



LAND USE BYLAW EXPLAINED



What is a Land Use Bylaw?

The Land Use Bylaw outlines the rules and regulations for the development of land in Red Deer. All properties within the city are designated a specific zoning, otherwise known as a district. Zoning outlines the uses that are allowed in a specific area and the regulations to ensure development is appropriately located. These can include building size, building height, landscaping, and parking.

There are several types of zoning in Red Deer. The most common ones are residential zoning (house, duplex, apartment), commercial zoning (restaurant, cinema, retail), and industrial zoning (manufacturing, warehouse, storage).

How does the Land Use Bylaw impact residents?

If you're planning to construct a building, start a business, begin renovations, or would like to establish a suite in your home or backyard, the Land Use Bylaw provides direction on the rules and regulations you will need to follow.

The Land Use Bylaw helps to create compatible uses in our urban context. For example, ensuring a house is not constructed in a heavy industrial area.



Considered uses ✓

Each area contains uses that are allowed outright, and others that may be allowed depending on the circumstances. Permitted uses are those that must be approved, with or without conditions, and discretionary uses are those that may be approved after consideration is given to the impact of the use upon neighbouring land.

Examples of regulations within the Land Use Bylaw:

- Uses for each area (i.e., house, restaurant, park)
- Development permit application processes
- Parking and landscaping requirements
- Building height, size, placement (setbacks)
- Sign requirements



RED DEER'S LAND USE BYLAW REVIEW PROJECT

The City is in the process of reviewing and revising the Land Use Bylaw, aiming to increase flexibility and adaptability by reducing regulations where they are not necessary. Streamlined processes along with improved usability and customer experiences are equally important in this endeavor.

- Reduced regulations
- Streamlined processes
- Improved readability and usability
- Enhanced customer experiences