

BYLAW NO. 3357 / D – 2026

Being a Bylaw to amend Bylaw No. 3357/2024, the Zoning Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2024 is hereby amended as follows:

- I. The land shown in green on the map attached as Schedule “A” and forming part of this Bylaw, “Map 3/2026”, is redesignated from “Capstone Primarily Residential Zone: CAP- PR” to “Capstone Commercial Zone: CAP-C”.
2. The following subsection is added to section 13.20 Areas Specifically Designated for a Particular Use:

13.20.5.14 Despite section 10.60.3.5, a Mixed-Use Building with Dwelling Units on the Main Floor of 5586 47 Street (Lot 15, Block 7, Plan 2420883) and 5578 47 Street (Lot 16, Block 7, Plan 2522056), subject to the following:

- 13.20.5.14.1 Each Mixed-Use Building must have a minimum of 3 Dwelling Units;
- 13.20.5.14.2 Commercial uses and Dwelling Units on the Main Floor must have individual, separate, and direct exterior access that is not shared.
- 13.20.5.14.3 Each Mixed-Use Building must not have a front-attached Garage.

3. The “Land Use Zones Map K15” contained in Schedule “A” of the Zoning Bylaw is hereby amended in accordance with the Map 3/2026.

READ A FIRST TIME IN OPEN COUNCIL this day of **2026.**

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ 2026.

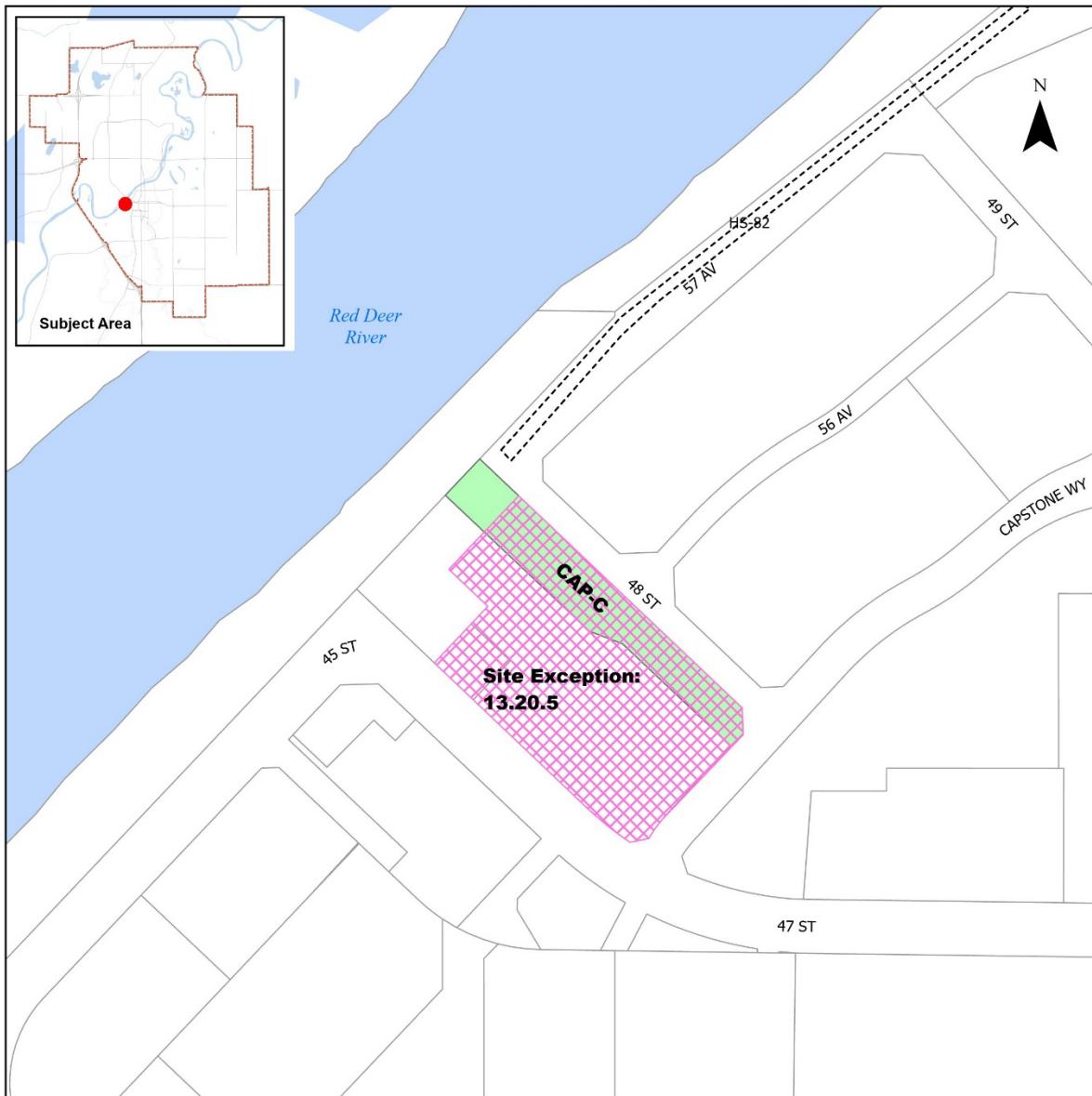
READ A THIRD TIME IN OPEN COUNCIL this _____ day of _____ 2026.

MAYOR

ACTING CITY CLERK



Schedule "A"
Proposed Amendment to Zoning Bylaw 3357/2024



Change Zone:

CAP-PR - Capstone Primarily Residential Zone to CAP-C - Capstone Commercial Zone

Add Exception:

CAP-C - Capstone Commercial Zone to CAP-C - Capstone Commercial Zone,
Site Exception 13.20.5

Proposed Amendment

Map: 3/2026
Bylaw: 3357/D-2026
Date: Nov 27, 2025