawford St, was approved.

### Discretionary Use

#### QUEENS BUSINESS PARK

- I. **SUPERIOR SAFETY CODES INC.** – On Thursday, July 30th, 2026, the Discretionary Use of a Professional Office, at 110-158 Queens Dr, was approved.

For further information, please phone 403-342-8190.

Development Officer Approvals are advertised on Thursdays. Advertisements can also be viewed on The City of Red Deer's Website under 2026 City Advertisements.

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at [appeals@reddeer.ca](mailto:appeals@reddeer.ca), **prior to 4:30 p.m. on Thursday August 27, 2026**. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit [www.reddeer.ca/SDAB](http://www.reddeer.ca/SDAB) or contact [appeals@reddeer.ca](mailto:appeals@reddeer.ca) or call 403-342-8132.