BYLAW 3357/M-2025

Being a bylaw to amend Bylaw 3357/2024, the Zoning Bylaw.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, AMENDS BYLAW 3357/2024 AS FOLLOWS:

1 Table 4.50.10 Backyard Suite Dimensions is deleted and replaced with the following:

4.50.10 Backyard Suite Dimensions		
Category	Regulations	
Site Area	Minimum: 360.0m2	
Site Frontage	¹⁴ As required for the Principal Use the	
	Backyard Suite is accessory to, under the	
	Zone regulations for the Site.	
Building Height	Maximum: Maximum 5.5m for Backyard	
	Suites built at Grade, or 7.4 m for	
	Backyard Suites built over a Garage.	
Floor Area	Maximum: 75% of the Building Footprint	
	of the principal Dwelling Unit, or 75m²	
	whichever is lower.	
Side Yard Setback	Minimum: Same as Site's Zone regulation	
Rear Yard Setback	Minimum: the larger of:	
	• 0.9m, or	
	• the width of any registered easement or	
	right of way plus 0.5m	
Separation Distance between Backyard	Minimum: 2.5m	
Suite and primary Dwelling Unit		
Variance Powers	Any regulation in the bylaw relating to	
	Backyard Suites may be relaxed by the	
	Development Authority to a maximum of	
	15% in neighbourhoods with Overlays or	
	Character Statements	

2 Section 4.50 is amended by adding a new subsection as follows:

4.50.14 In any neighbourhood with Character Statements and Overlays, Backyard Suites shall be subject to these regulations.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2025.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2025.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2025.

AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2025.	
MAYOR			