



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
	R-L Land Use Zone		Historically Significant Sites
	Exception to Zone		Historical Site Number
	e(ii) Exception Number		City Boundary
	Exempted from Zone		Civic Address
	2a Exempted Number		Railway
	V18 Height Overlay Zone		Proposed Lots
	D95 Density Overlay Zone		
	S Suite Locations		

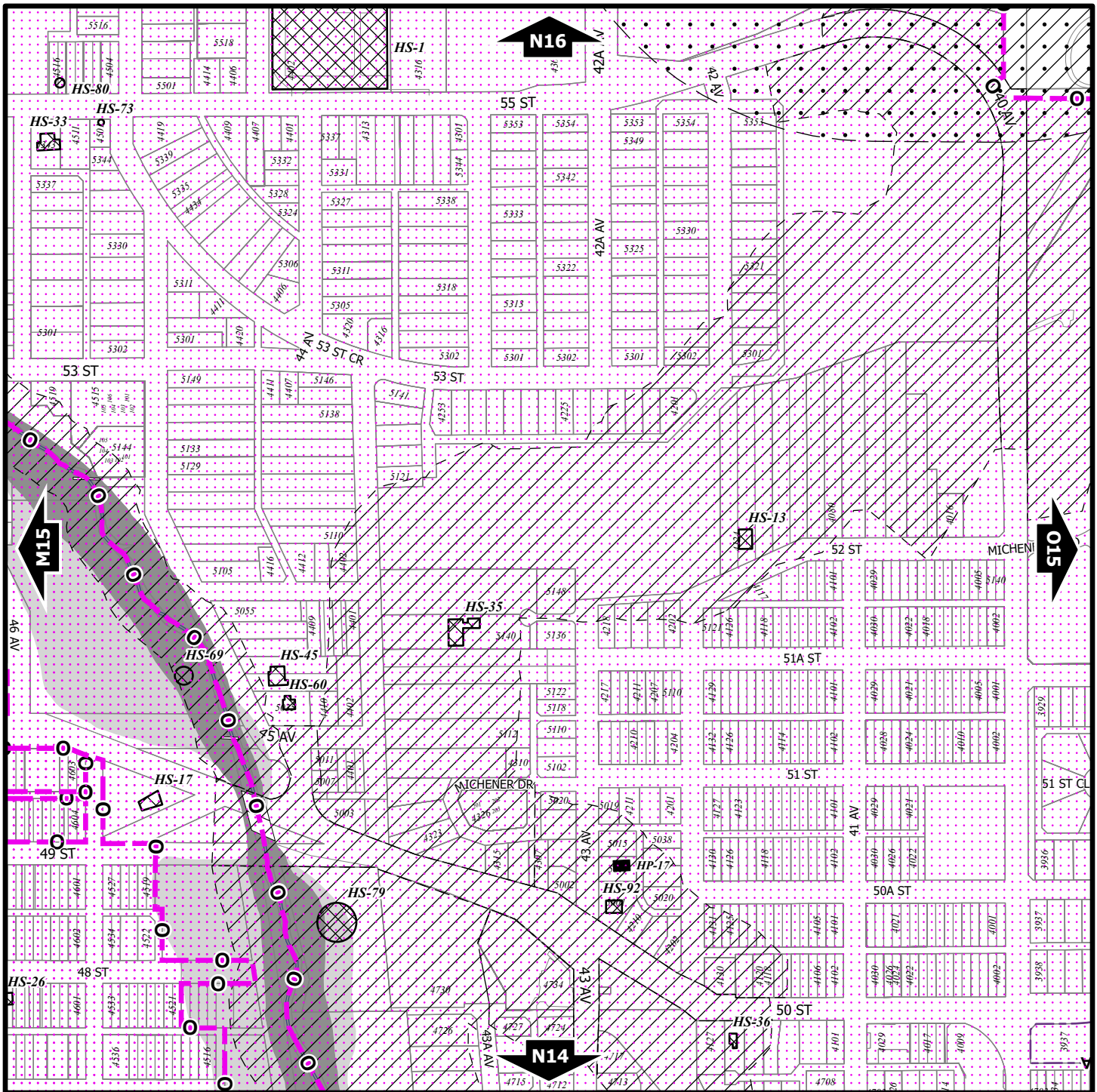
Printed on March 12, 2024

Land Use Zones

N15

NE¼ Sec16 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



AltaLink Consultation/
Potential Constraints Area



Business Improvement Area



Escarpment Area



Flood Fringe



Floodway



Gaetz - Ross Heritage Area



Historical Preservation Sites



Historically Significant Sites



Historical Site Number



Landfill Site (approximate)



Landfill Setback



Major Entry Area



Overlay District



Restricted Development Area



Pipeline Setback



Wastewater Treatment
Plant Setback



Railway Setback (15m)



Railway Setback (30m)

123 Civic Address

--- Proposed Lots

+++ Railway

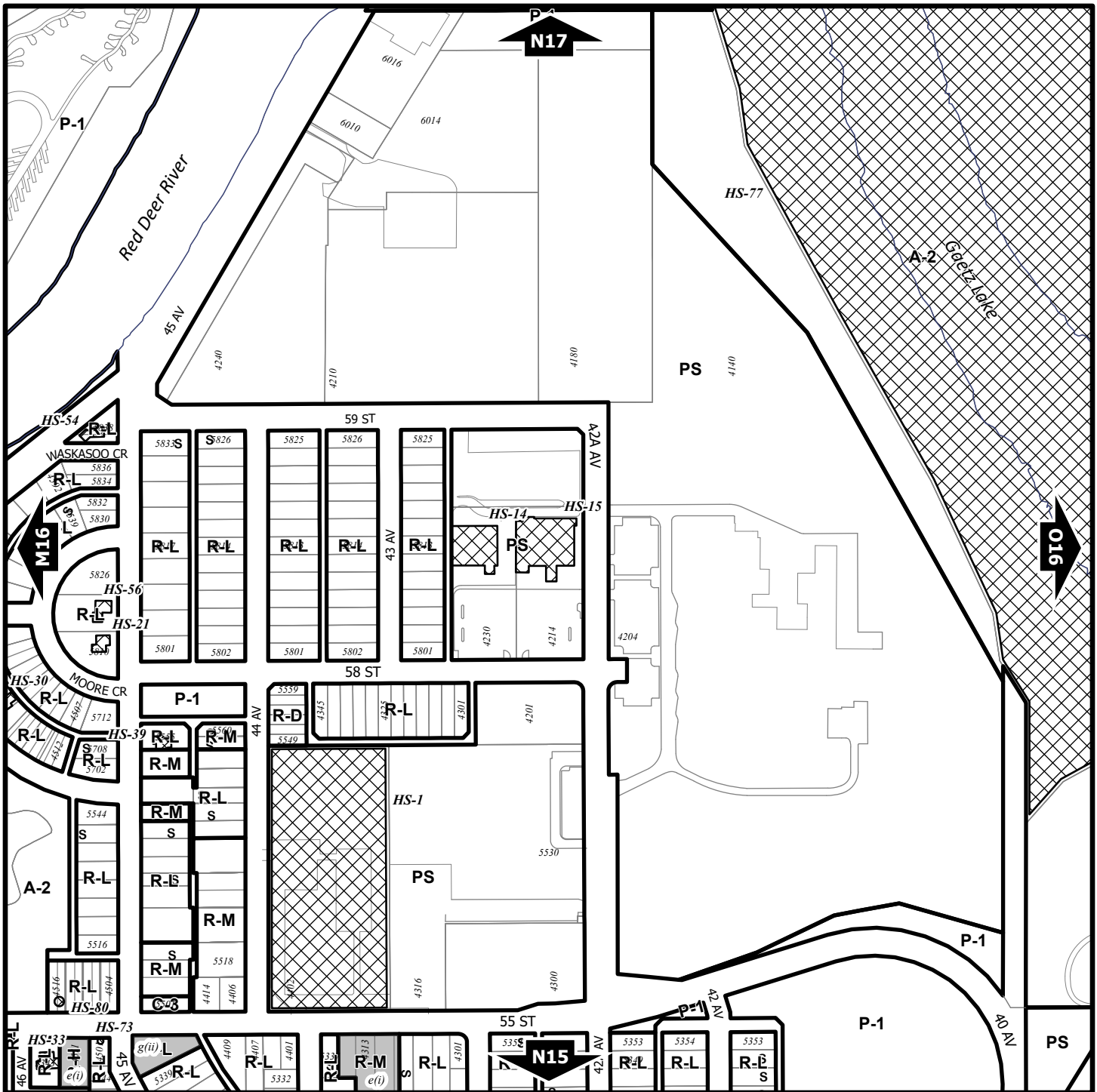
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

N15

NE¼ Sec16 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

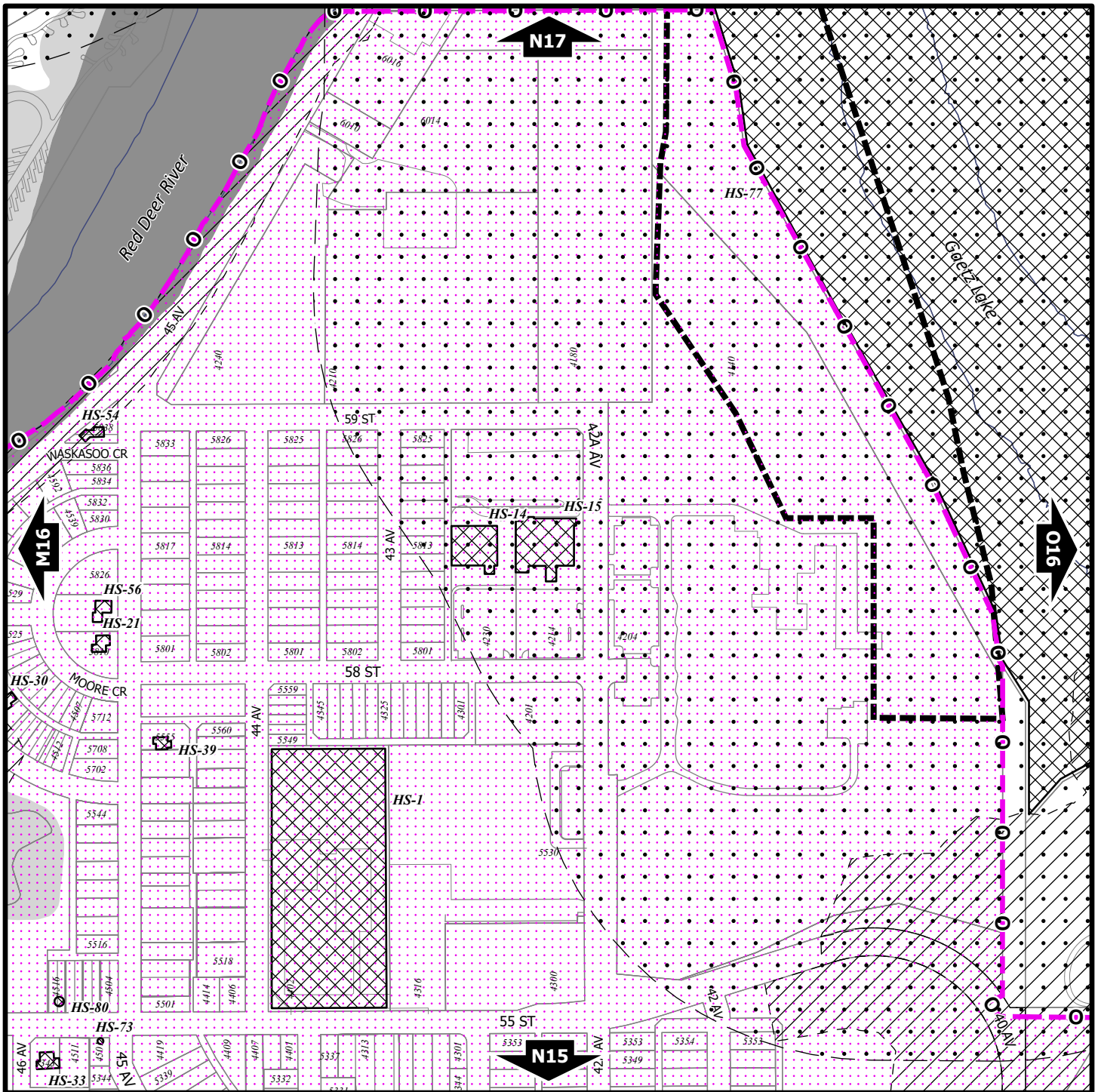
Printed on March 12, 2024

Land Use Zones

N16

SE1/4 Sec21 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- | | | | |
|--|--|--|---------------------------------------|
| | AltaLink Consultation/
Potential Constraints Area | | Landfill Site (approximate) |
| | Business Improvement Area | | Landfill Setback |
| | Escarpment Area | | Major Entry Area |
| | Flood Fringe | | Overlay District |
| | Floodway | | Restricted Development Area |
| | Gaetz - Ross Heritage Area | | Pipeline Setback |
| | Historical Preservation Sites | | Wastewater Treatment
Plant Setback |
| | Historically Significant Sites | | Railway Setback (15m) |
| | Historical Site Number | | Railway Setback (30m) |

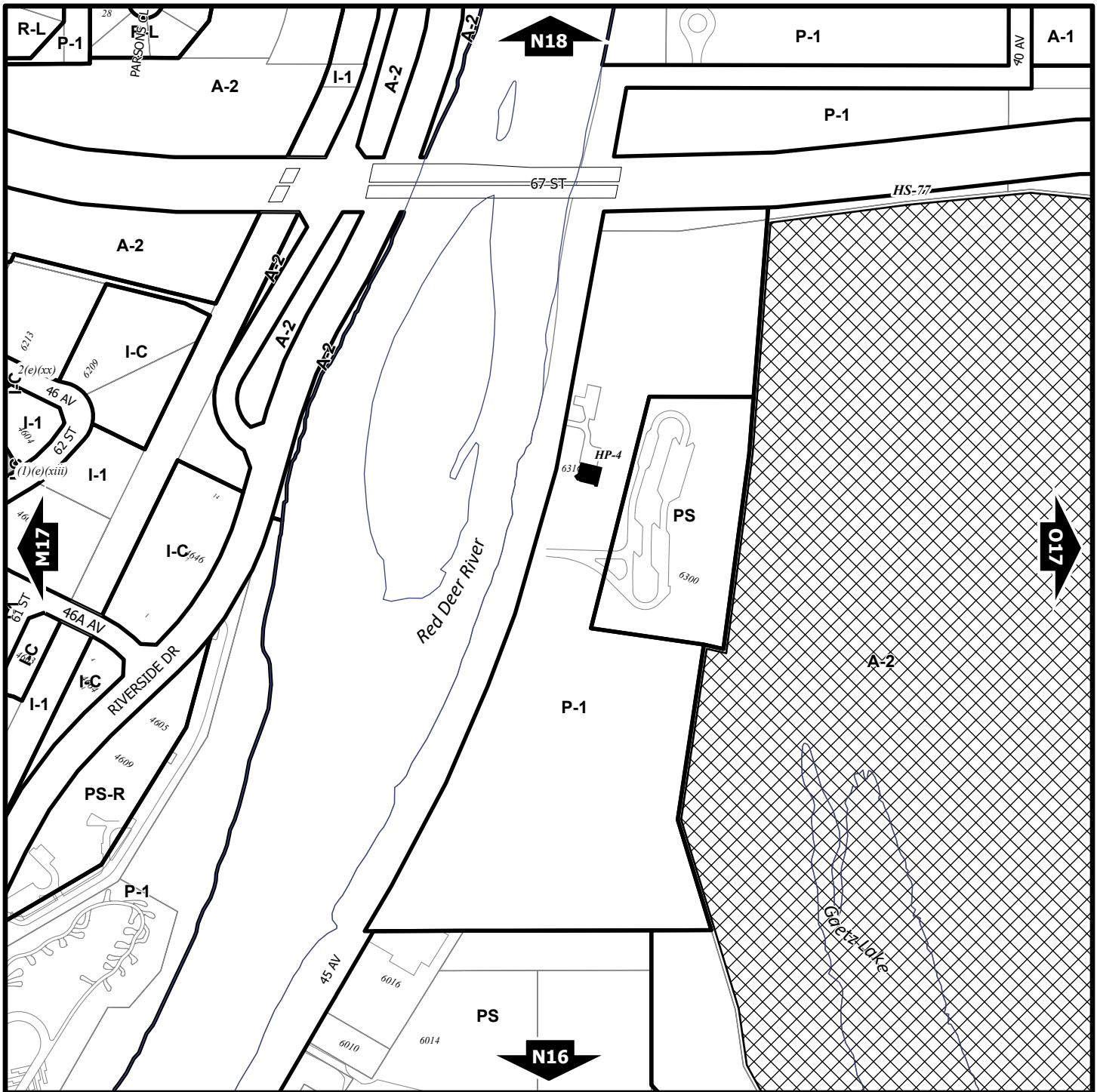
- | | |
|-----|---------------|
| 123 | Civic Address |
| --- | Proposed Lots |
| +++ | Railway |
| --- | City Boundary |

Printed on March 12, 2024

Land Use Constraints

N16

SE¼ Sec21 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

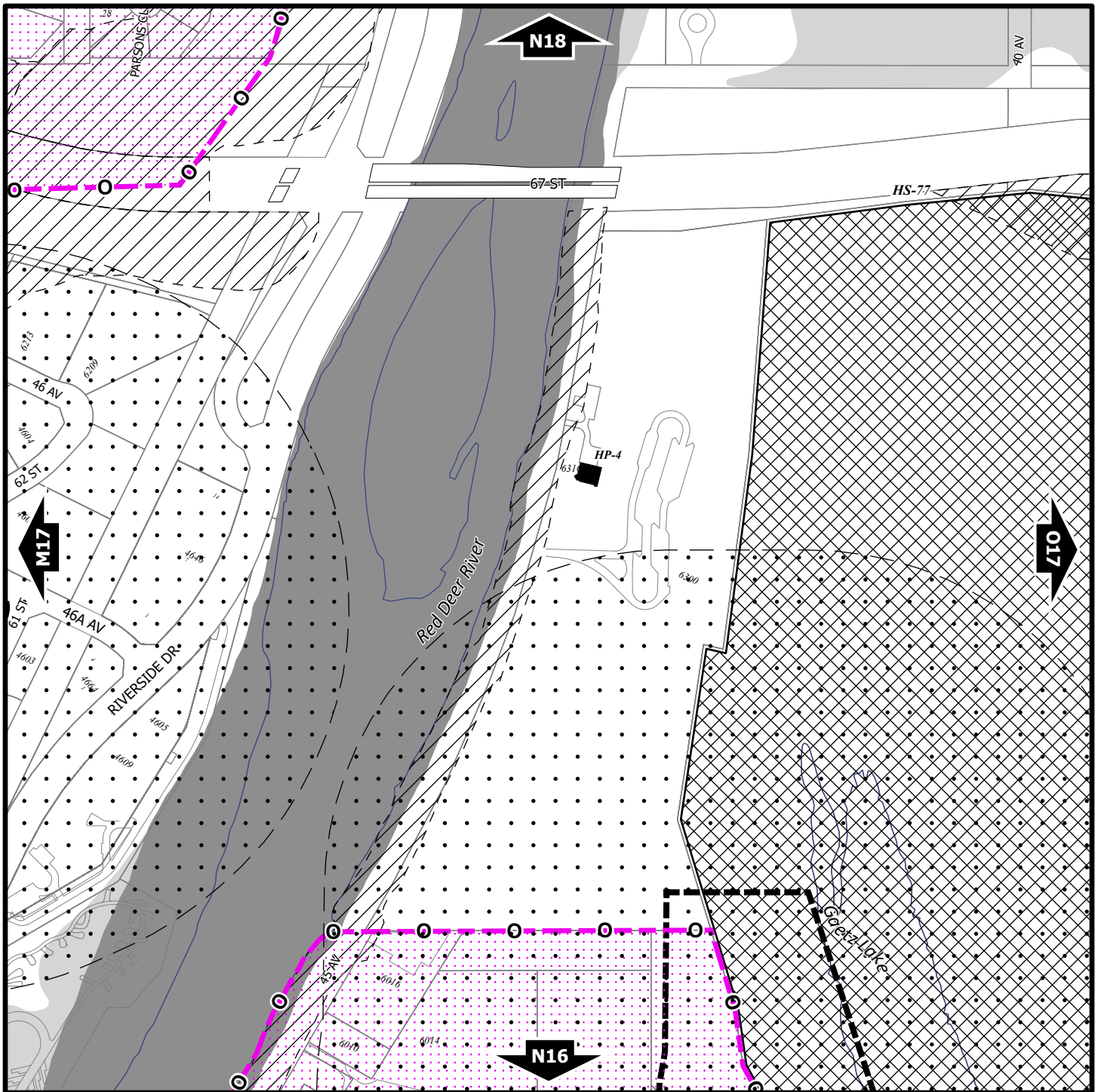
Printed on March 12, 2024

Land Use Zones

N17

NE 1/4 Sec 21 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

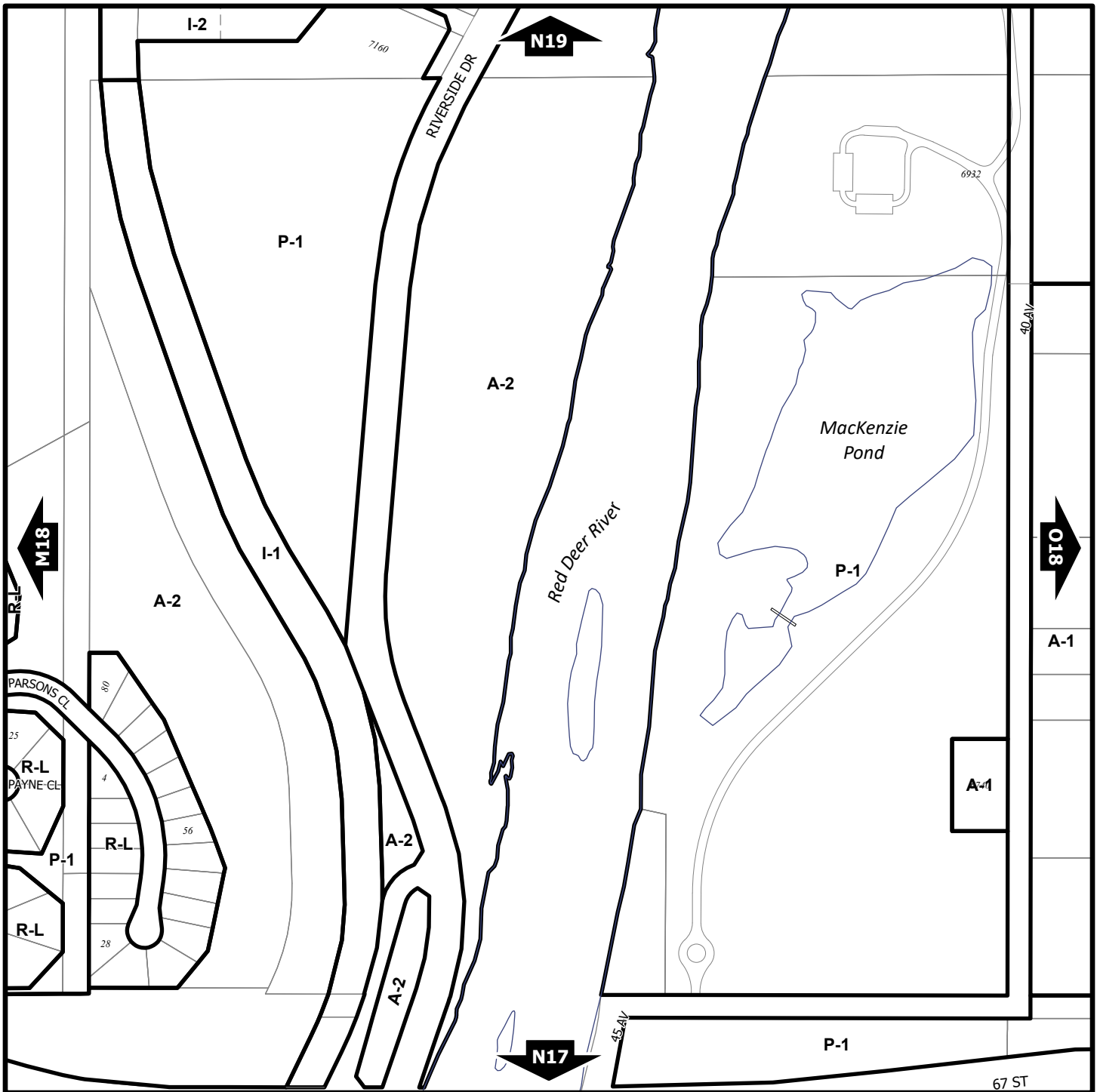
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

N17

NE¼ Sec21 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

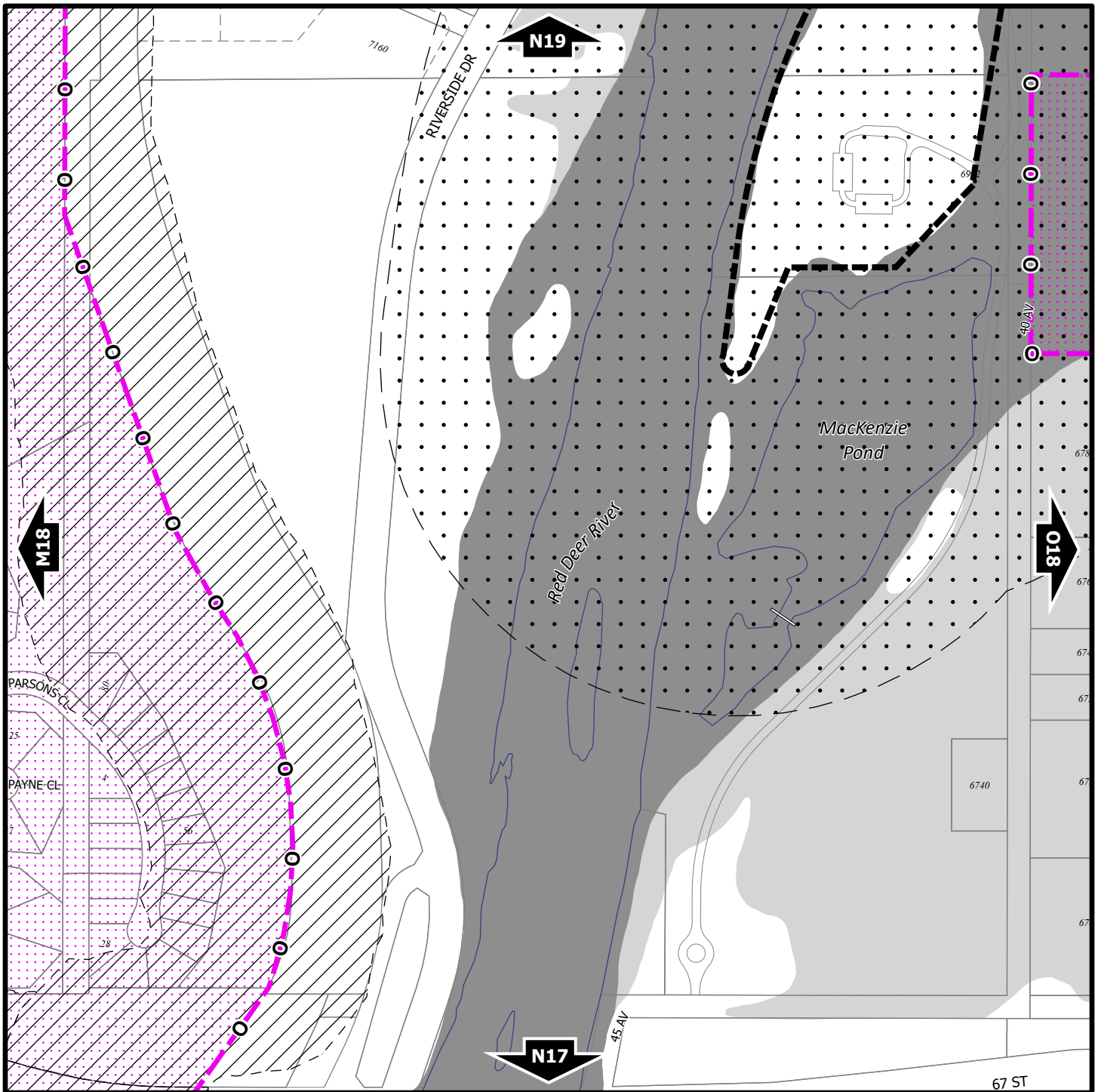
Printed on March 12, 2024

Land Use Zones

N18

SE¼ Sec28 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

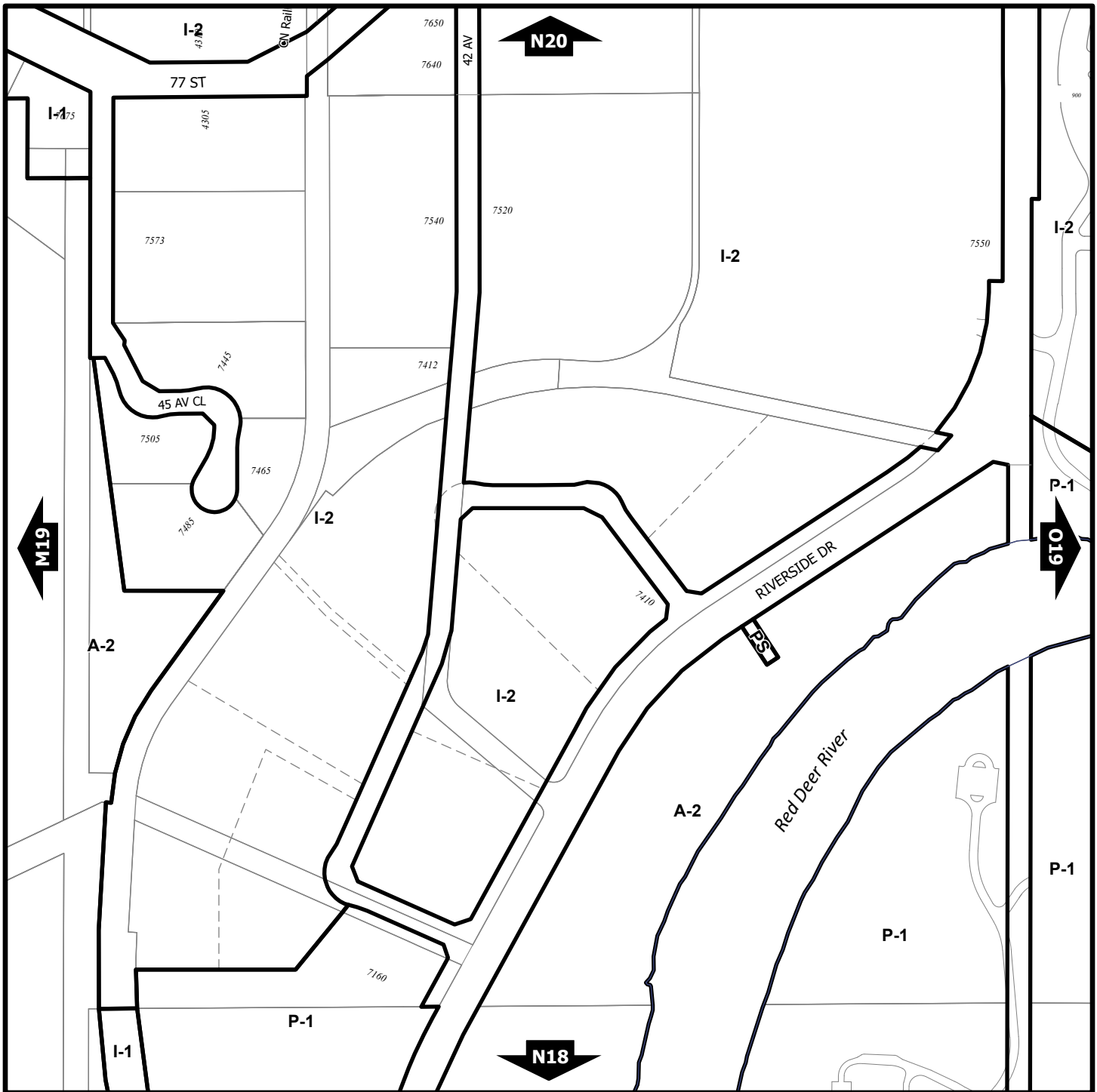
123	Civic Address
---	Proposed Lots
+++	Railway
---	City Boundary

Printed on March 12, 2024

Land Use Constraints

N18

SE¼ Sec28 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

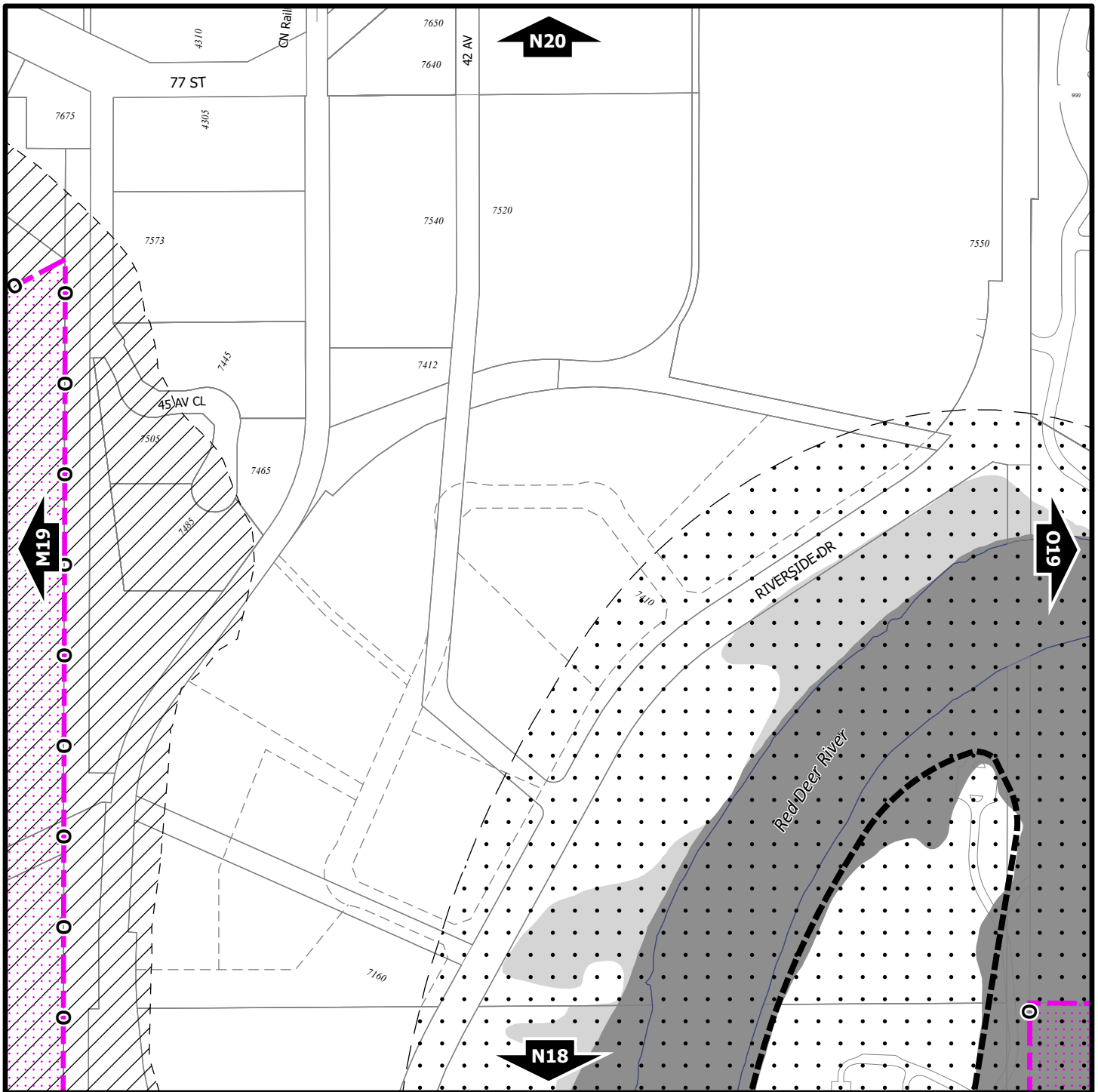
Printed on March 12, 2024

Land Use Zones

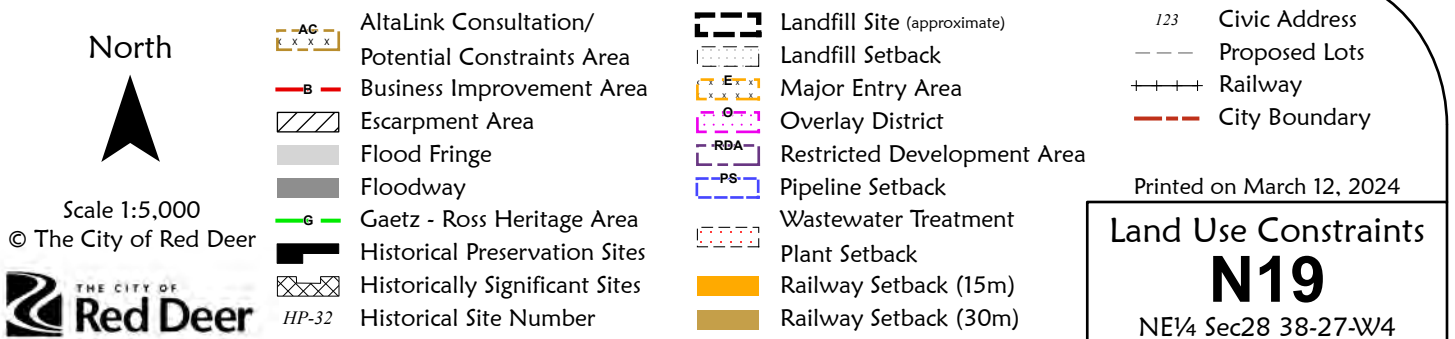
N19

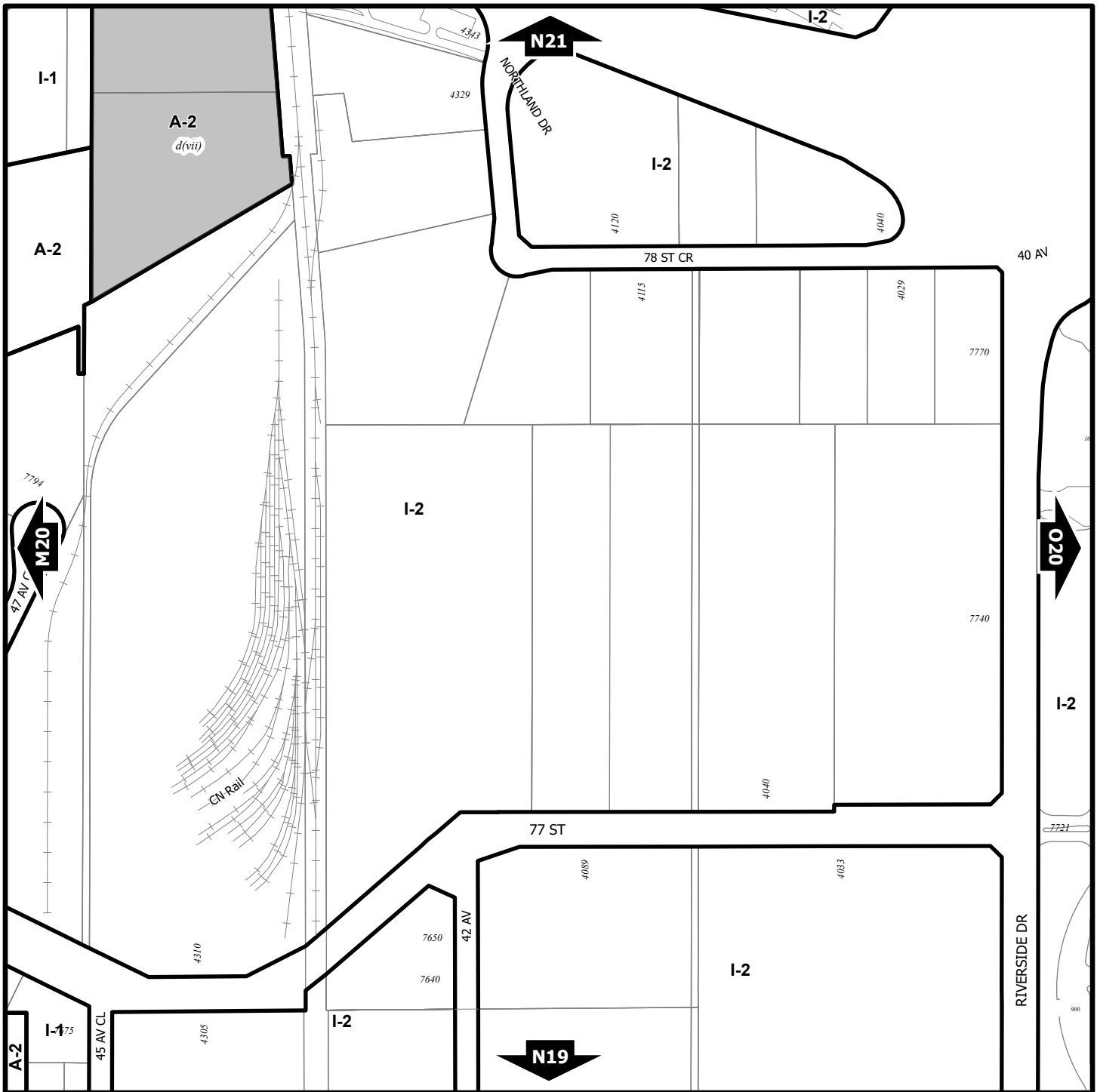
NE¼ Sec28 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024





Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

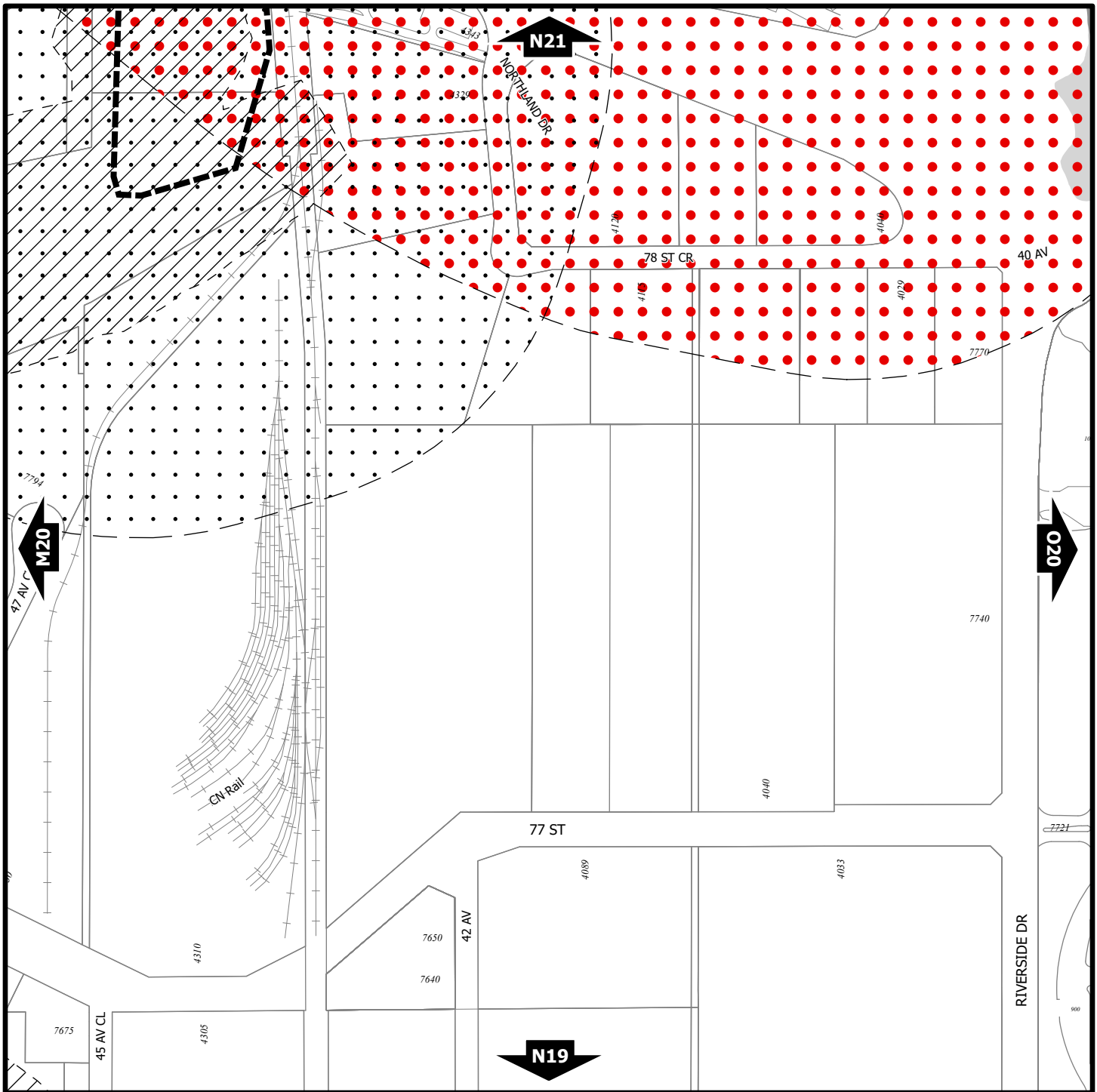
Printed on March 12, 2024

Land Use Zones

N20

SE¼ Sec33 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

N20

SE1/4 Sec33 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

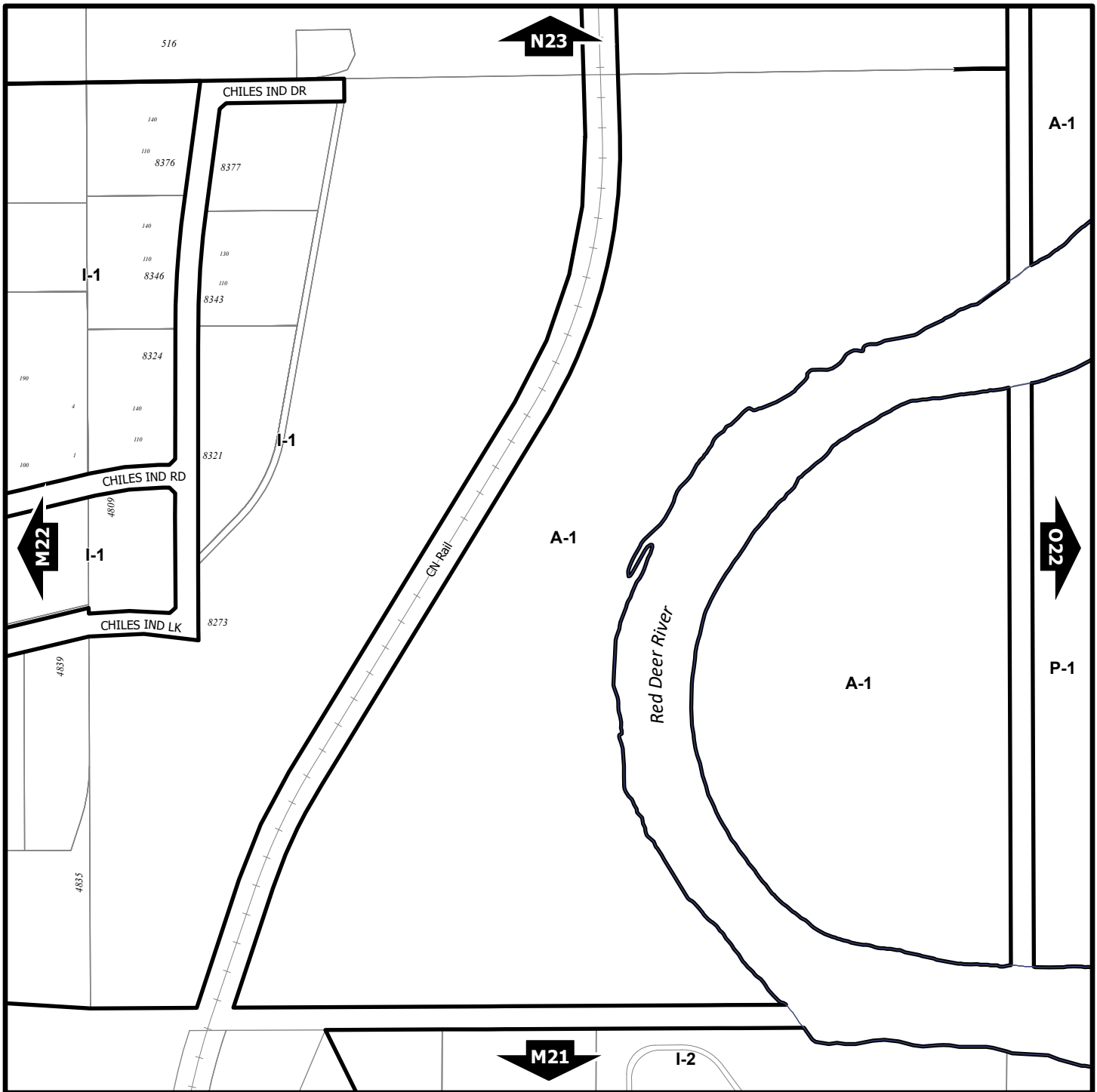
Printed on March 12, 2024

Land Use Zones

N21

NE¼ Sec33 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- • • Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

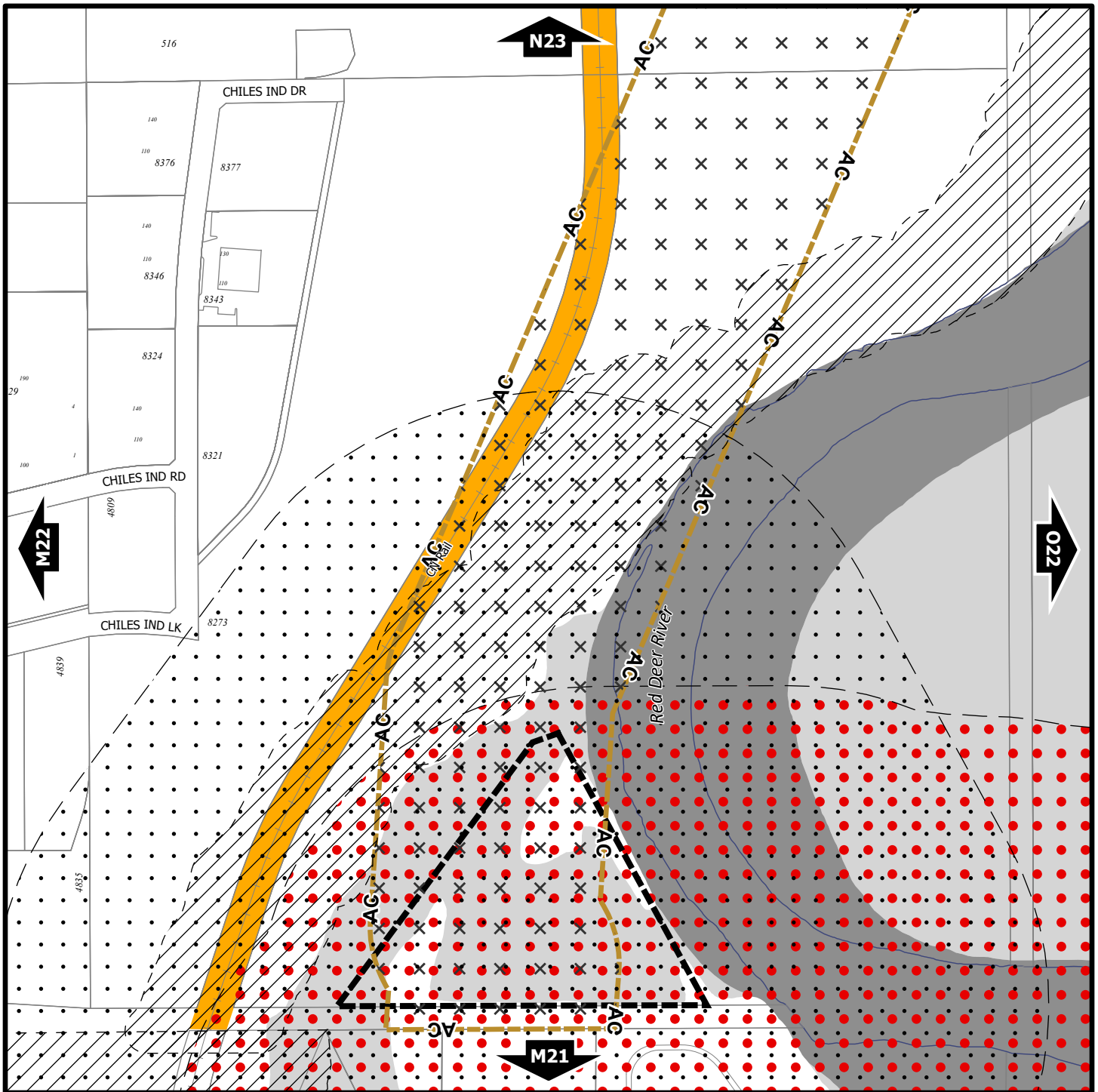
Printed on March 12, 2024

Land Use Zones

N22

SE¼ Sec3 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



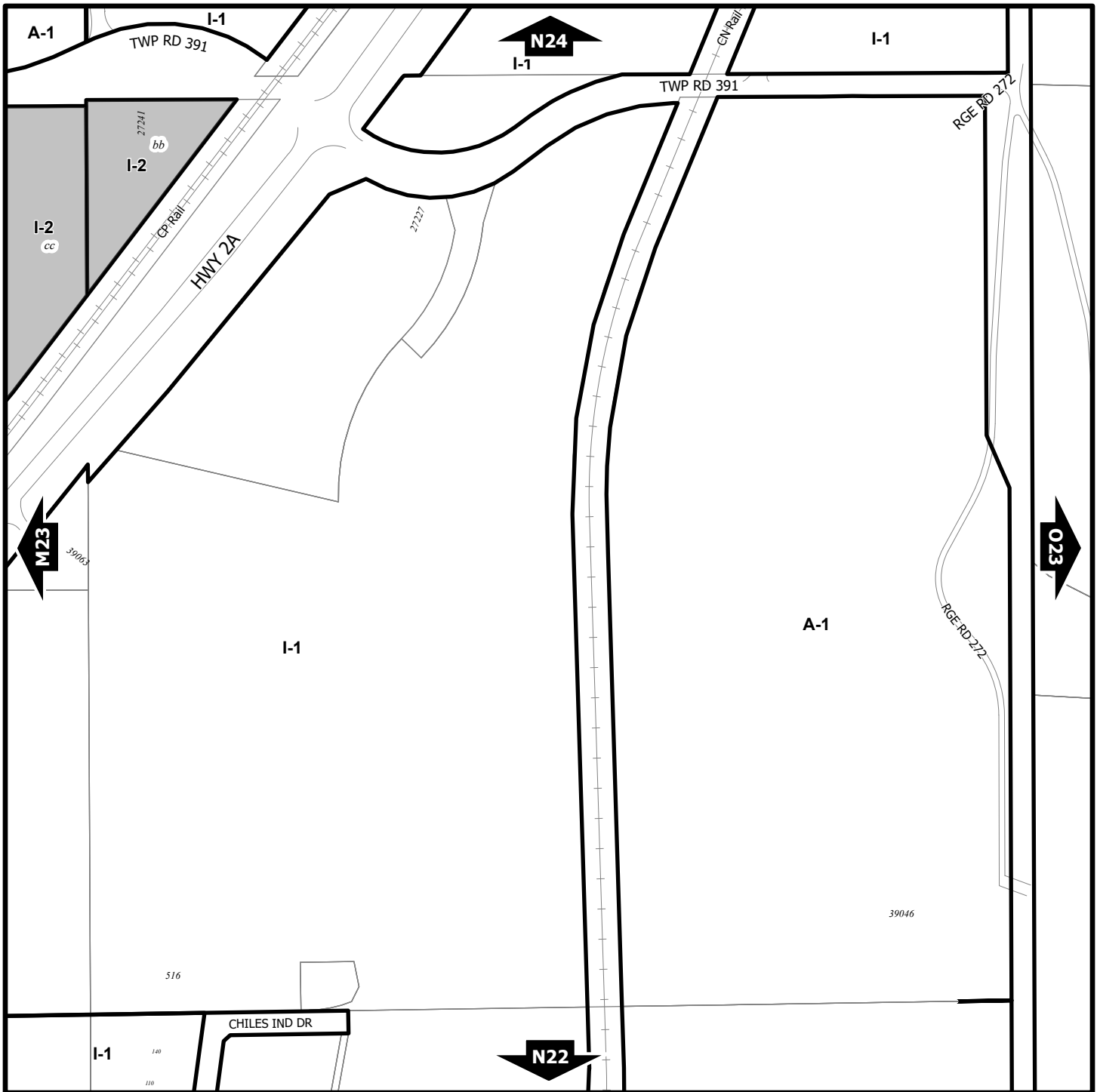
- | | | | |
|--------------------------------|--|---------------------------------------|-------------------|
| AC | AltaLink Consultation/
Potential Constraints Area | Landfill Site (approximate) | 123 Civic Address |
| B | Business Improvement Area | Landfill Setback | Proposed Lots |
| Escarpment Area | | Major Entry Area | Railway |
| Flood Fringe | | Overlay District | City Boundary |
| Floodway | | Restricted Development Area | |
| Gaetz - Ross Heritage Area | | Pipeline Setback | |
| Historical Preservation Sites | | Wastewater Treatment
Plant Setback | |
| Historically Significant Sites | | Railway Setback (15m) | |
| HP-32 | Historical Site Number | Railway Setback (30m) | |

Printed on March 12, 2024

Land Use Constraints

N22

SE¼ Sec3 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

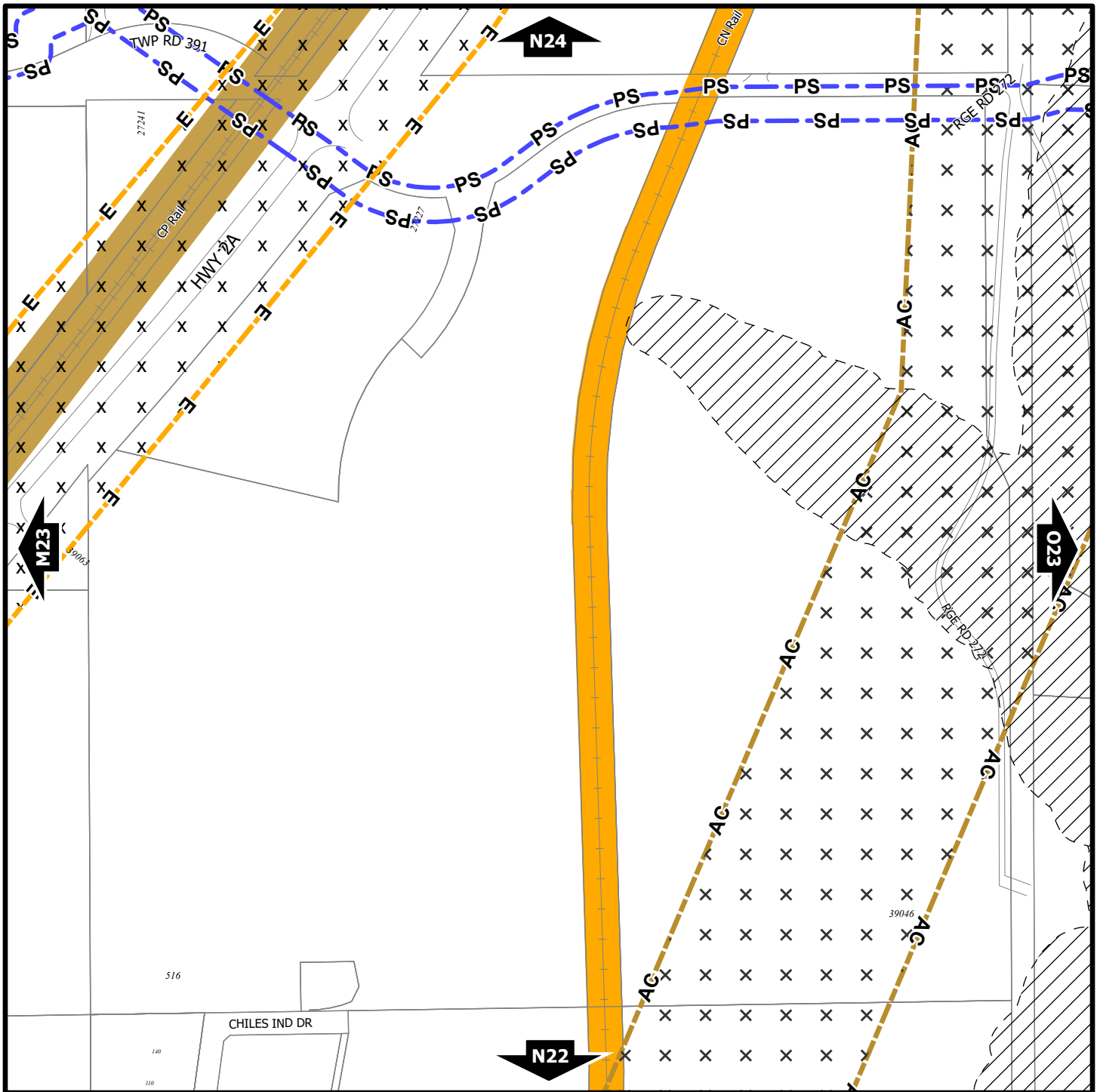
Printed on March 12, 2024

Land Use Zones

N23

NE¼ Sec3 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

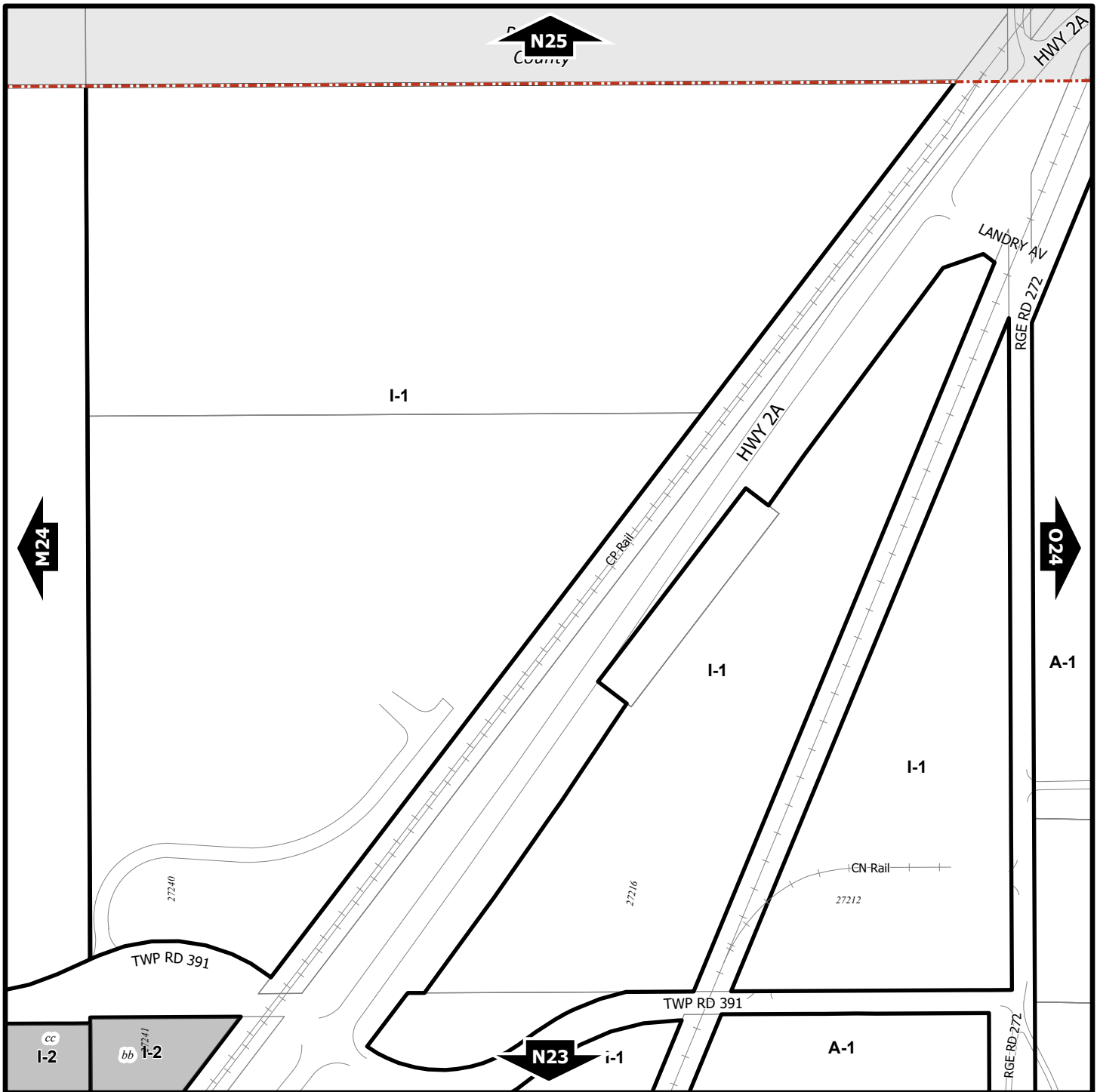
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarment Area		Major Entry Area	Railway
Flood Fringe		Overlay District	City Boundary
Floodway		Restricted Development Area	
Gaetz - Ross Heritage Area		Pipeline Setback	
Historical Preservation Sites		Wastewater Treatment Plant Setback	
Historically Significant Sites		Railway Setback (15m)	
HP-32	Historical Site Number	Railway Setback (30m)	

Printed on March 12, 2024

Land Use Constraints

N23

NE 1/4 Sec3 39-27-W/4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

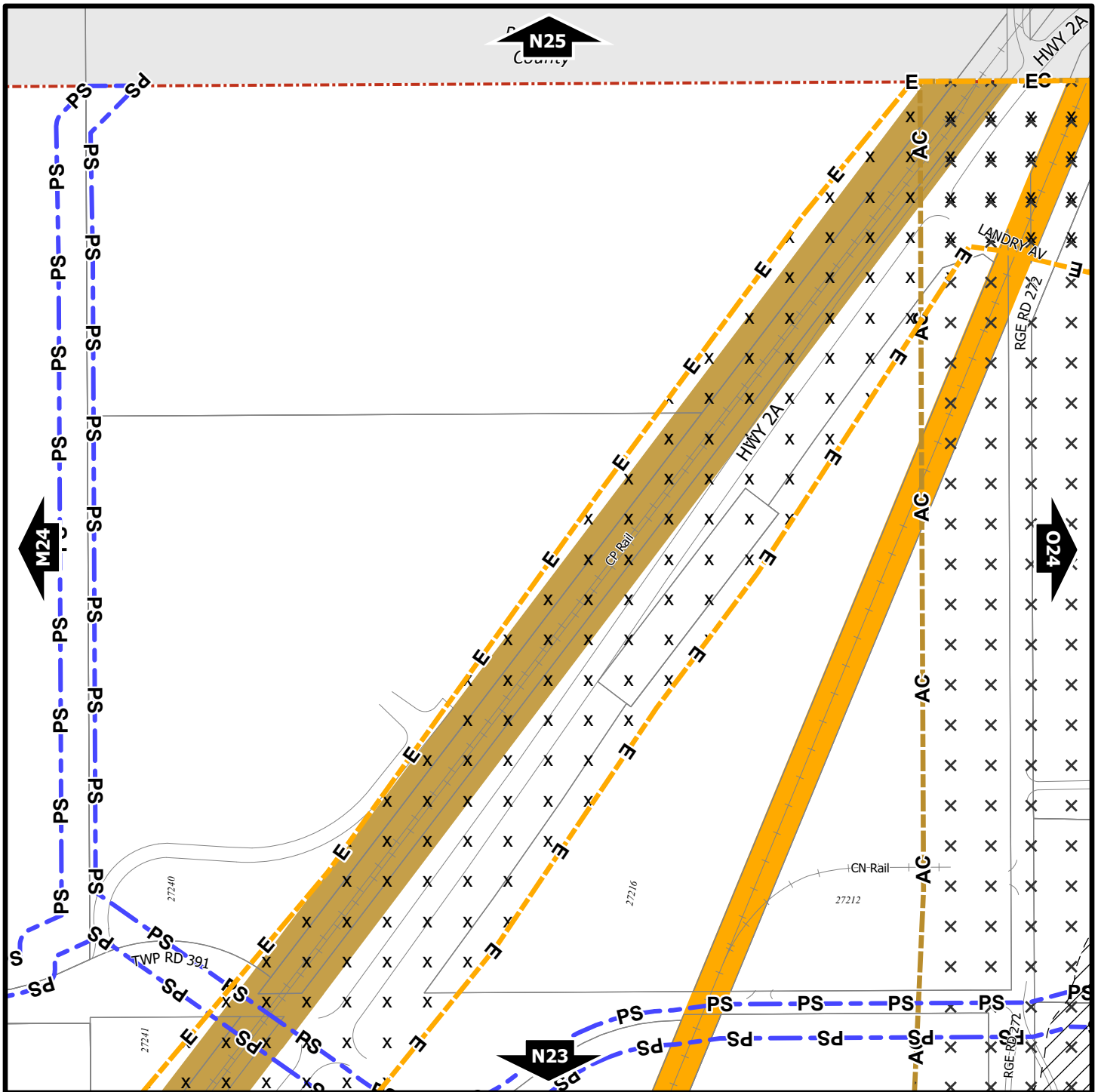
Printed on March 12, 2024

Land Use Zones

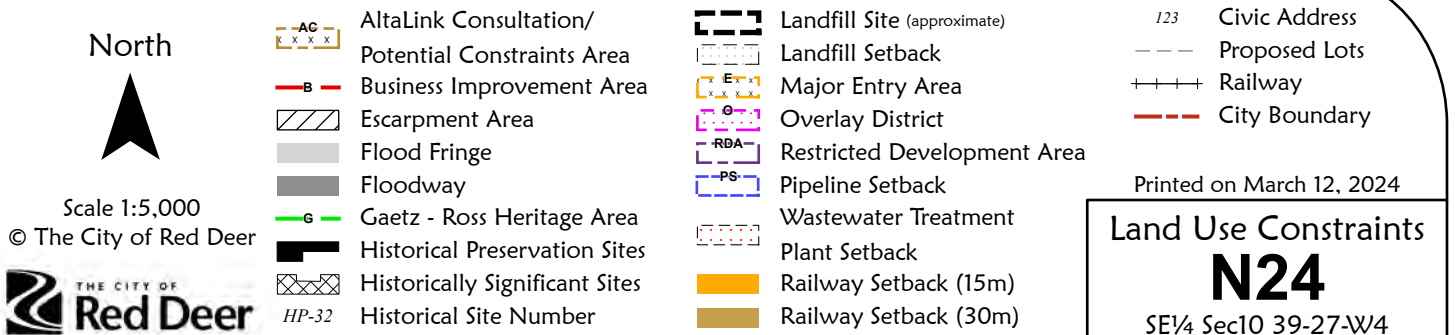
N24

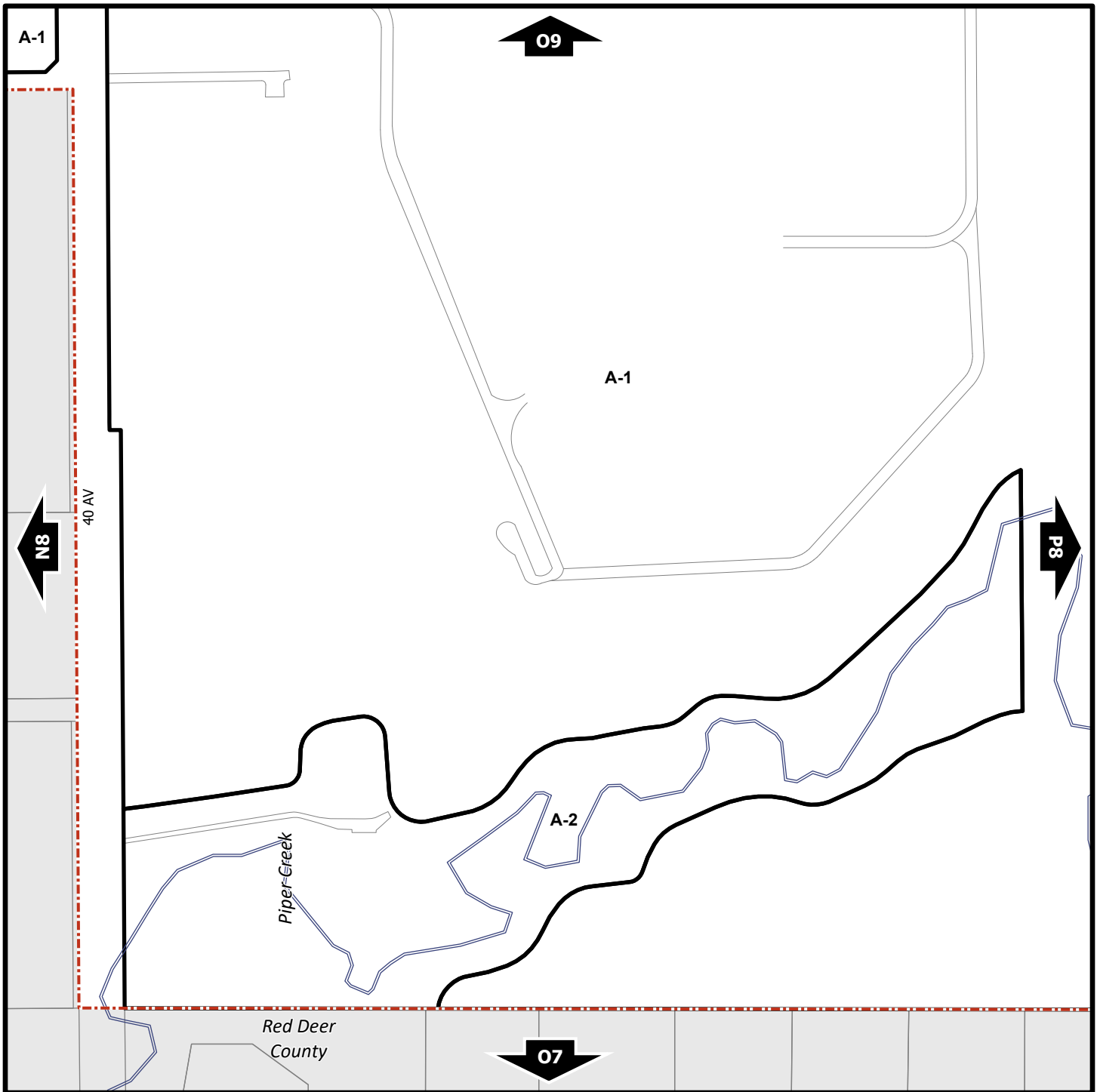
SE¼ Sec10 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024





Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

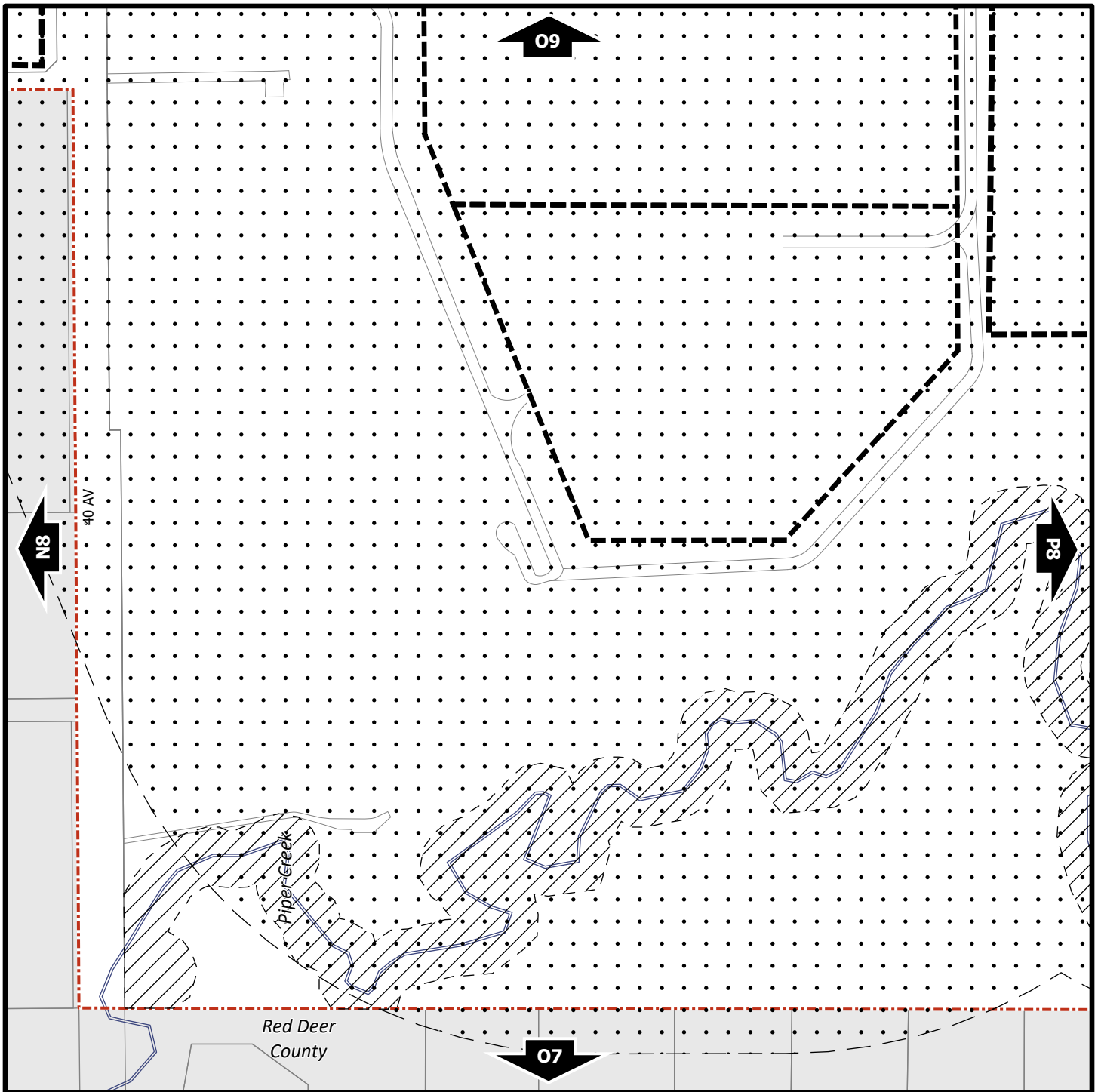
Printed on March 12, 2024

Land Use Zones

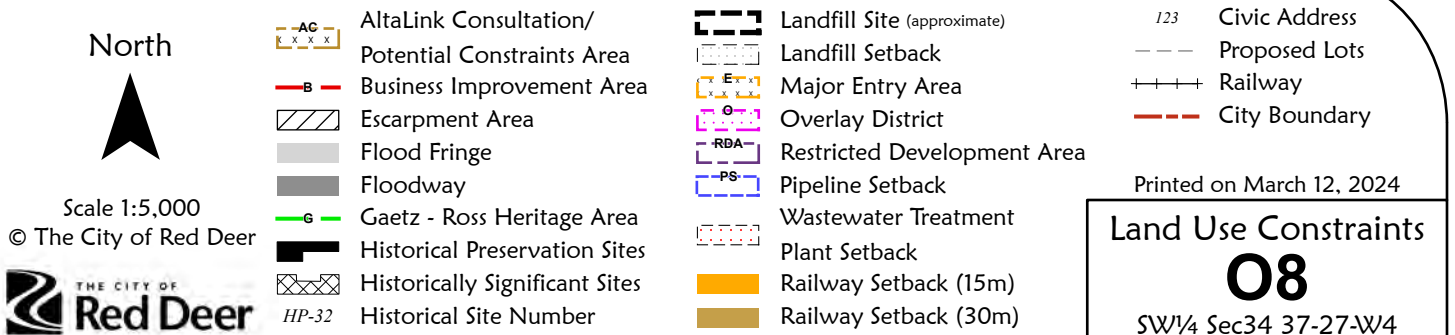
08

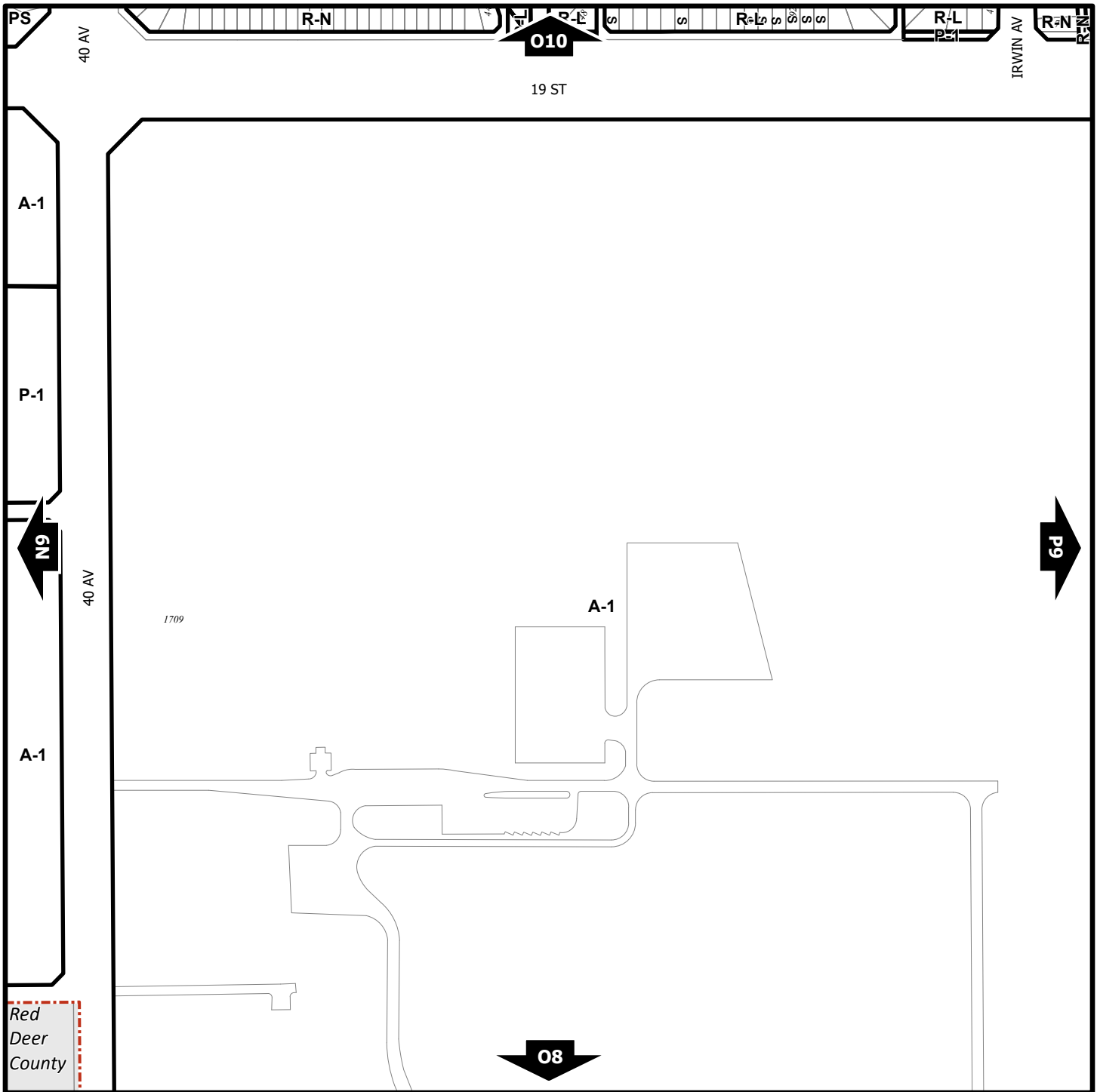
SW¼ Sec34 37-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024





Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

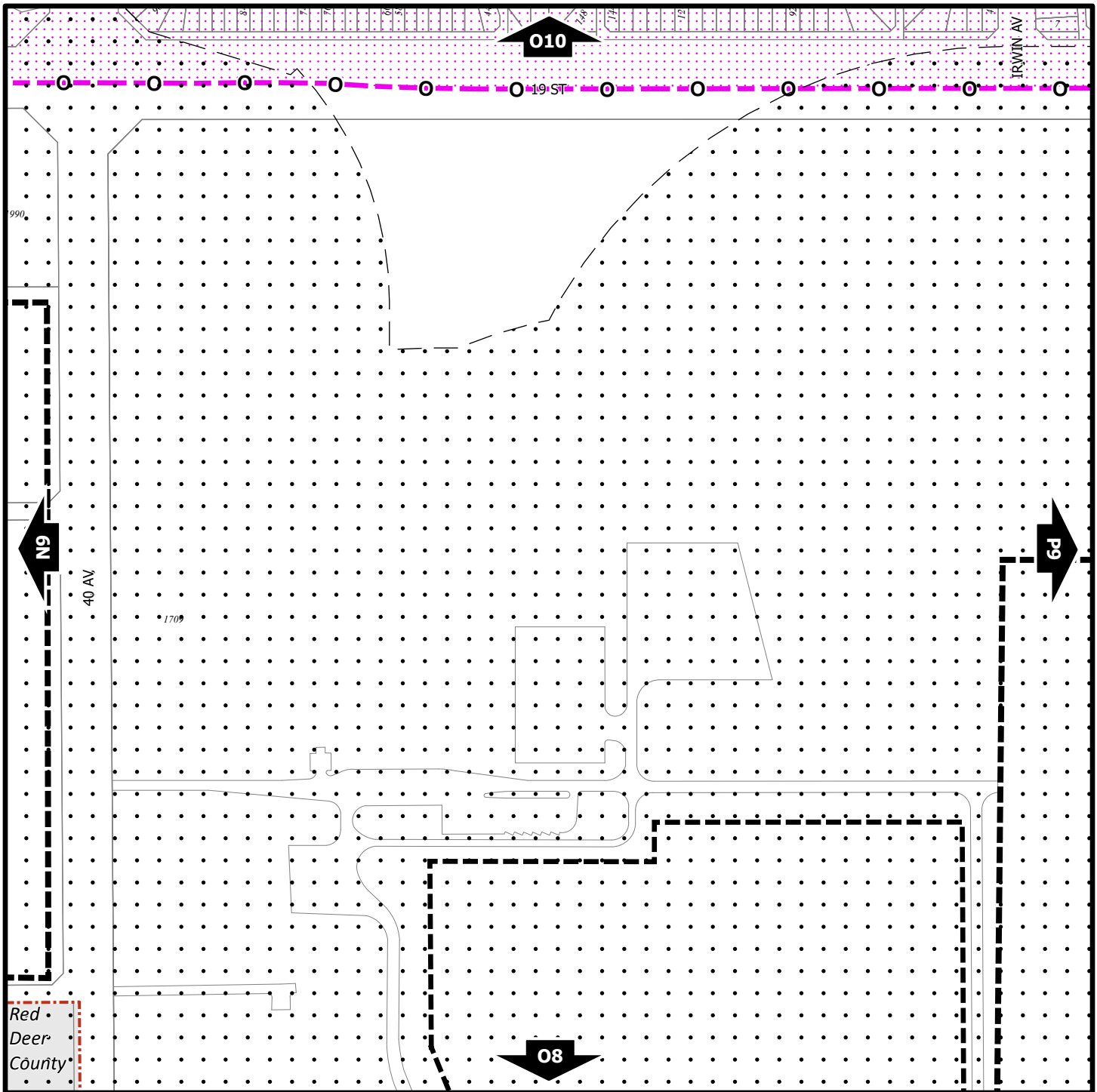
Printed on March 12, 2024

Land Use Zones

09

NW¼ Sec34 37-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

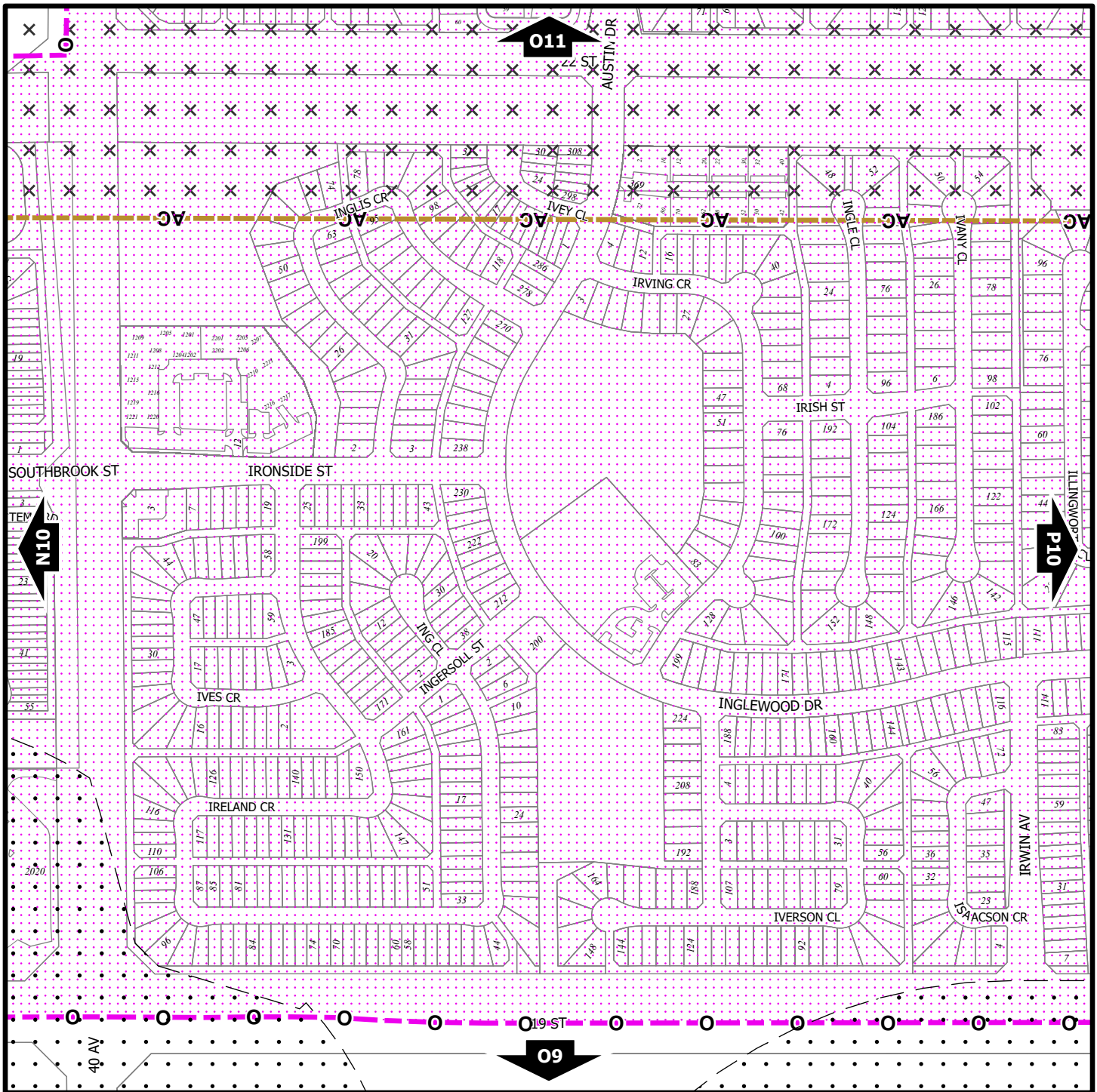
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

09

NW¼ Sec34 37-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- G Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

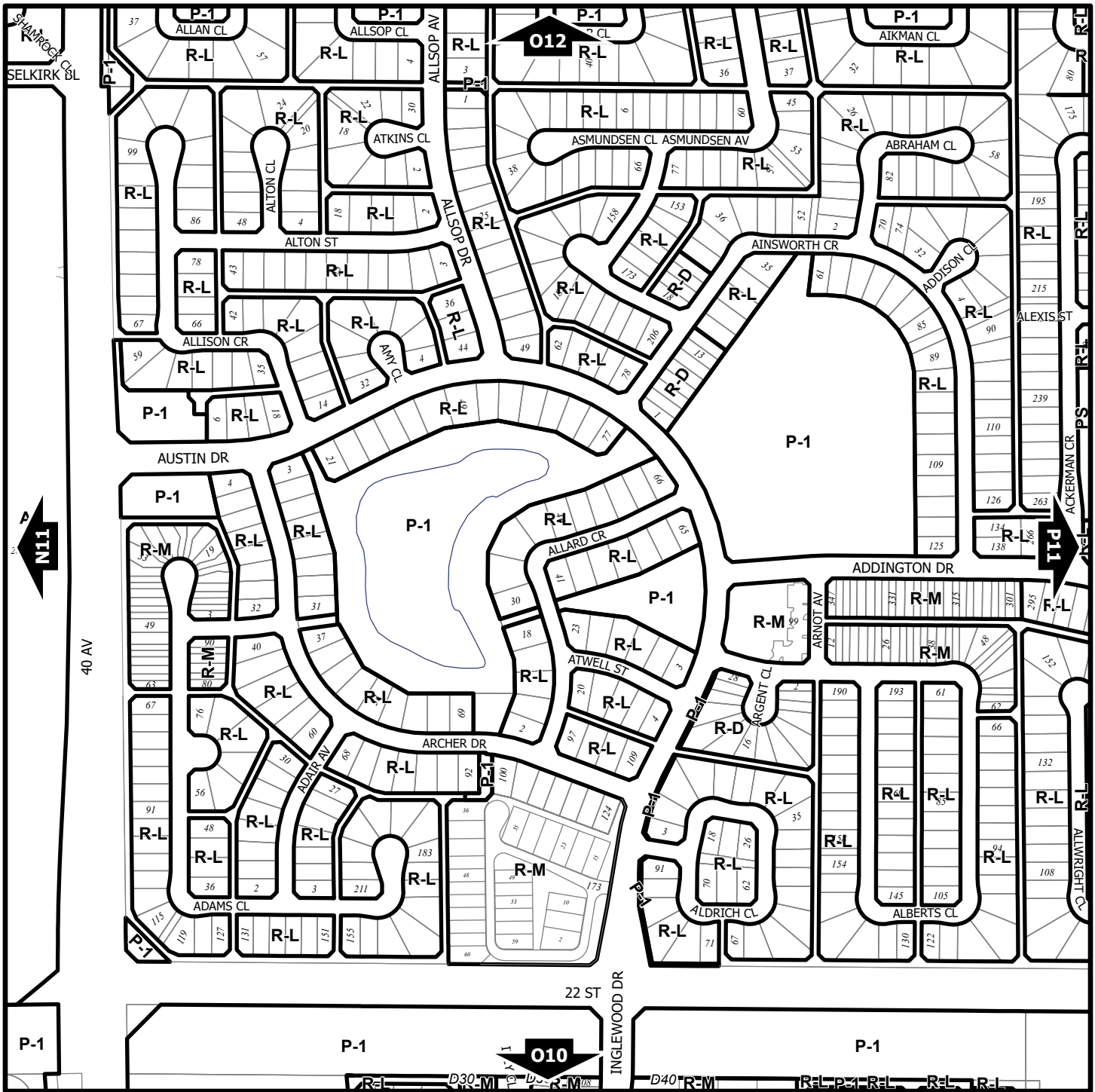
- 123 Civic Address
- Proposed Lots
- +++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

O10

SW¼ Sec3 38-27-W¼



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

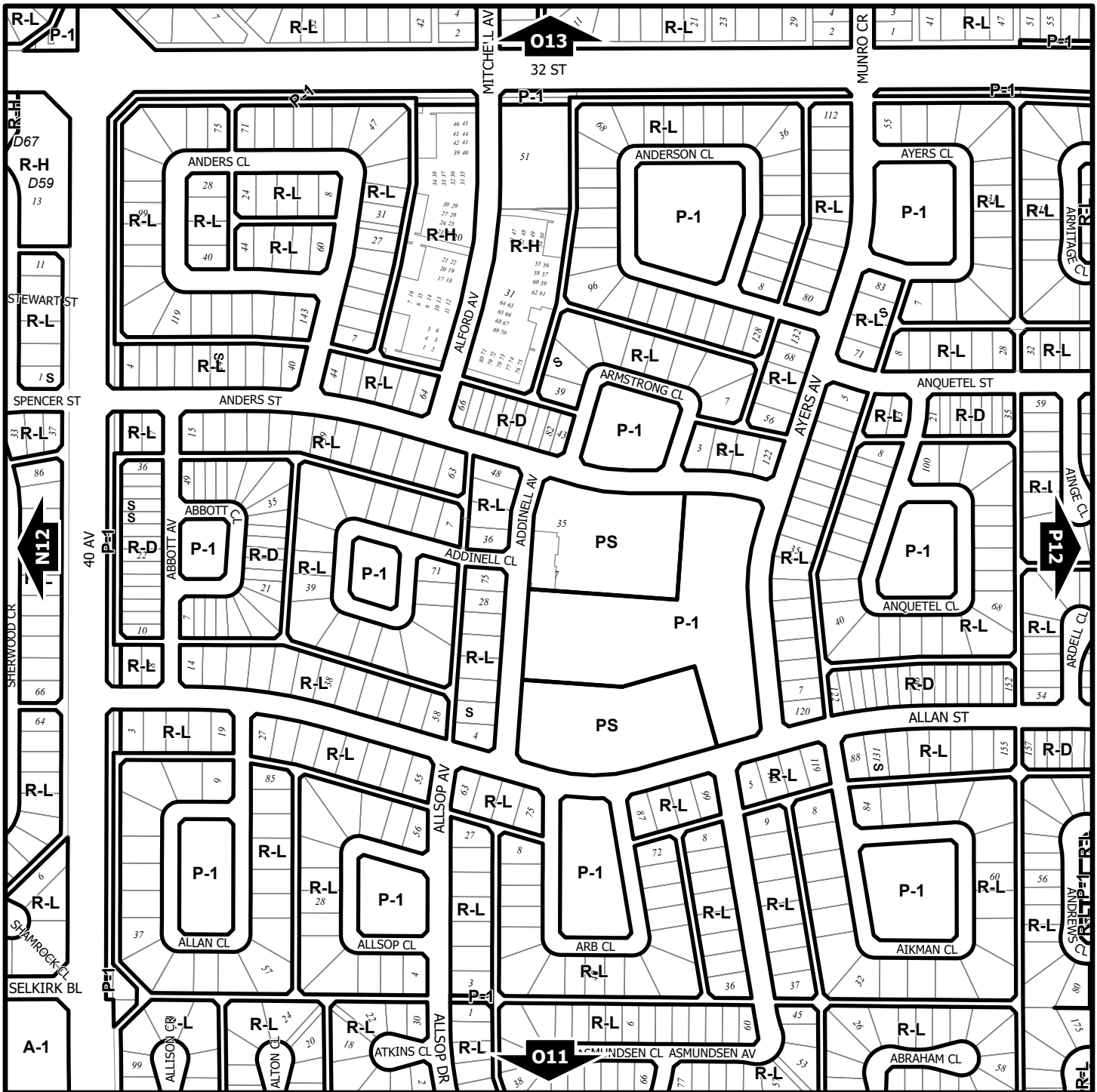
Printed on March 12, 2024

Land Use Zones

O11

NW¼ Sec3 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- Land Use Zone
- Exception to Zone
- Exception Number
- Exempted from Zone
- Exempted Number
- Height Overlay Zone
- Density Overlay Zone
- Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

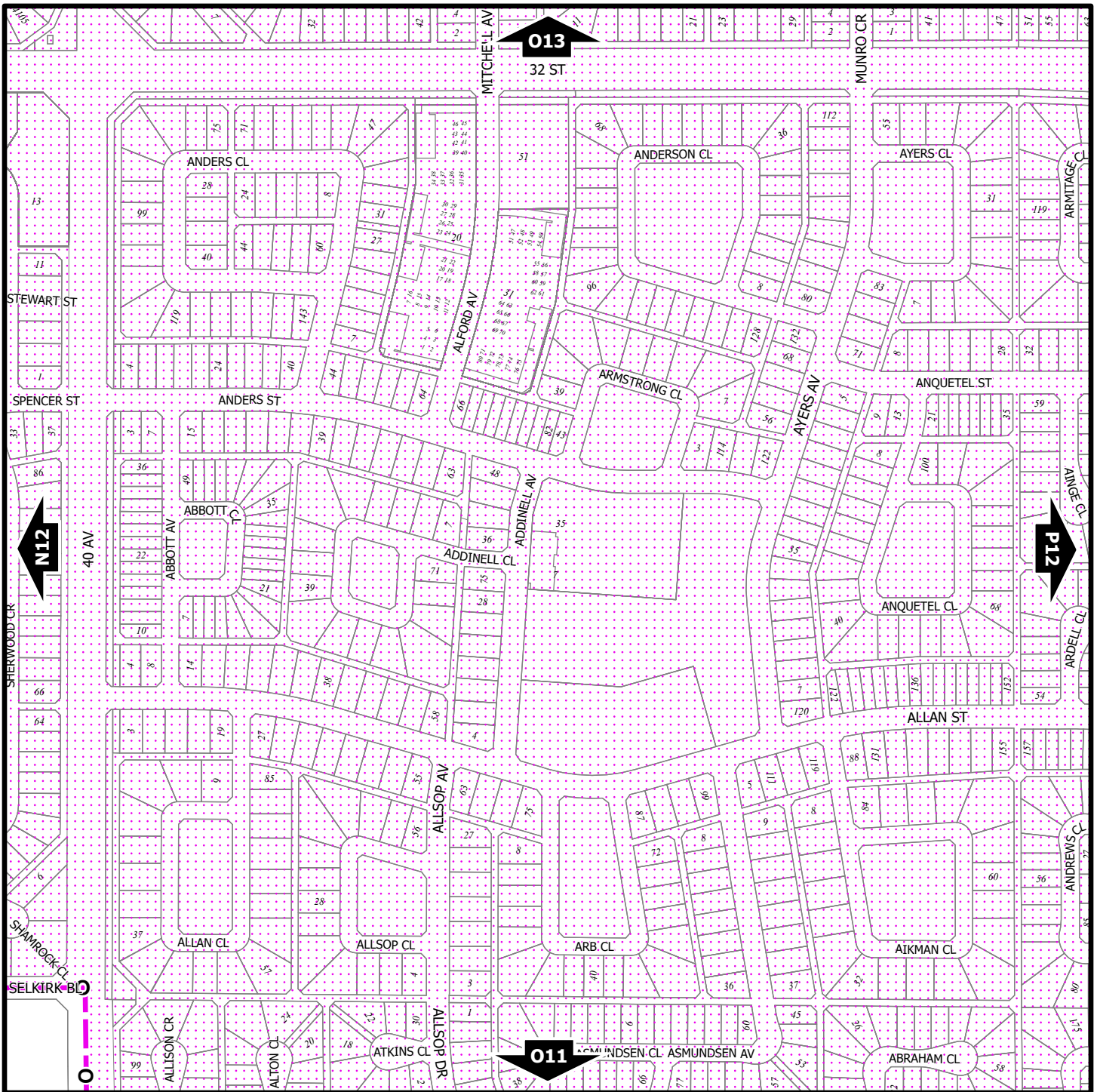
Printed on March 12, 2024

Land Use Zones

O12

SW¼ Sec10 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
- B Potential Constraints Area
- B Business Improvement Area
- E Escarpment Area
- F Flood Fringe
- F Floodway
- G Gaetz - Ross Heritage Area
- H Historical Preservation Sites
- H Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
- Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

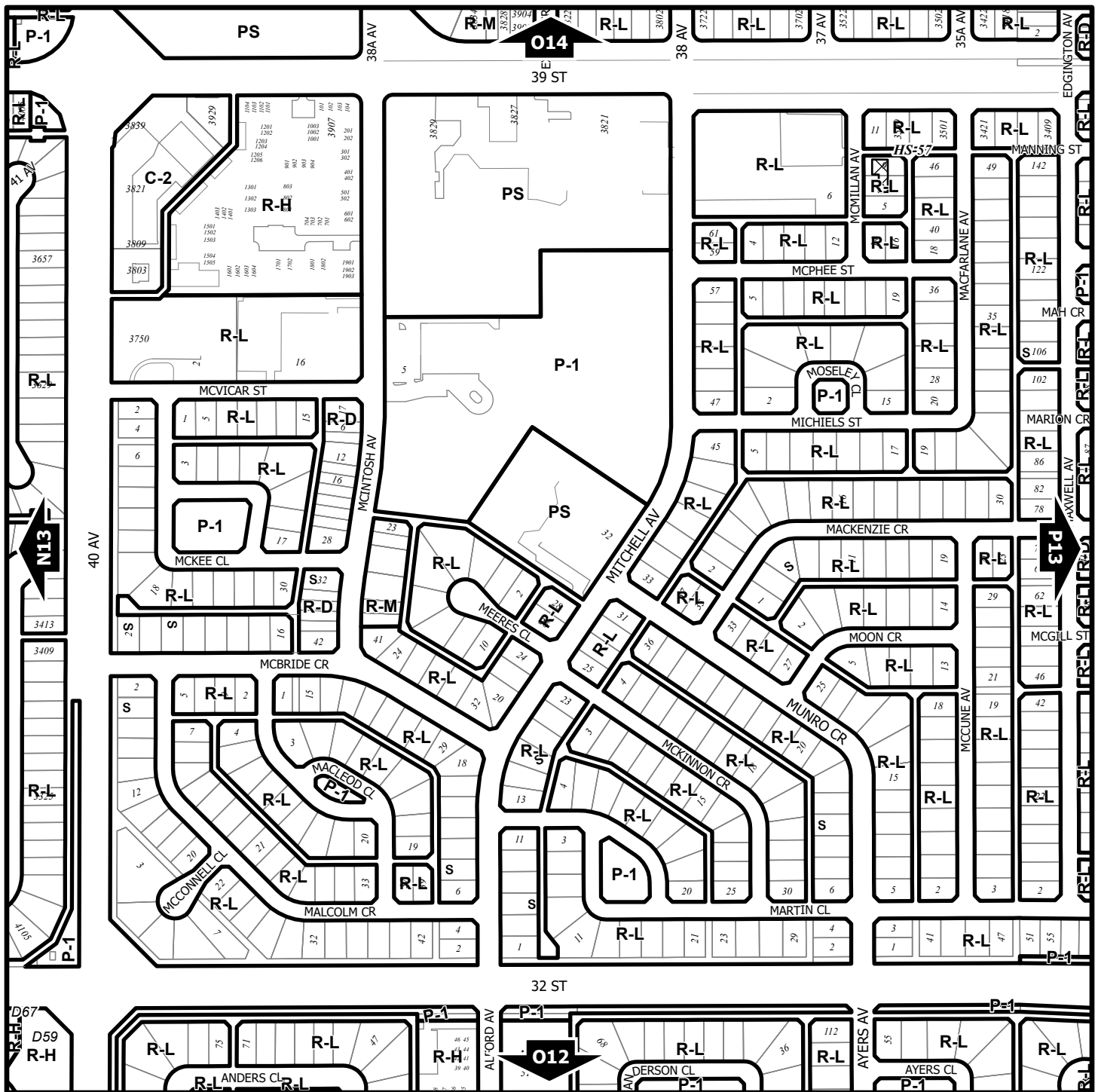
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

O12

SW¼ Sec10 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

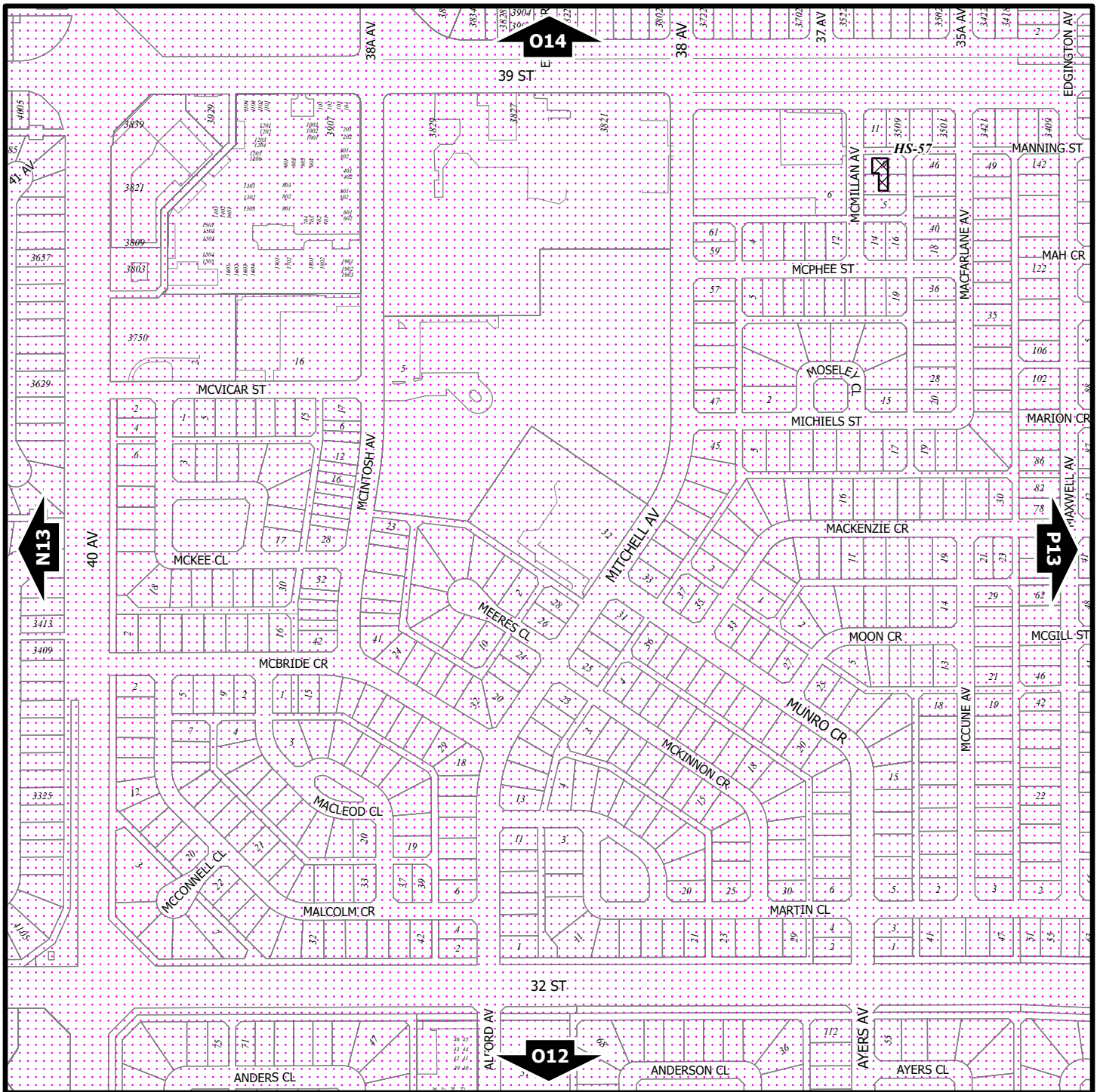
Printed on March 12, 2024

Land Use Zones

O13

NW¼ Sec10 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
- B Potential Constraints Area
- B Business Improvement Area
- Escarpment Area Escarpment Area
- Flood Fringe Flood Fringe
- Floodway Floodway
- G Gaetz - Ross Heritage Area
- Historical Preservation Sites Historical Preservation Sites
- Historically Significant Sites Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate) Landfill Site (approximate)
- Landfill Setback Landfill Setback
- Major Entry Area Major Entry Area
- Overlay District Overlay District
- Restricted Development Area Restricted Development Area
- Pipeline Setback Pipeline Setback
- Wastewater Treatment Plant Setback Wastewater Treatment Plant Setback
- Railway Setback (15m) Railway Setback (15m)
- Railway Setback (30m) Railway Setback (30m)

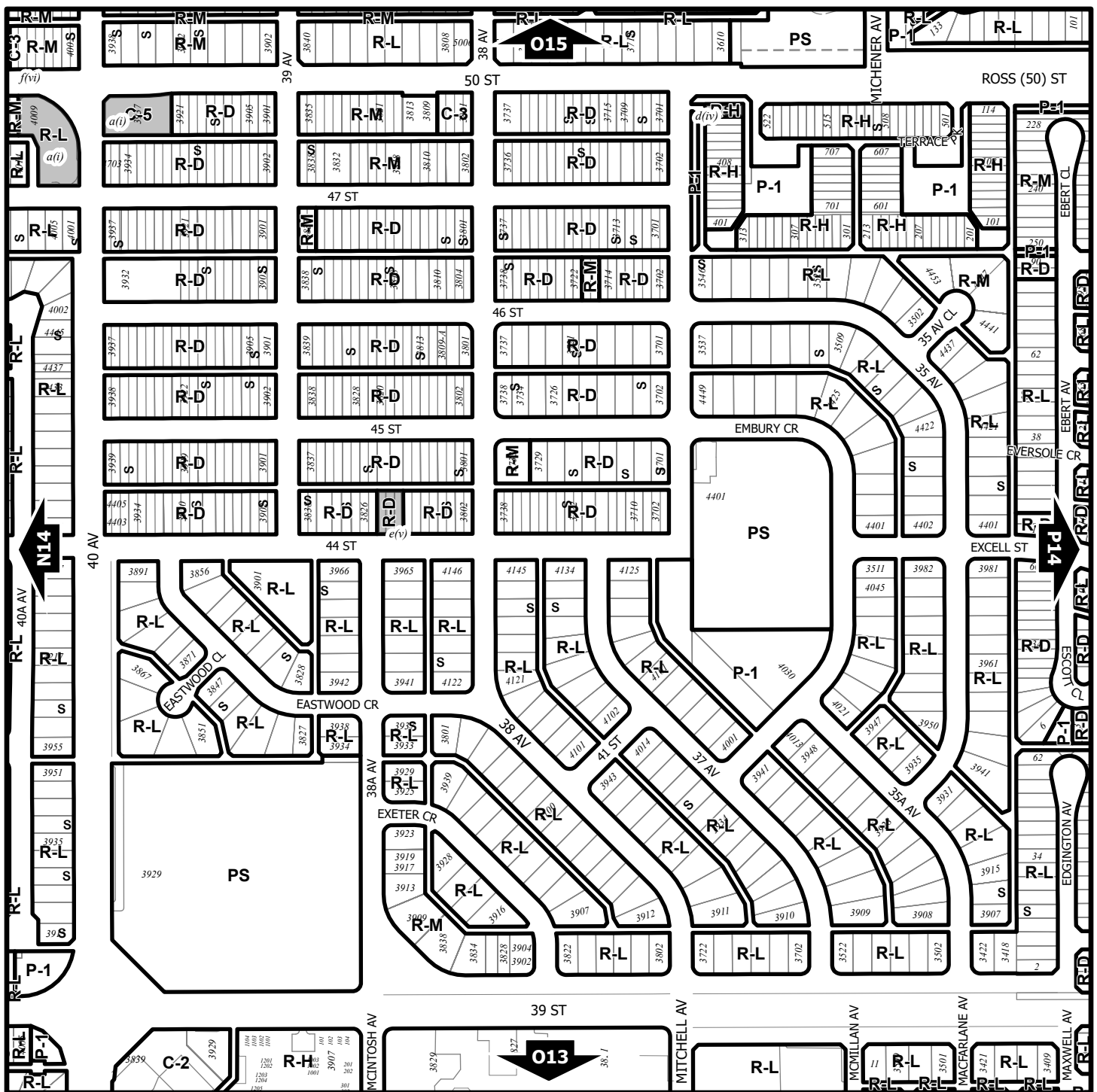
- 123 Civic Address
- Proposed Lots Proposed Lots
- Railway Railway
- City Boundary City Boundary

Printed on March 12, 2024

Land Use Constraints

O13

NW¼ Sec10 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L Land Use Zone
- Exception to Zone
- e(ii) Exception Number
- Exempted from Zone
- 2a Exempted Number
- V18 Height Overlay Zone
- D95 Density Overlay Zone
- S Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number
- City Boundary
- 123 Civic Address
- Railway
- Proposed Lots

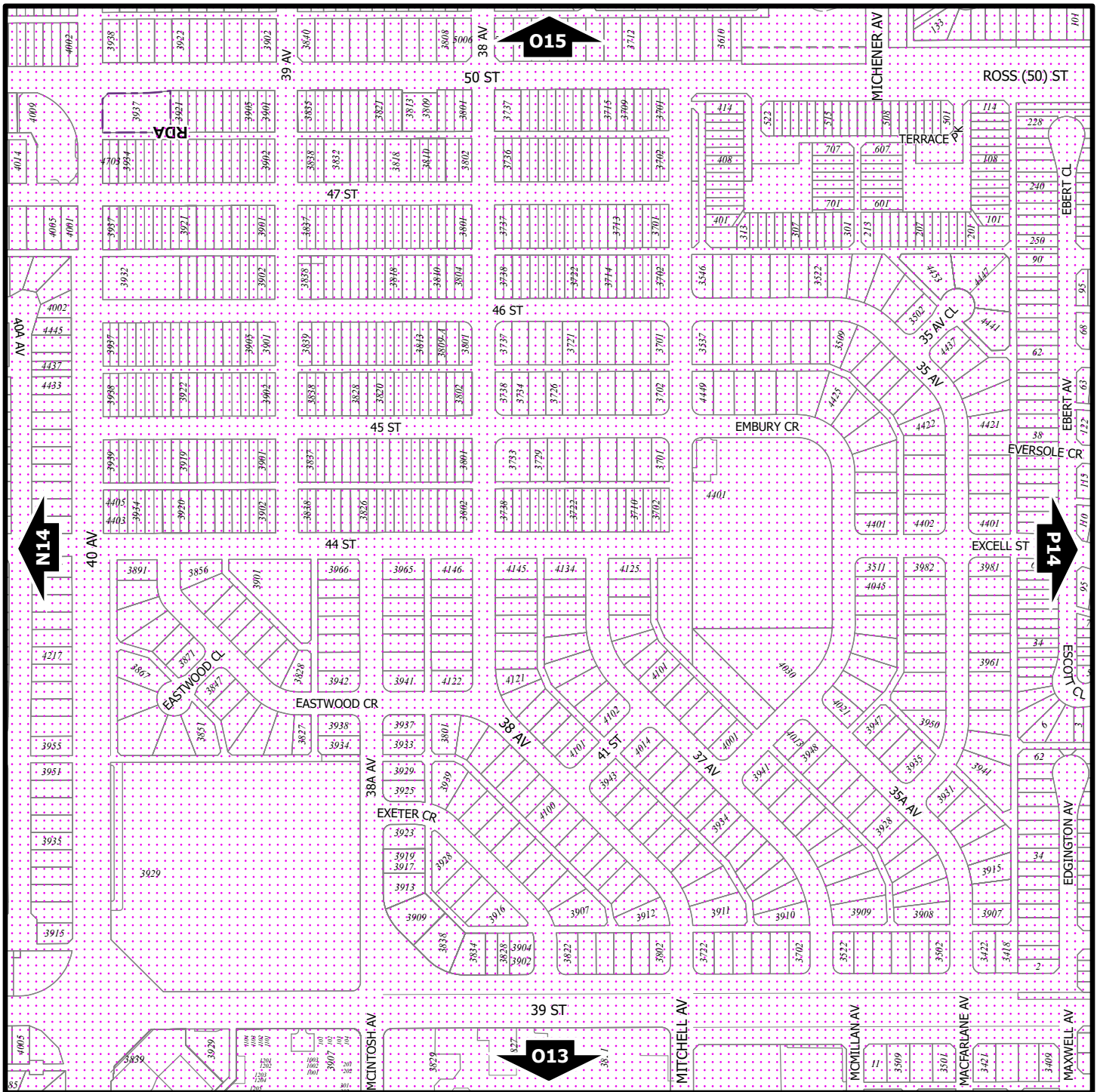
Printed on March 13, 2024

Land Use Zones

O14

SW¼ Sec15 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

THE CITY OF Red Deer

- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- E Escarpment Area
- F Flood Fringe
- F Floodway
- G Gaetz - Ross Heritage Area
- H Historical Preservation Sites
- H Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- RDA Restricted Development Area
- PS Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

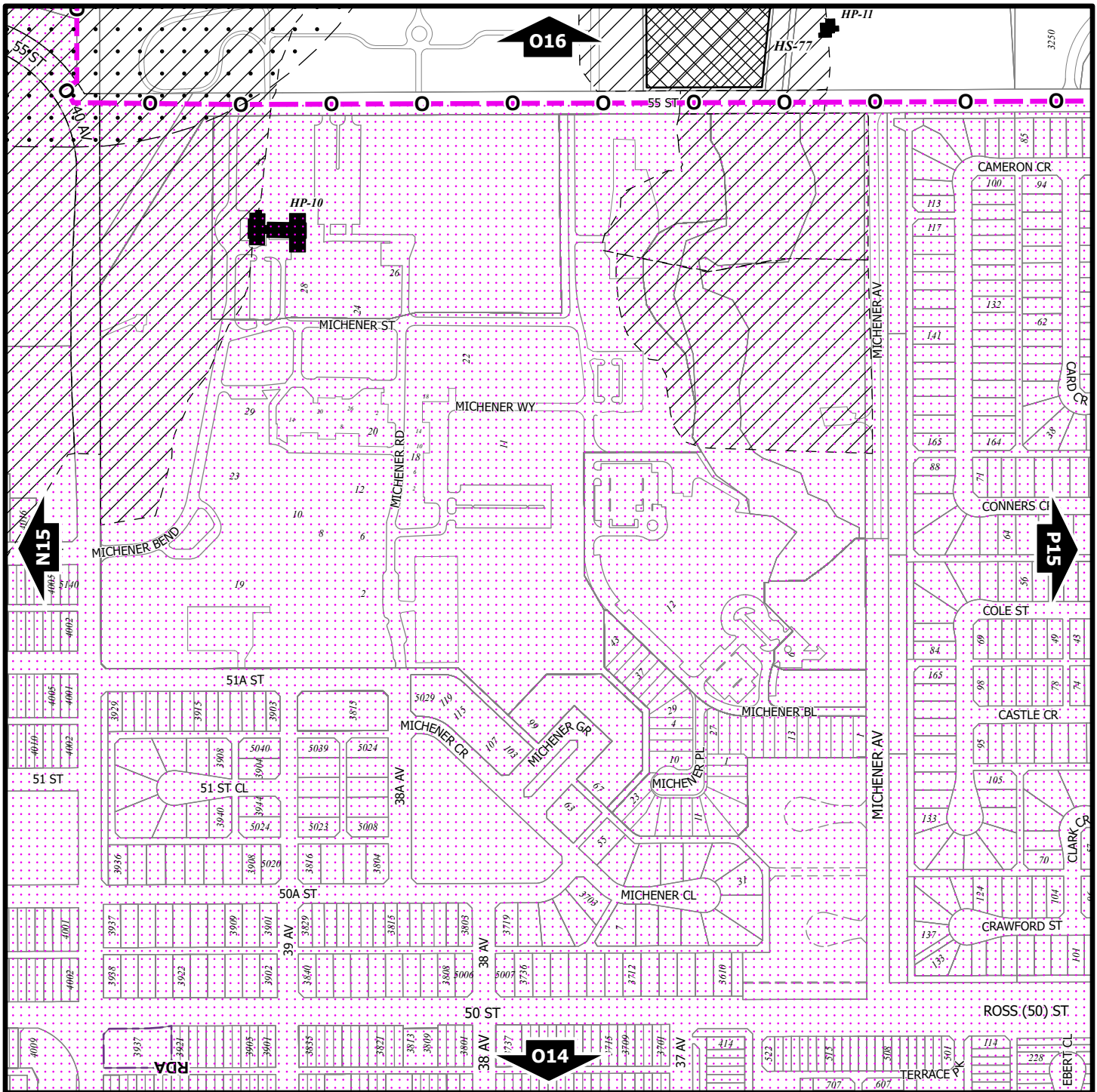
- I23 Civic Address
- Proposed Lots
- Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

O14

SW¼ Sec15 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

- 123 Civic Address
- Proposed Lots
- +++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

O15

NW 1/4 Sec 15 38-27-W/4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

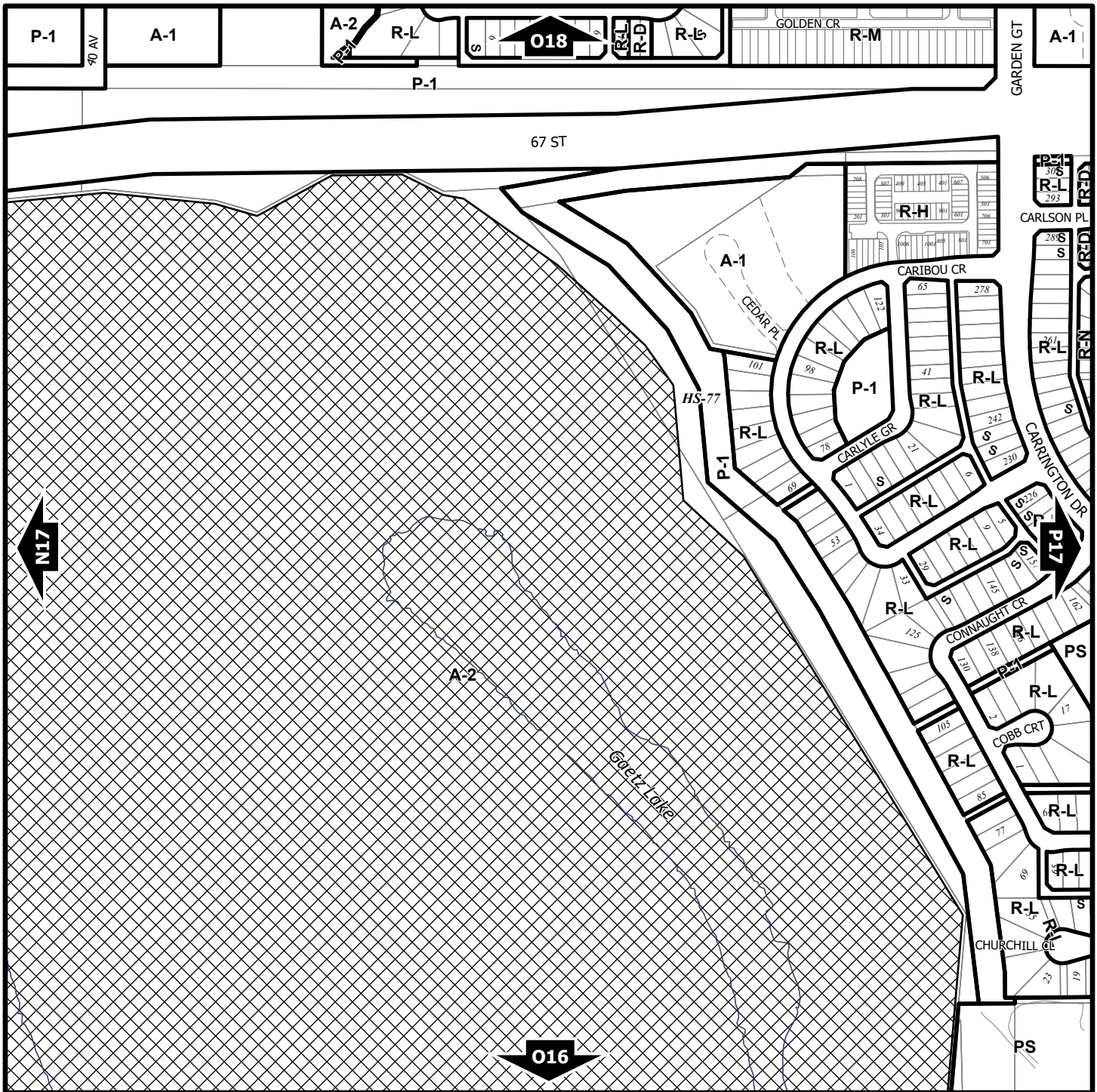
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

O16

SW1/4 Sec22 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

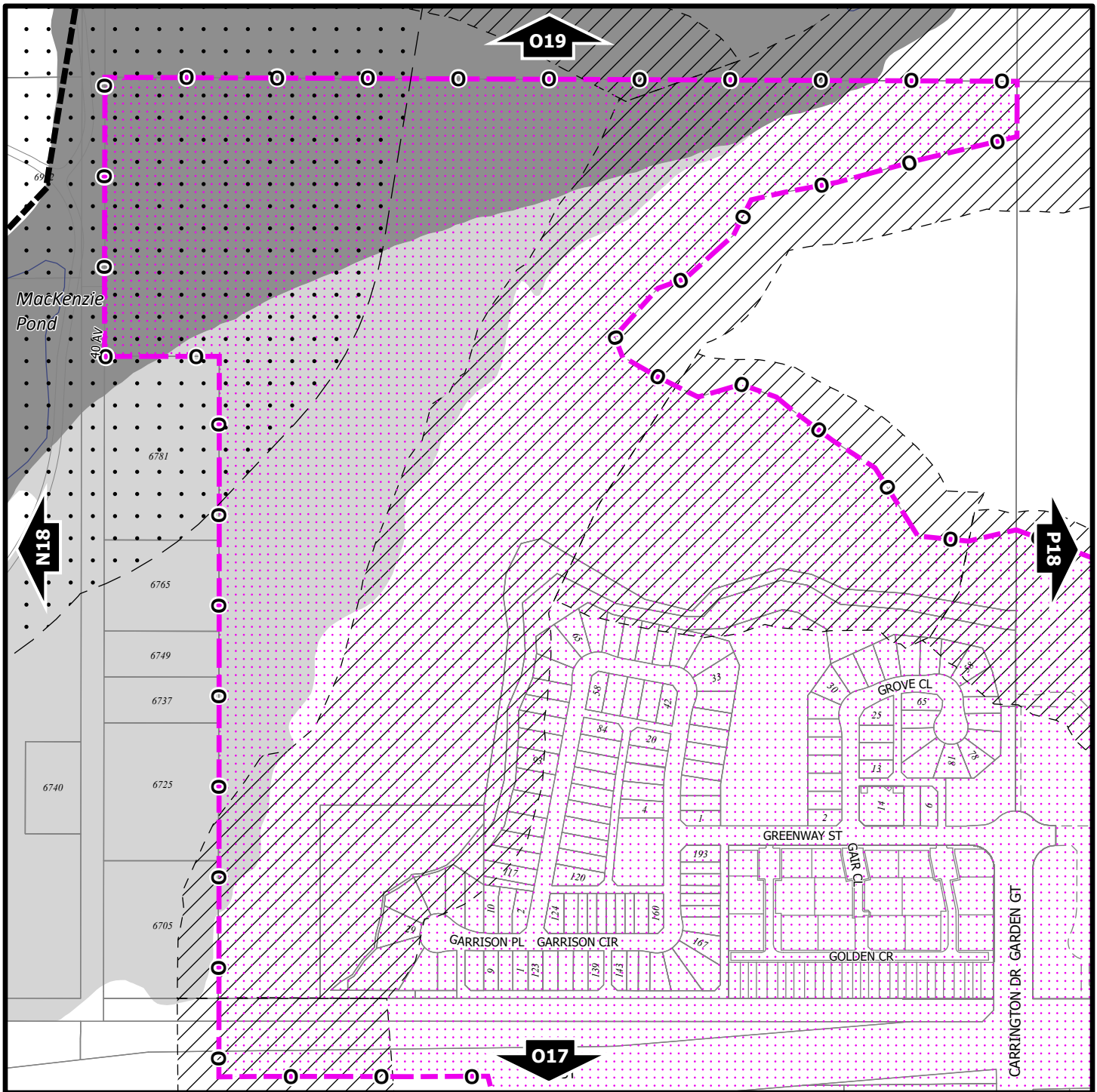
Printed on March 12, 2024

Land Use Zones

O17

NW¼ Sec22 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

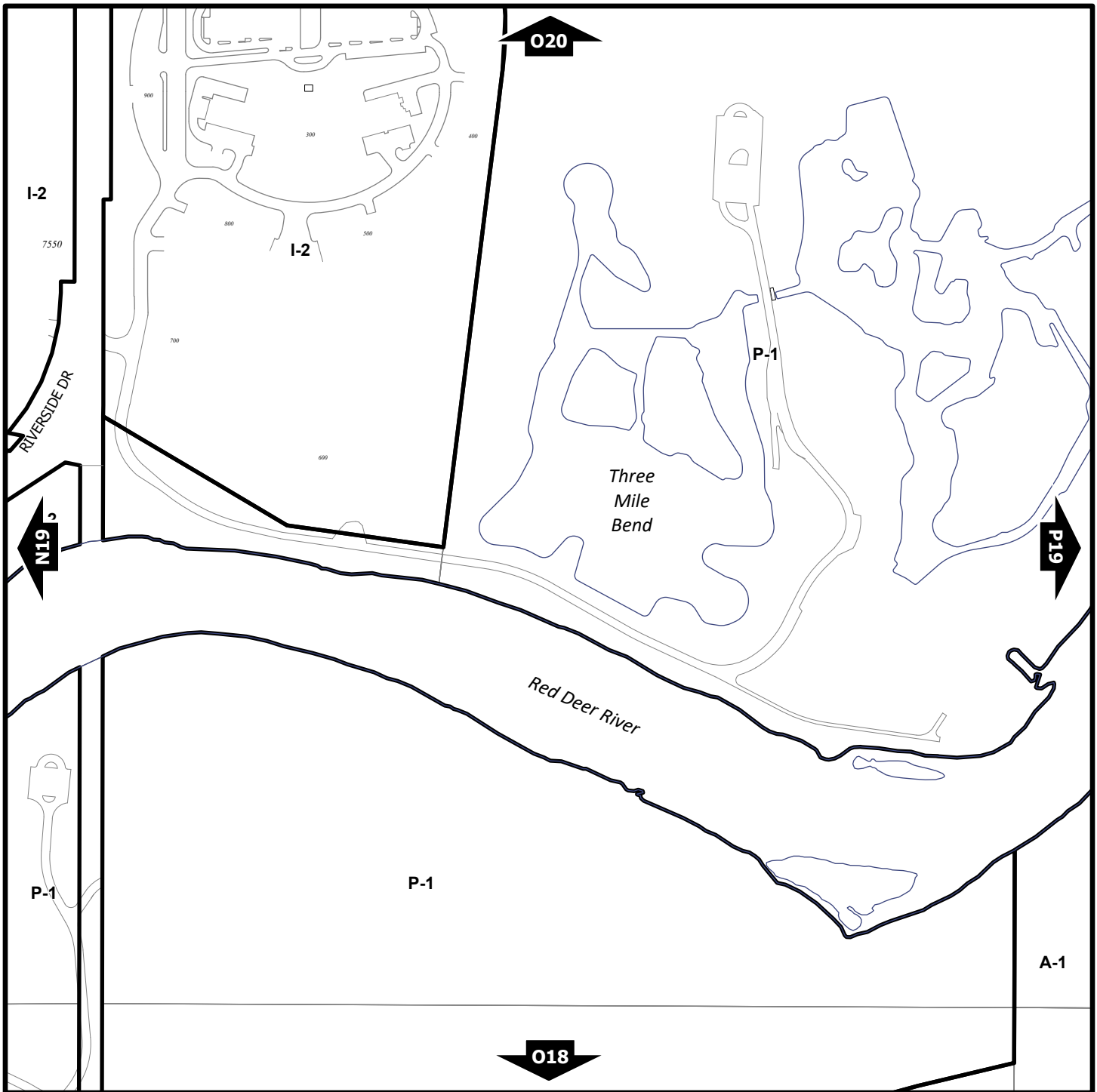
123	Civic Address
---	Proposed Lots
++++	Railway
----	City Boundary

Printed on March 12, 2024

Land Use Constraints

O18

SW1/4 Sec27 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

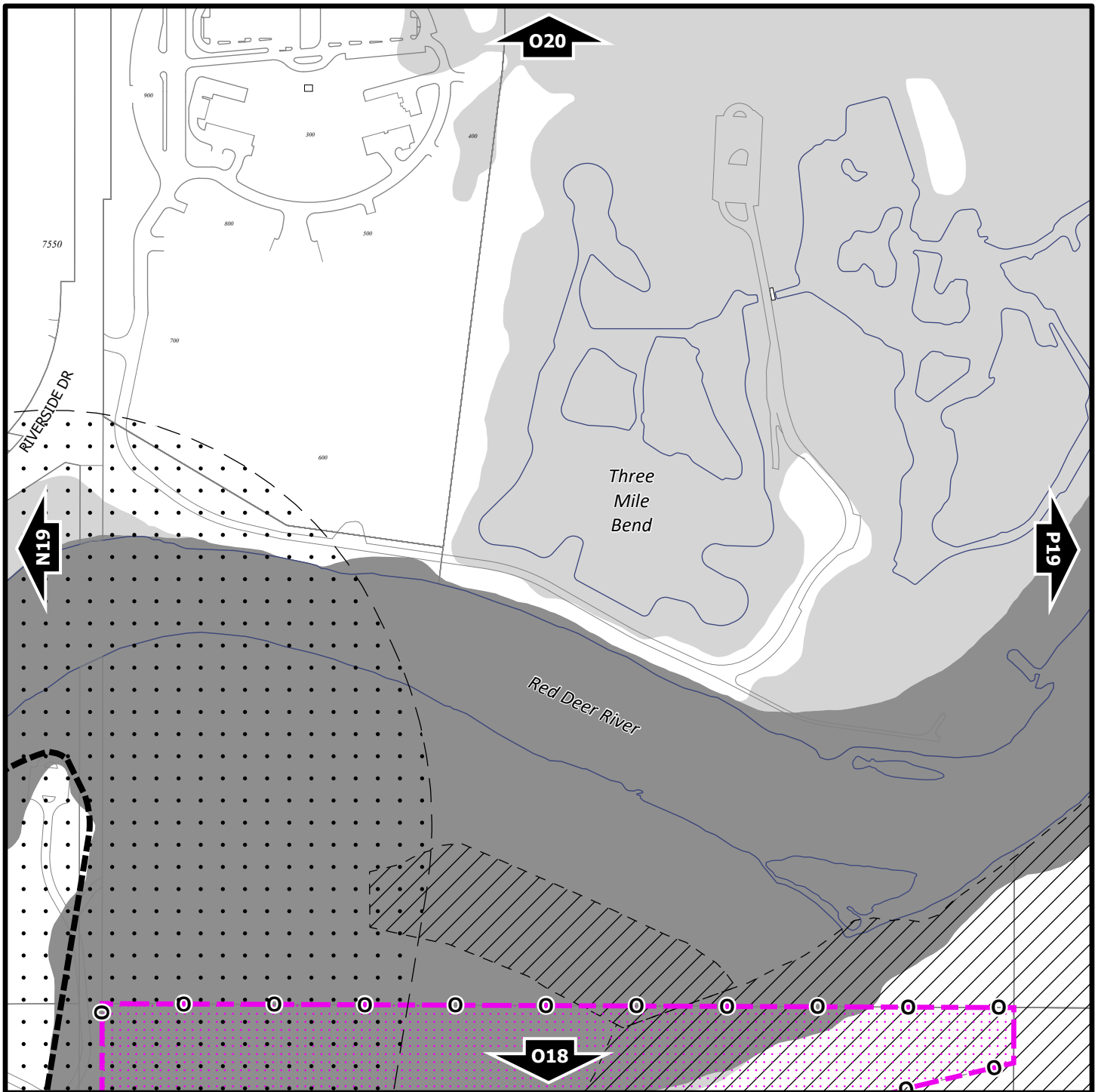
Printed on March 12, 2024

Land Use Zones

O19

NW¼ Sec27 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

AC AltaLink Consultation/ Potential Constraints Area B Business Improvement Area Escarpment Area Flood Fringe Floodway Gaetz - Ross Heritage Area Historical Preservation Sites Historically Significant Sites HP-32 Historical Site Number	Landfill Site (approximate) Landfill Setback Major Entry Area Overlay District Restricted Development Area Pipeline Setback Wastewater Treatment Plant Setback Railway Setback (15m) Railway Setback (30m)
---	--

123 Civic Address

--- Proposed Lots

++++ Railway

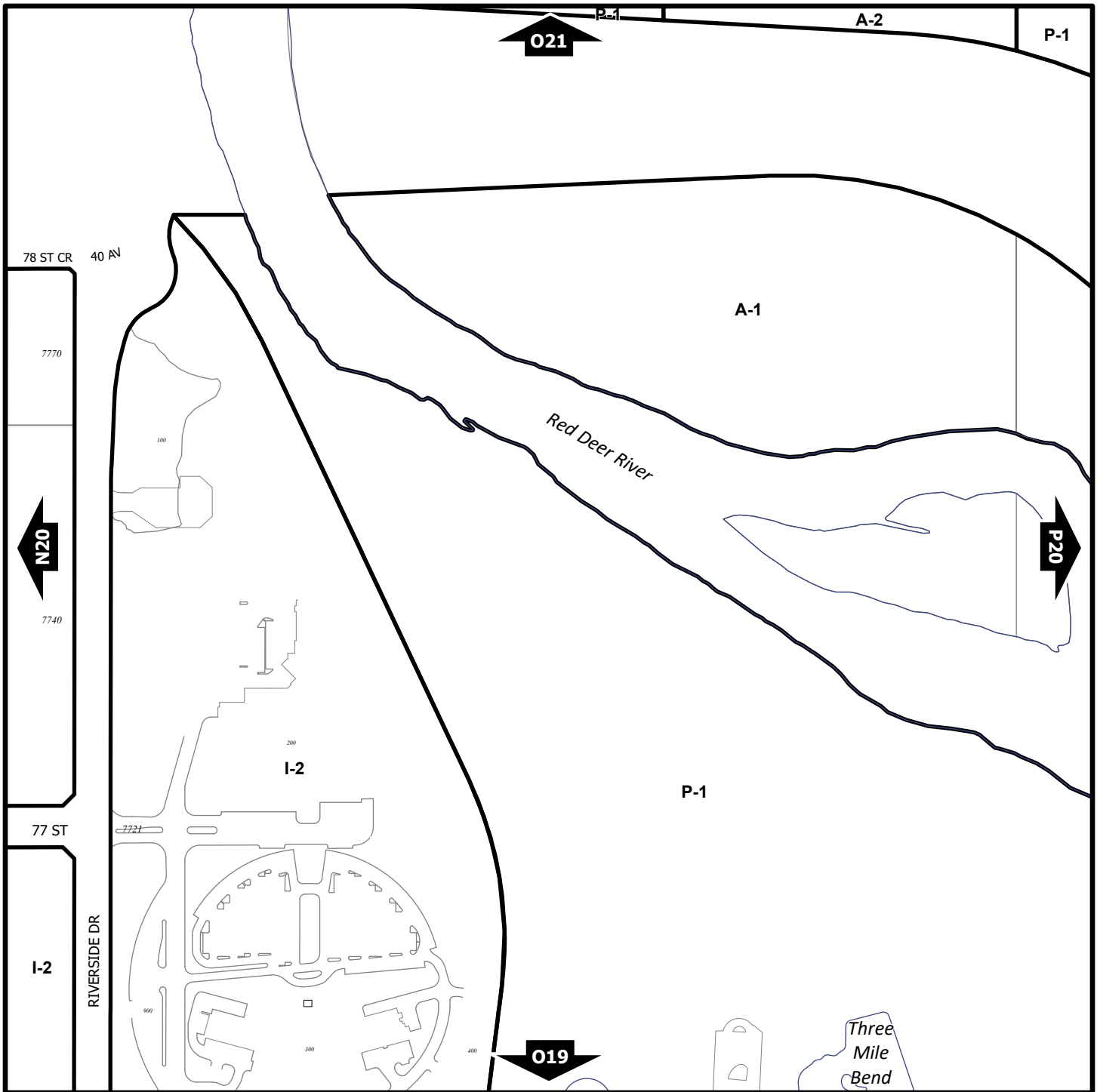
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

O19

NW¼ Sec27 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

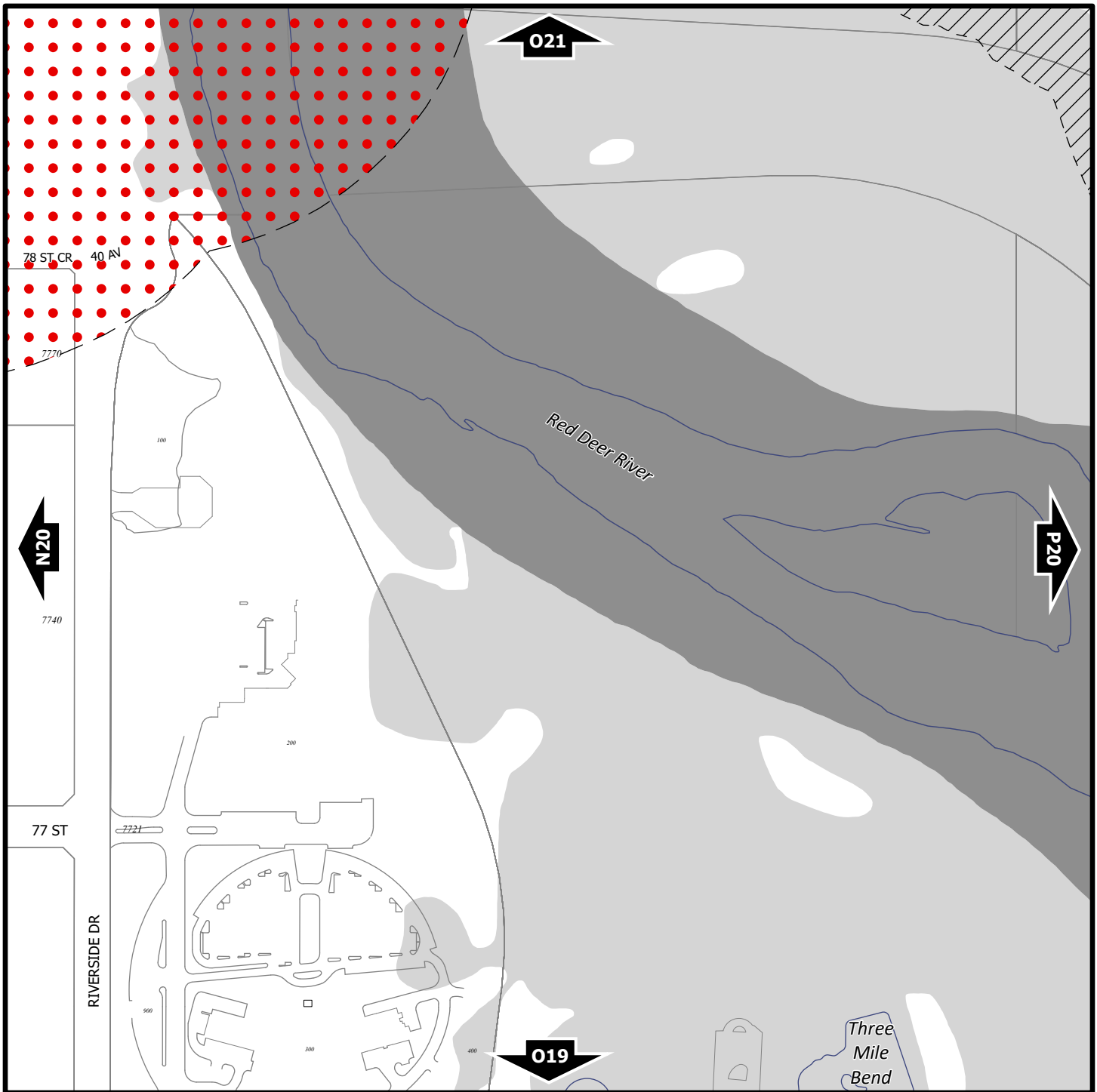
Printed on March 12, 2024

Land Use Zones

O20

SW¼ Sec34 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

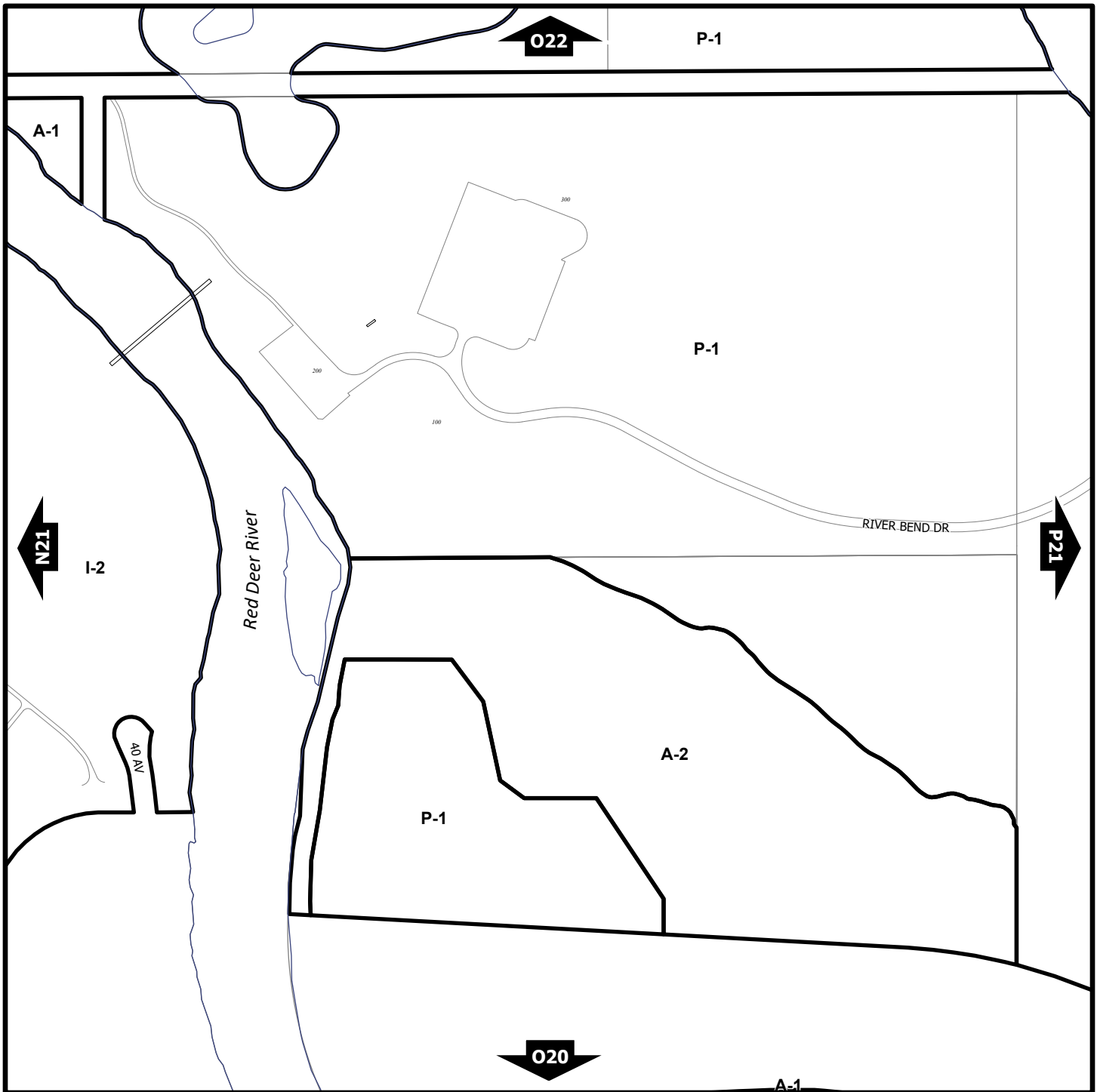
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

Printed on March 12, 2024

Land Use Constraints

O20

SW1/4 Sec34 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

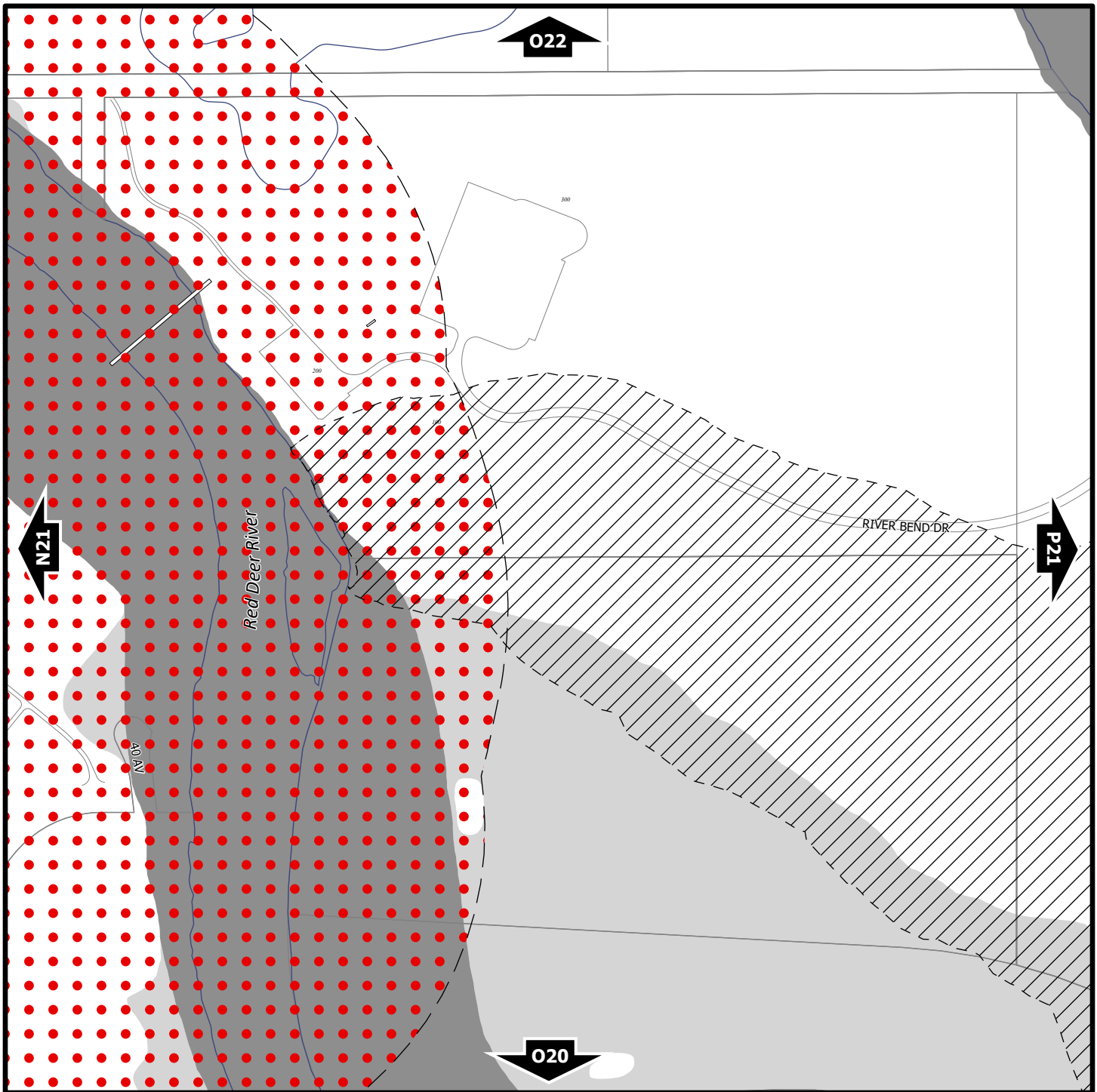
Printed on March 12, 2024

Land Use Zones

O21

NW 1/4 Sec 34 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

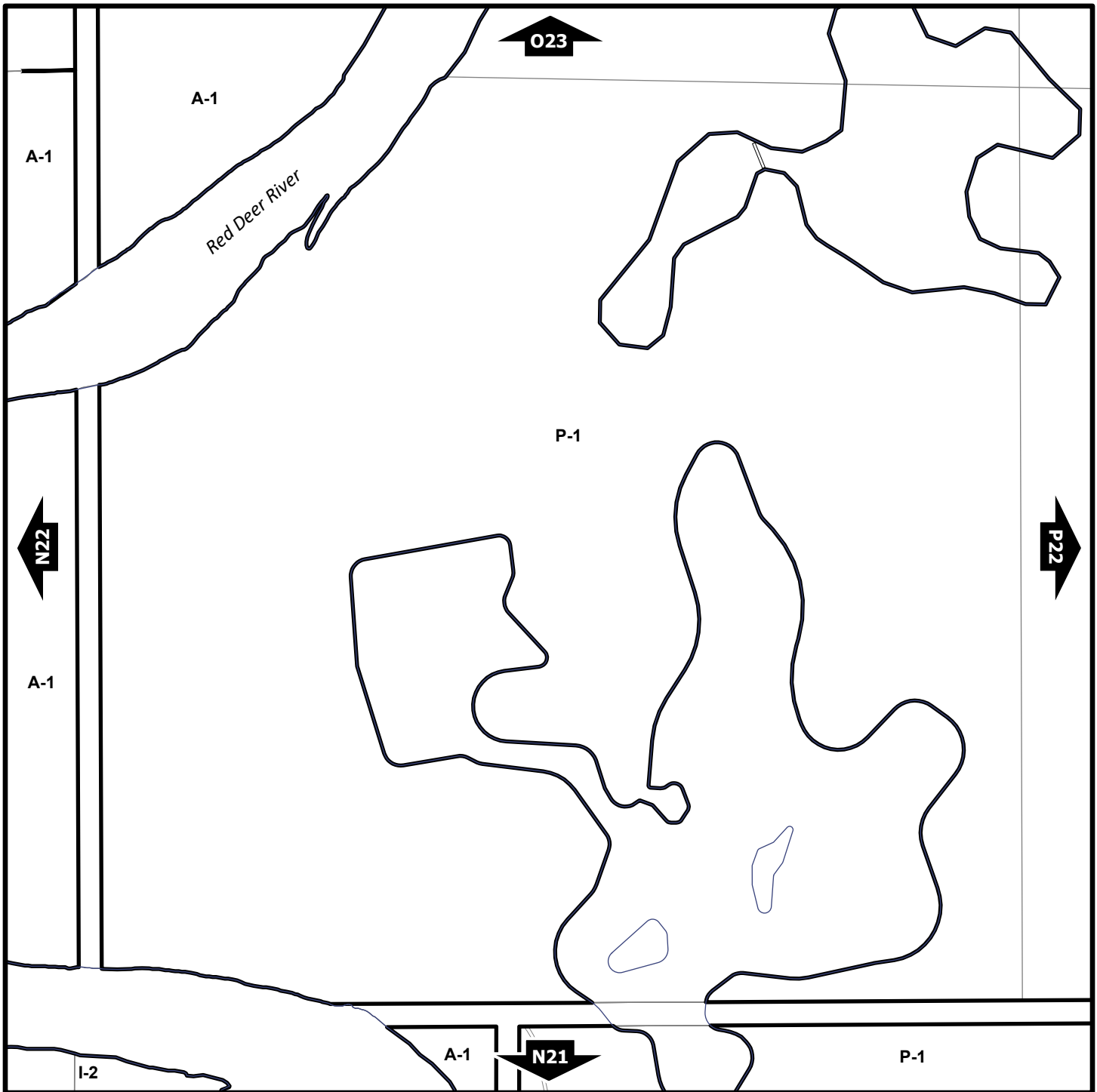
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

O21

NW¼ Sec34 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

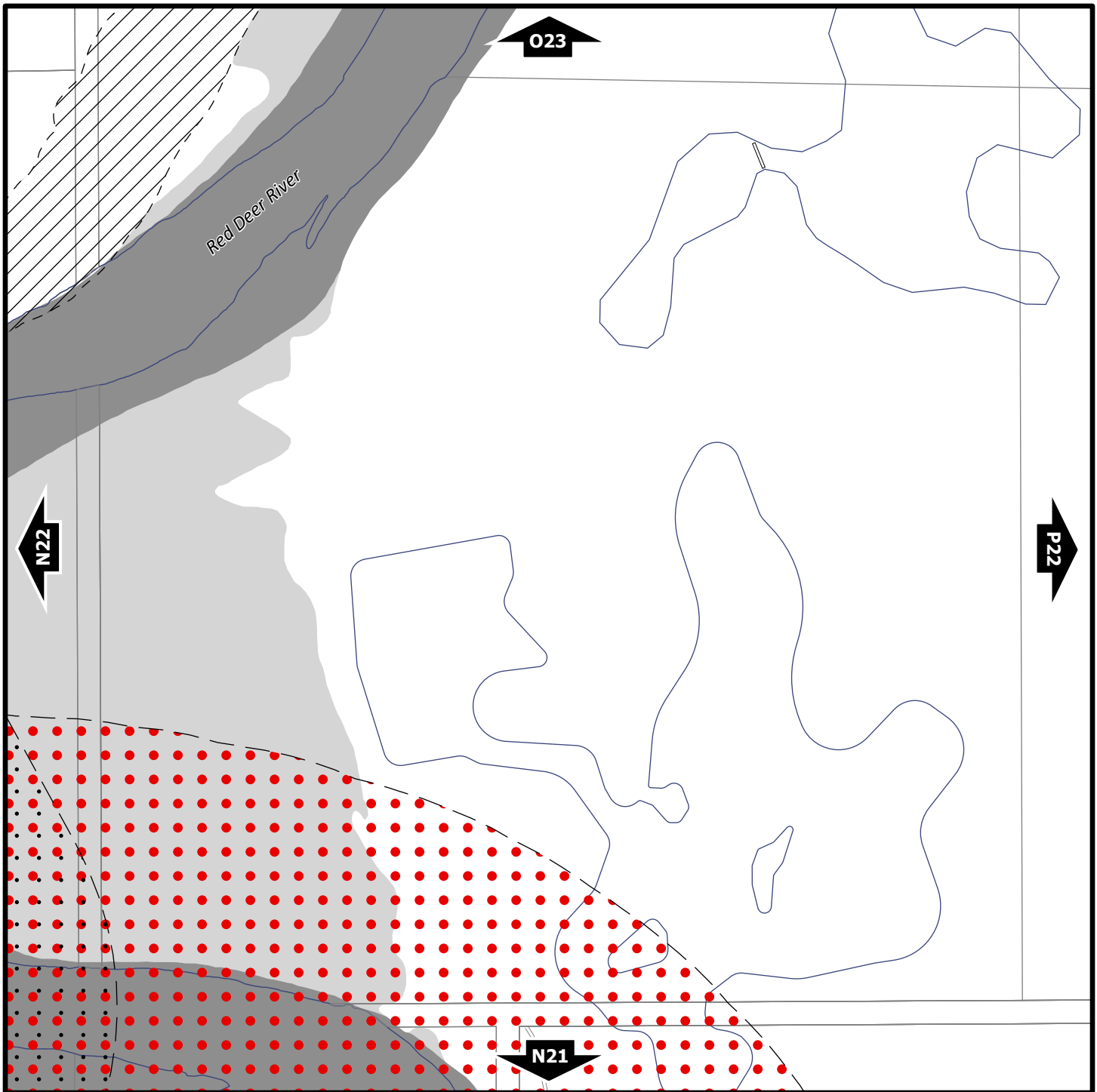
Printed on March 12, 2024

Land Use Zones

O22

SW¼ Sec2 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/		Landfill Site (approximate)
	Potential Constraints Area		Landfill Setback
	Business Improvement Area		Major Entry Area
	Escarpment Area		Overlay District
	Flood Fringe		Restricted Development Area
	Floodway		Pipeline Setback
	Gaetz - Ross Heritage Area		Wastewater Treatment Plant Setback
	Historical Preservation Sites		Railway Setback (15m)
	Historically Significant Sites		Railway Setback (30m)
	HP-32 Historical Site Number		

123 Civic Address

--- Proposed Lots

++++ Railway

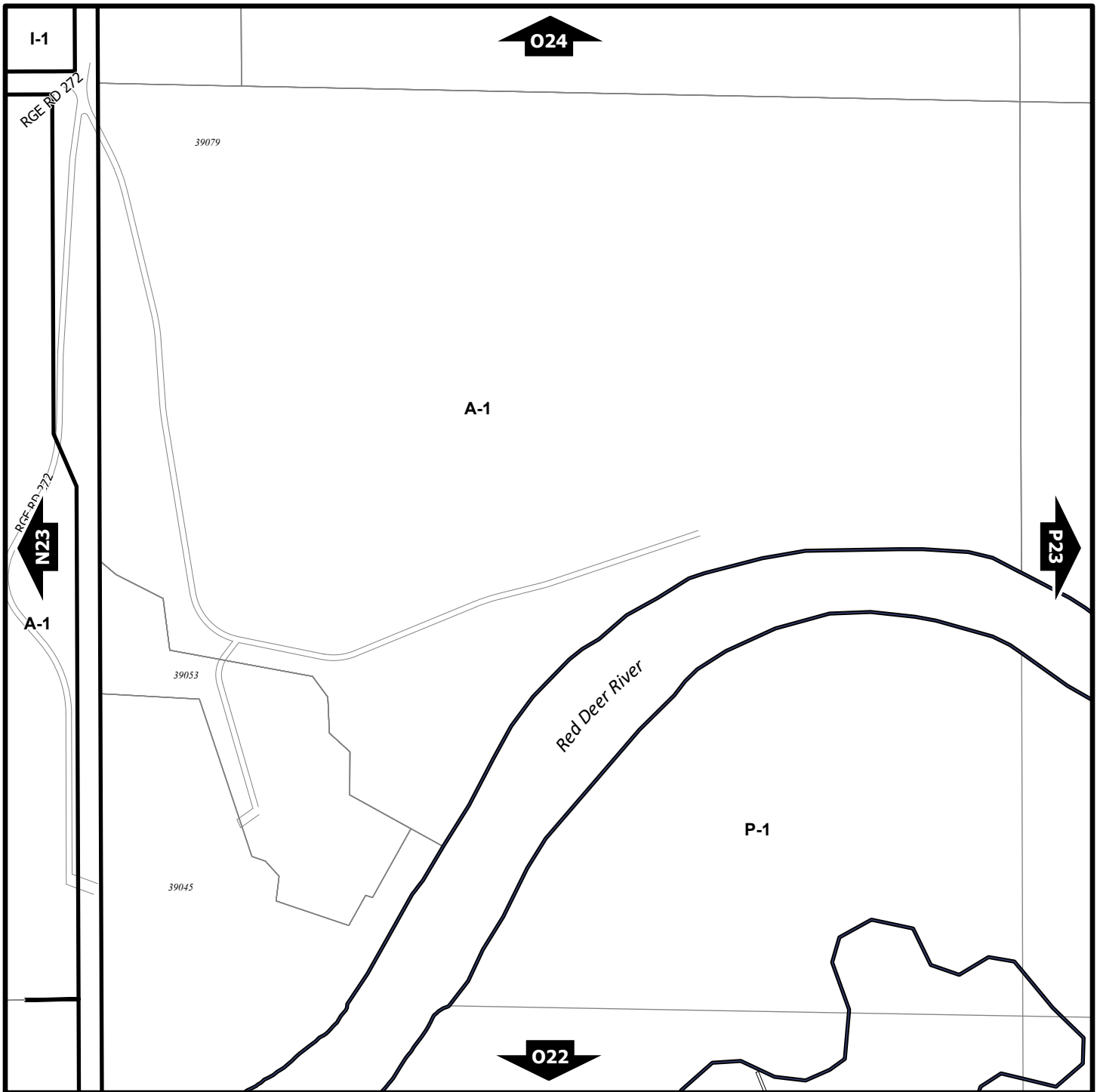
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

O22

SW¼ Sec2 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

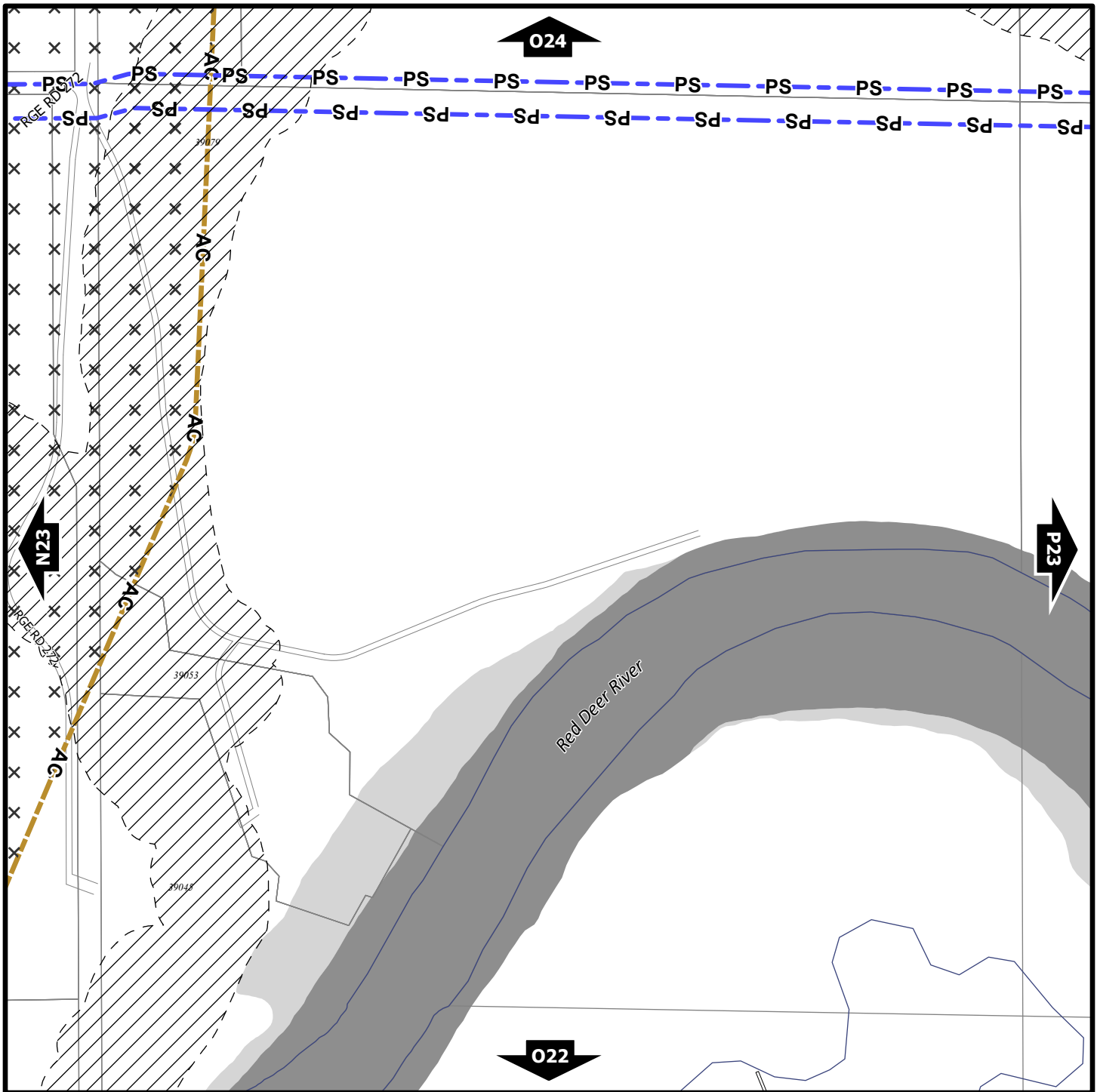
Printed on March 12, 2024

Land Use Zones

O23

NW¼ Sec2 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

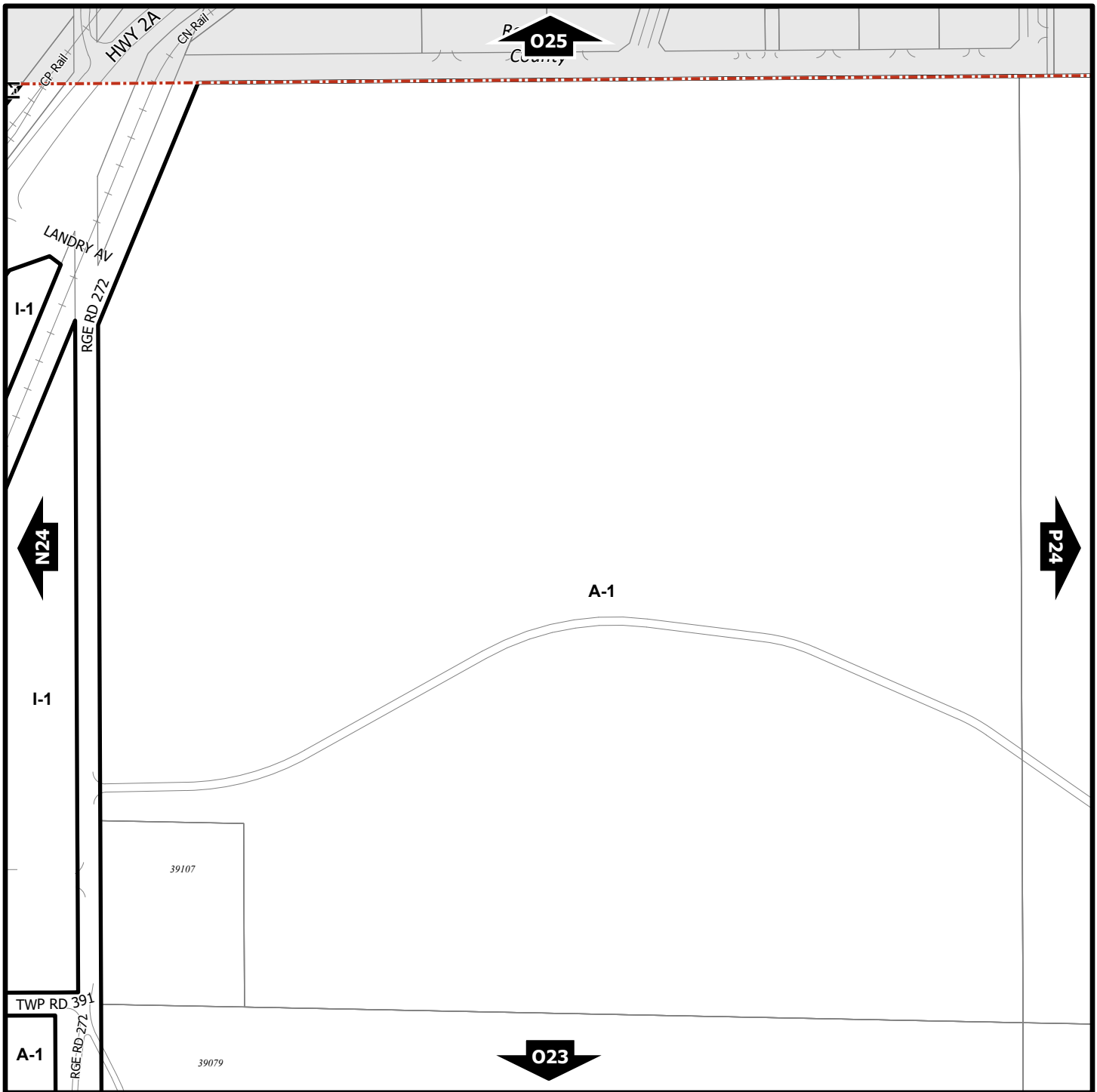
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

Printed on March 12, 2024

Land Use Constraints

O23

NW¼ Sec2 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

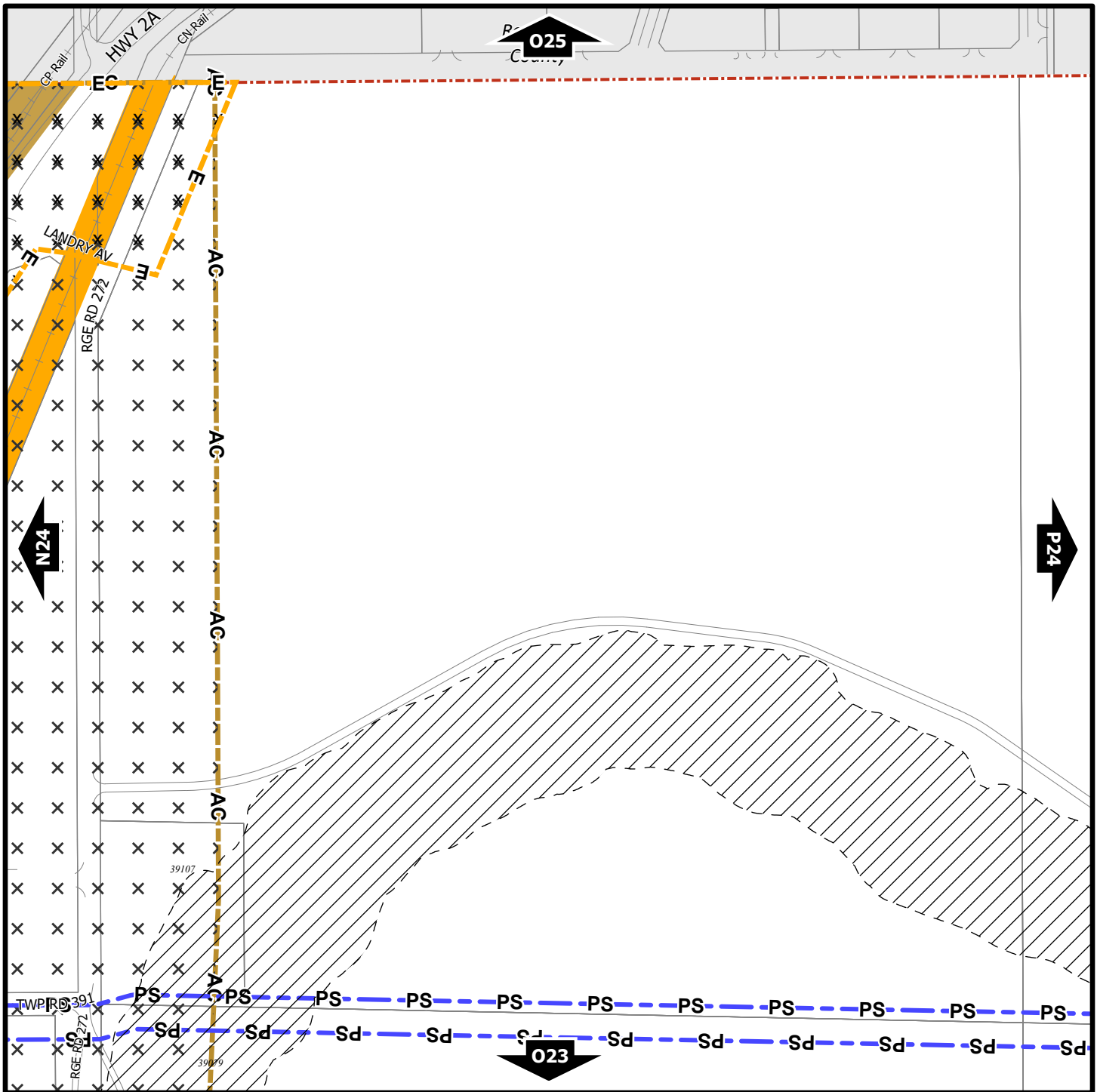
Printed on March 12, 2024

Land Use Zones

O24

SW¼ Sec11 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

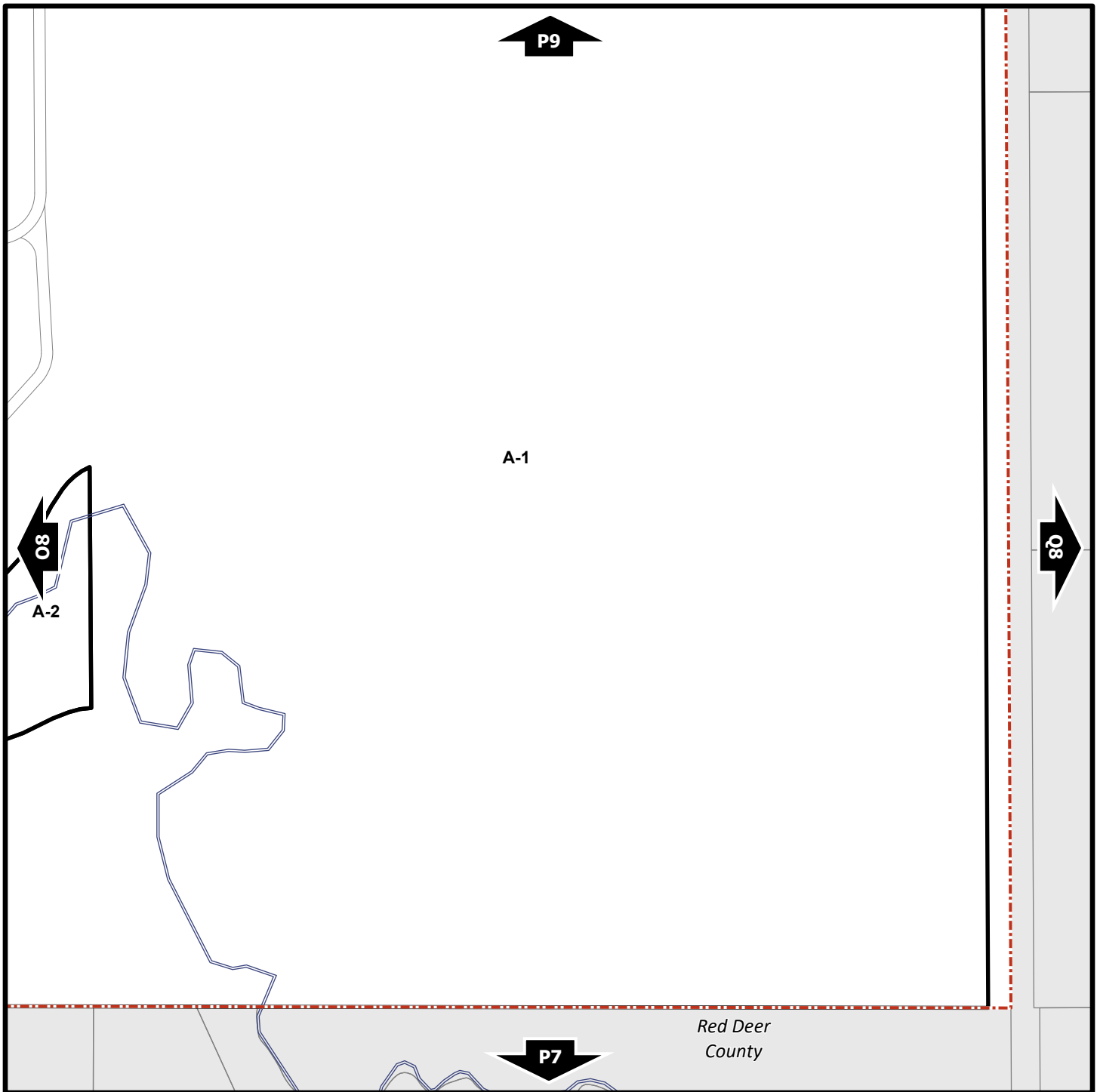
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

Printed on March 12, 2024

Land Use Constraints

O24

SW¼ Sec11 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

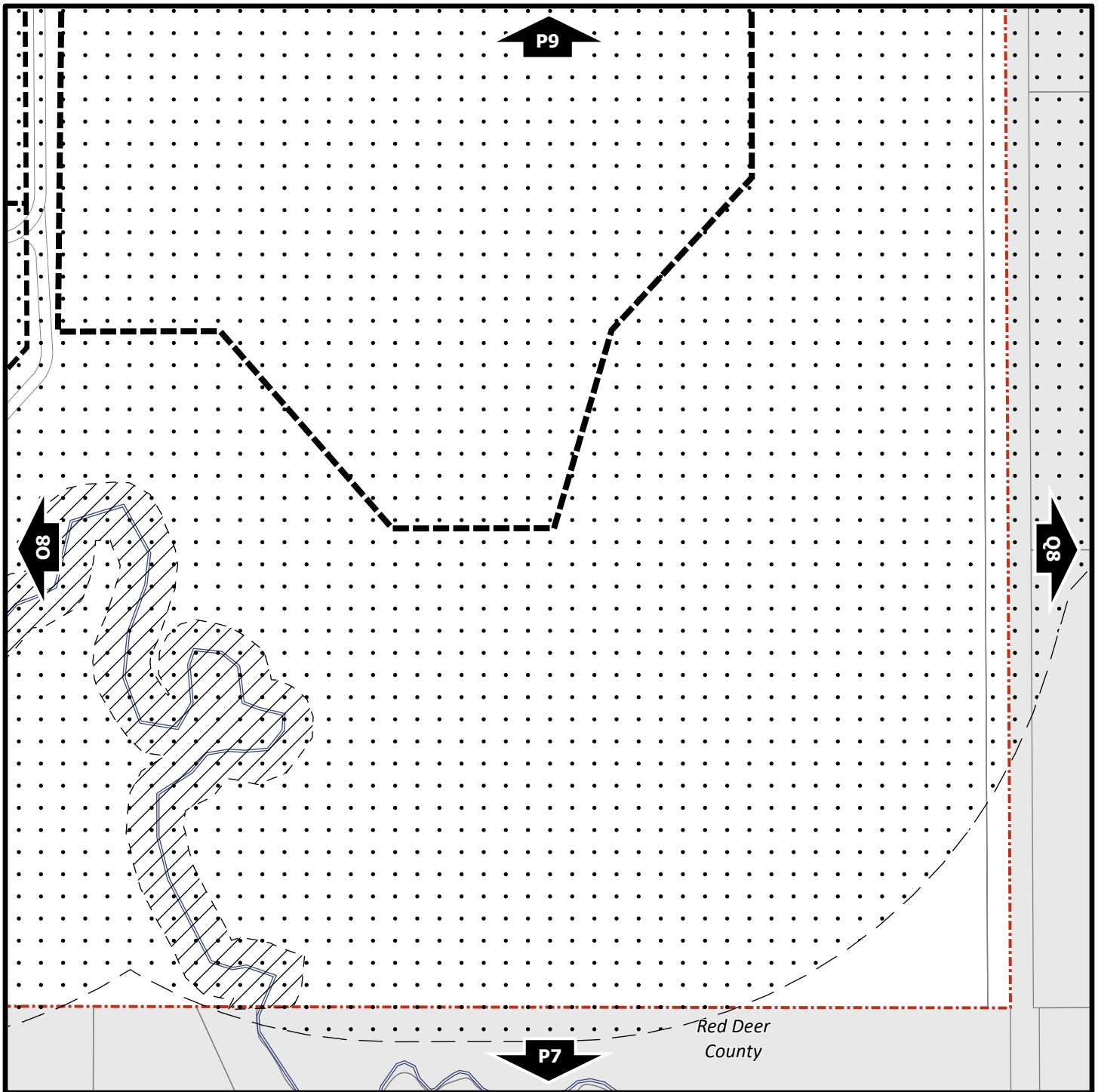
Printed on March 12, 2024

Land Use Zones

P8

SE¼ Sec34 37-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment
	Historically Significant Sites		Plant Setback
	Historical Site Number		Railway Setback (15m)
			Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

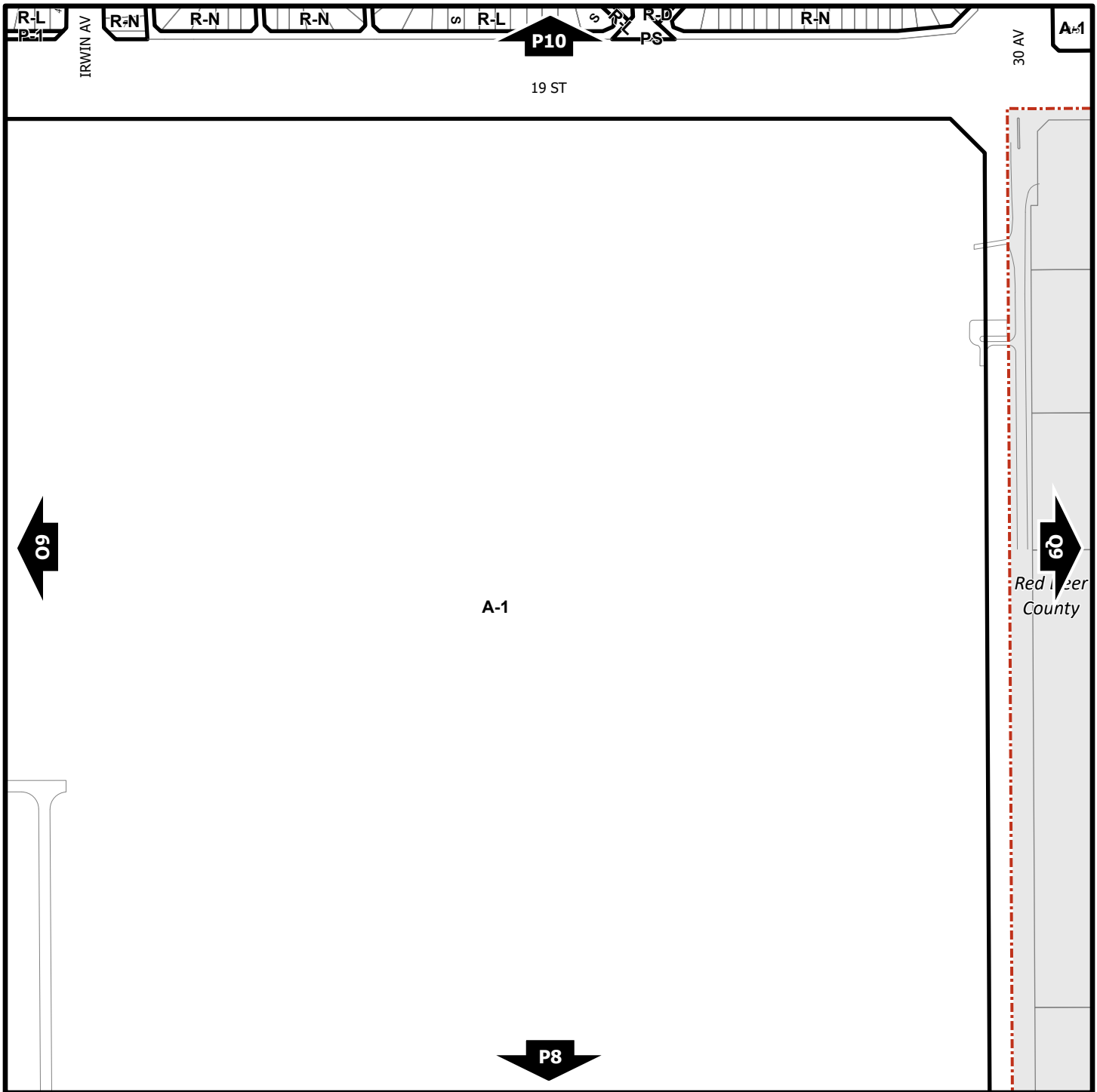
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

P8

SE¼ Sec34 37-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



-  Land Use Zone Boundary
-  **R-L** Land Use Zone
-  **e(ii)** Exception to Zone
-  **e(ii)** Exception Number
-  **2a** Exempted from Zone
-  **2a** Exempted Number
-  **V18** Height Overlay Zone
-  **D95** Density Overlay Zone
-  **S** Suite Locations

-  Historical Preservation Sites
-  **HP-32** Historically Significant Sites
-  **HP-32** Historical Site Number
-  **123** City Boundary
-  **123** Civic Address
-  **++++** Railway
-  **----** Proposed Lots

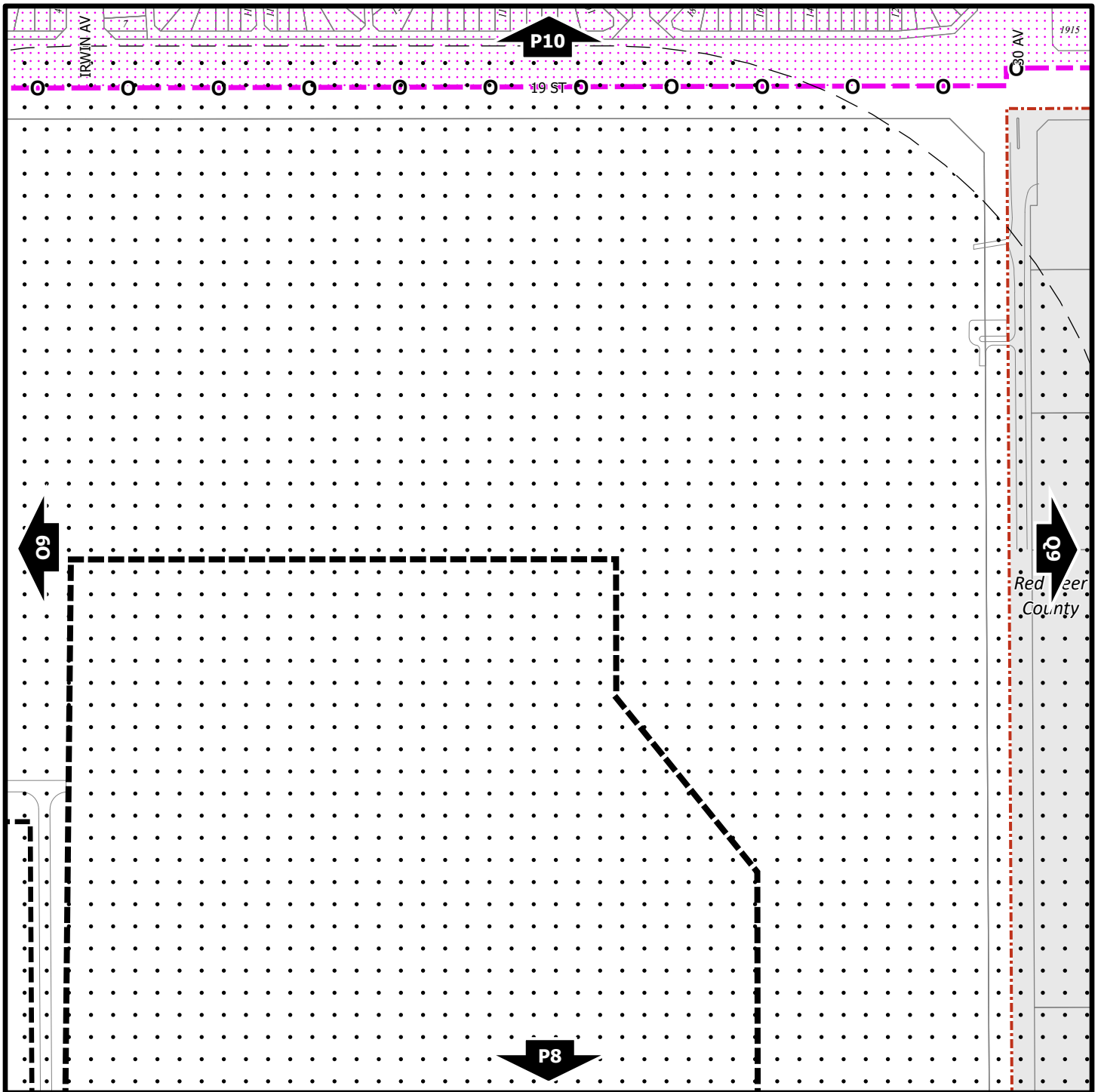
Printed on March 12, 2024

Land Use Zones

P9

NE¼ Sec34 37-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

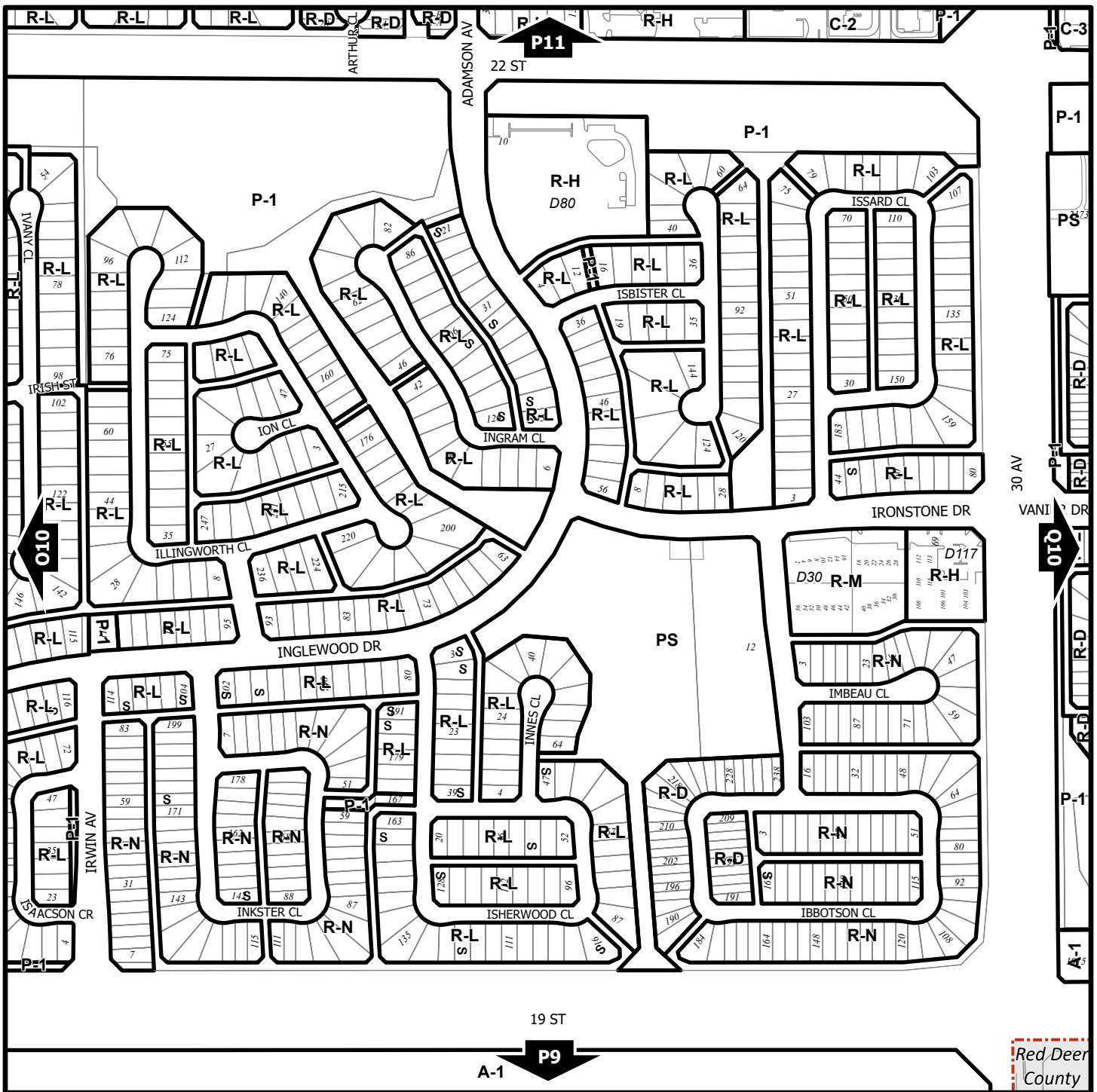
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

Printed on March 12, 2024

Land Use Constraints

P9

NE¼ Sec34 37-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

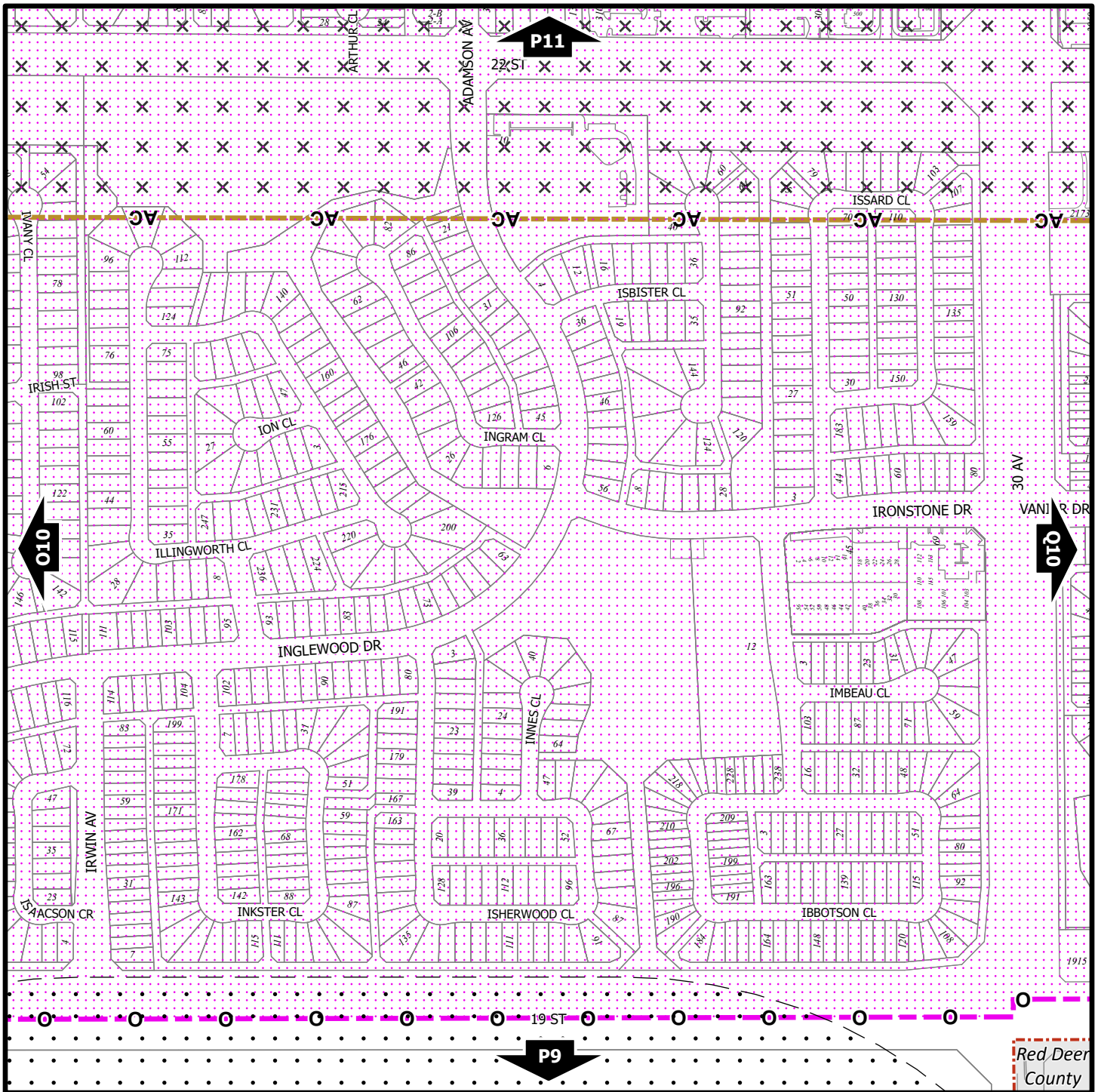
Printed on March 12, 2024

Land Use Zones

P10

SE¼ Sec3 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
Potential Constraints Area
- B Business Improvement Area
- E Escarpment Area
- F Flood Fringe
- G Floodway
- H Gaetz - Ross Heritage Area
- I Historical Preservation Sites
- J Historically Significant Sites
- K Historical Site Number
- HP-32

- L Landfill Site (approximate)
- M Landfill Setback
- N Major Entry Area
- O Overlay District
- P Restricted Development Area
- Q Pipeline Setback
- R Wastewater Treatment
Plant Setback
- S Railway Setback (15m)
- T Railway Setback (30m)

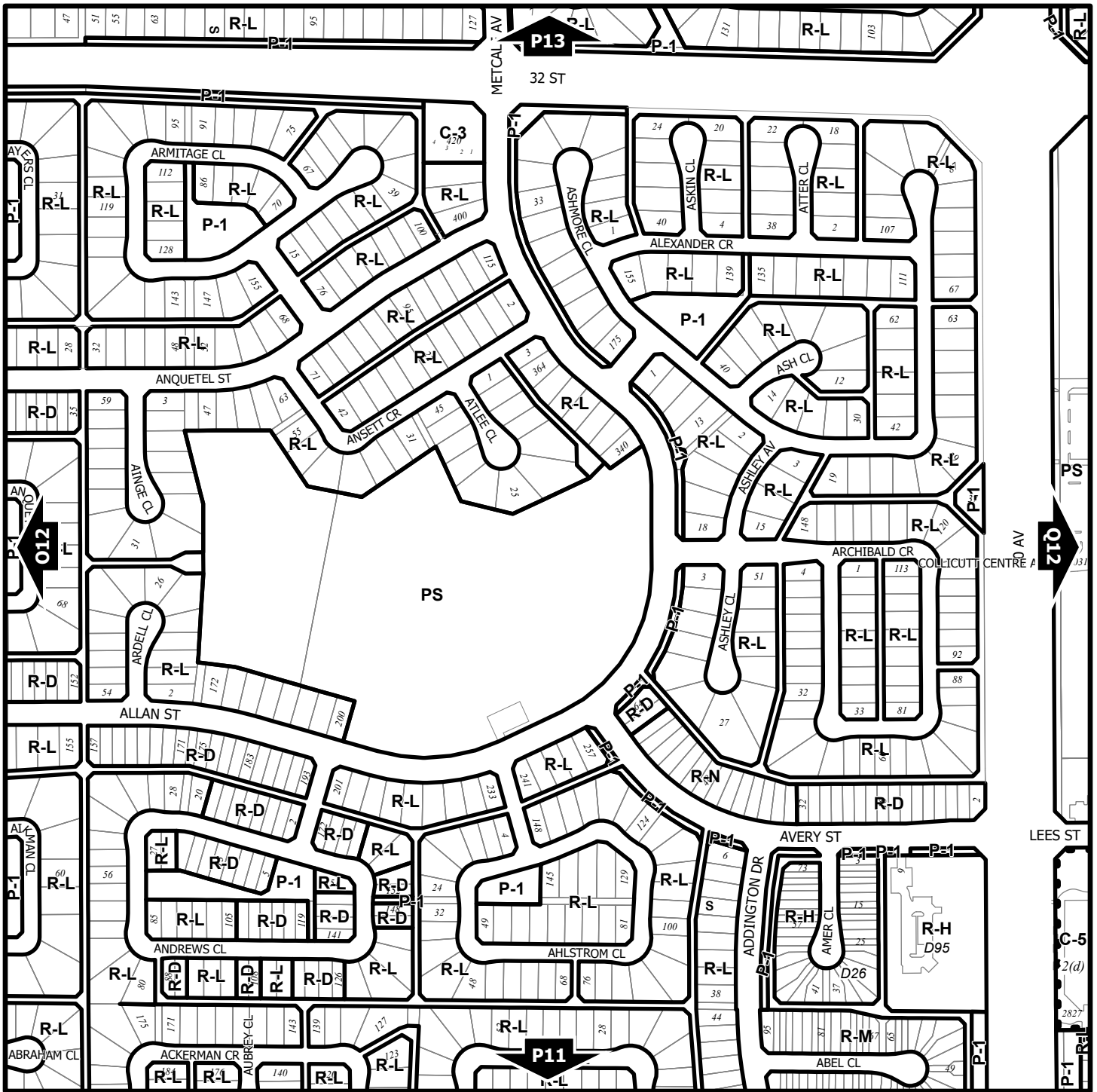
- 123 Civic Address
- Proposed Lots
- +++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

P10

SE¼ Sec3 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



-  Land Use Zone Boundary
-  Land Use Zone
-  Exception to Zone
-  Exception Number
-  Exempted from Zone
-  Exempted Number
-  Height Overlay Zone
-  Density Overlay Zone
-  Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
-  Historical Site Number
-  City Boundary
-  Civic Address
-  Railway
-  Proposed Lots

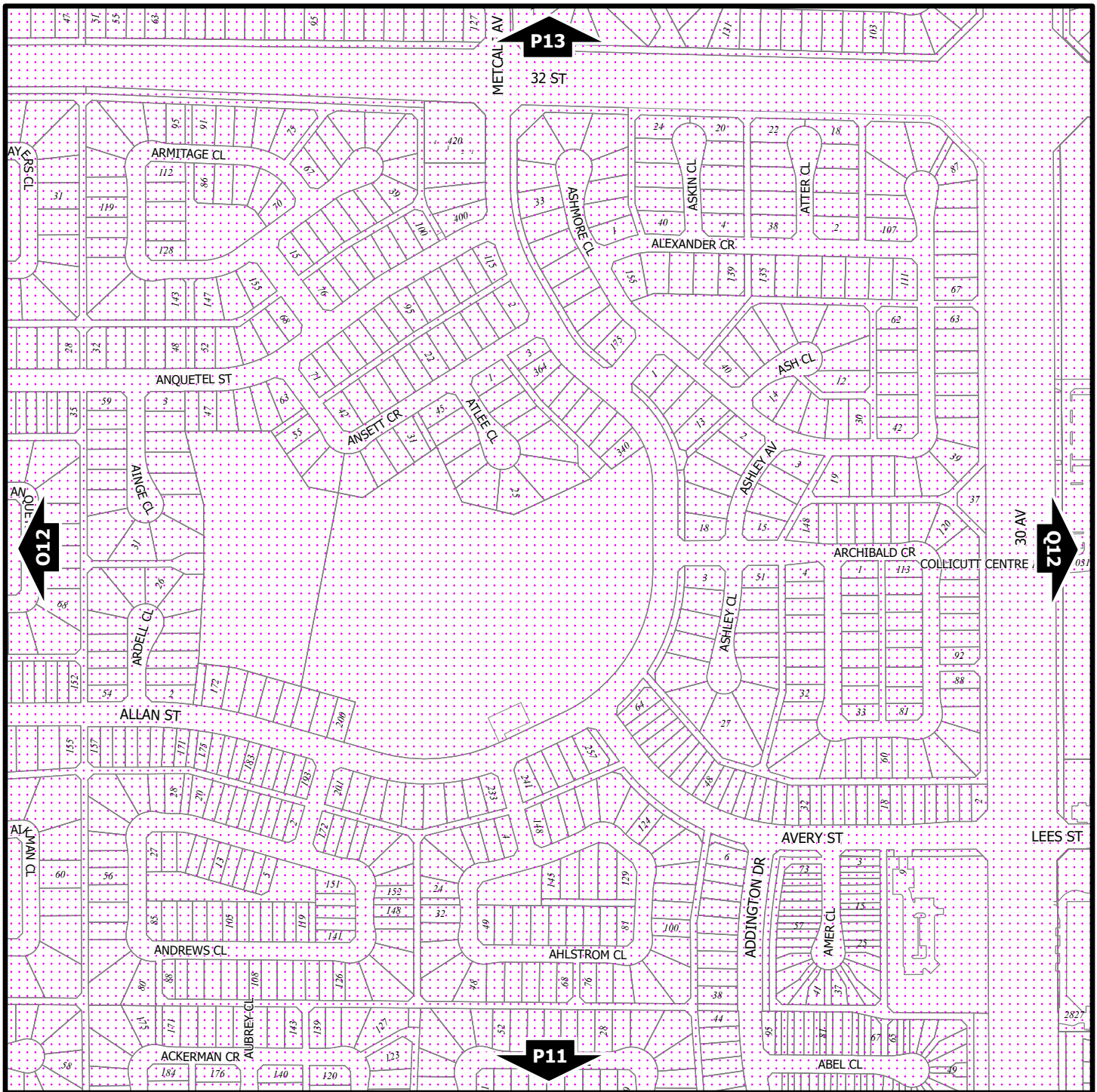
Printed on March 12, 2024

Land Use Zones

P12

SE¼ Sec10 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

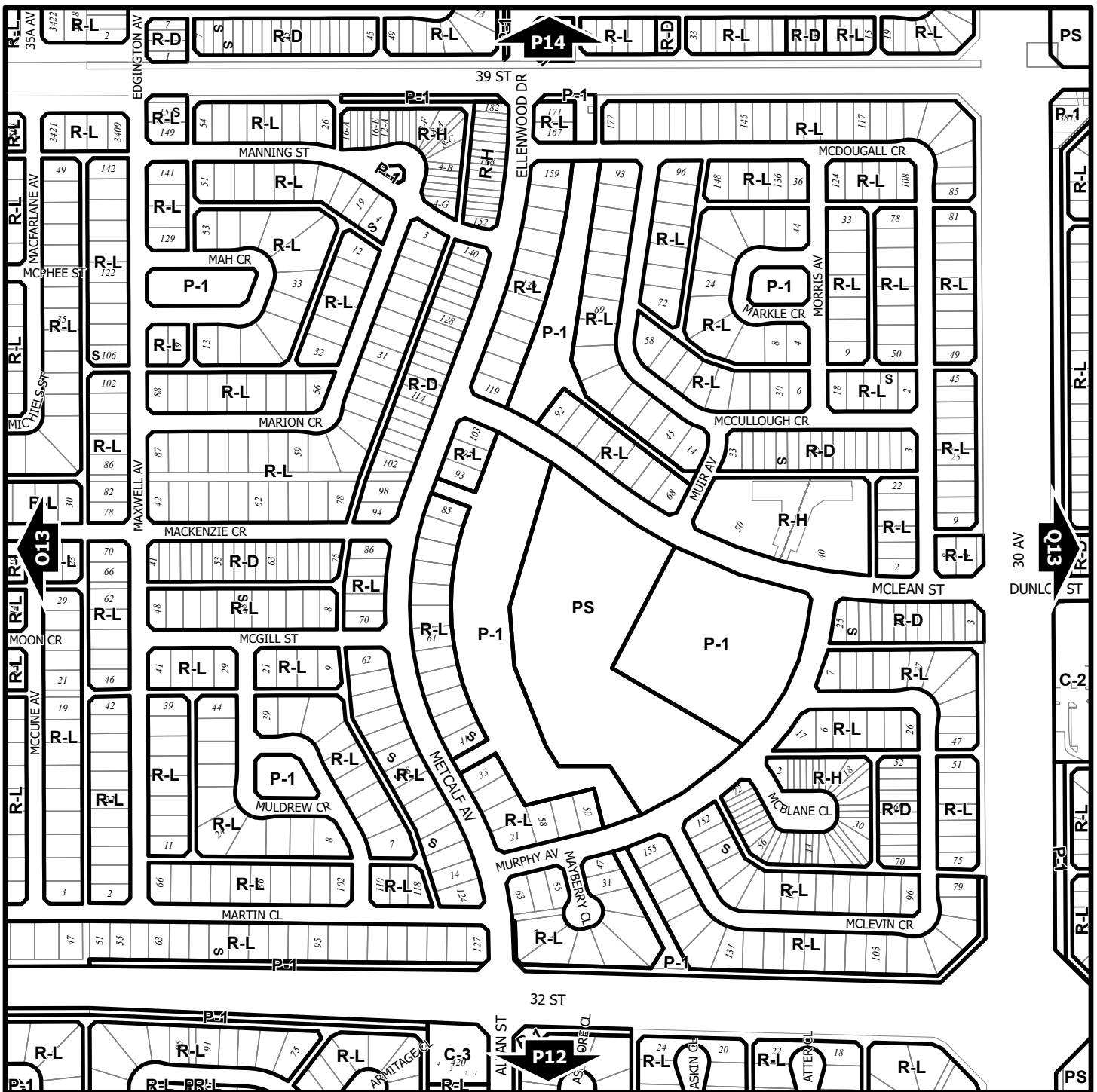
- AC AltaLink Consultation/ - B Potential Constraints Area - Escarpment Area - Flood Fringe - Floodway - Gaetz - Ross Heritage Area - Historical Preservation Sites - Historically Significant Sites - HP-32 Historical Site Number	- Landfill Site (approximate) - Landfill Setback - Major Entry Area - Overlay District - Restricted Development Area - Pipeline Setback - Wastewater Treatment Plant Setback - Railway Setback (15m) - Railway Setback (30m)	123 Civic Address --- Proposed Lots +++ Railway --- City Boundary
--	---	--

Printed on March 12, 2024

Land Use Constraints

P12

SE¼ Sec10 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

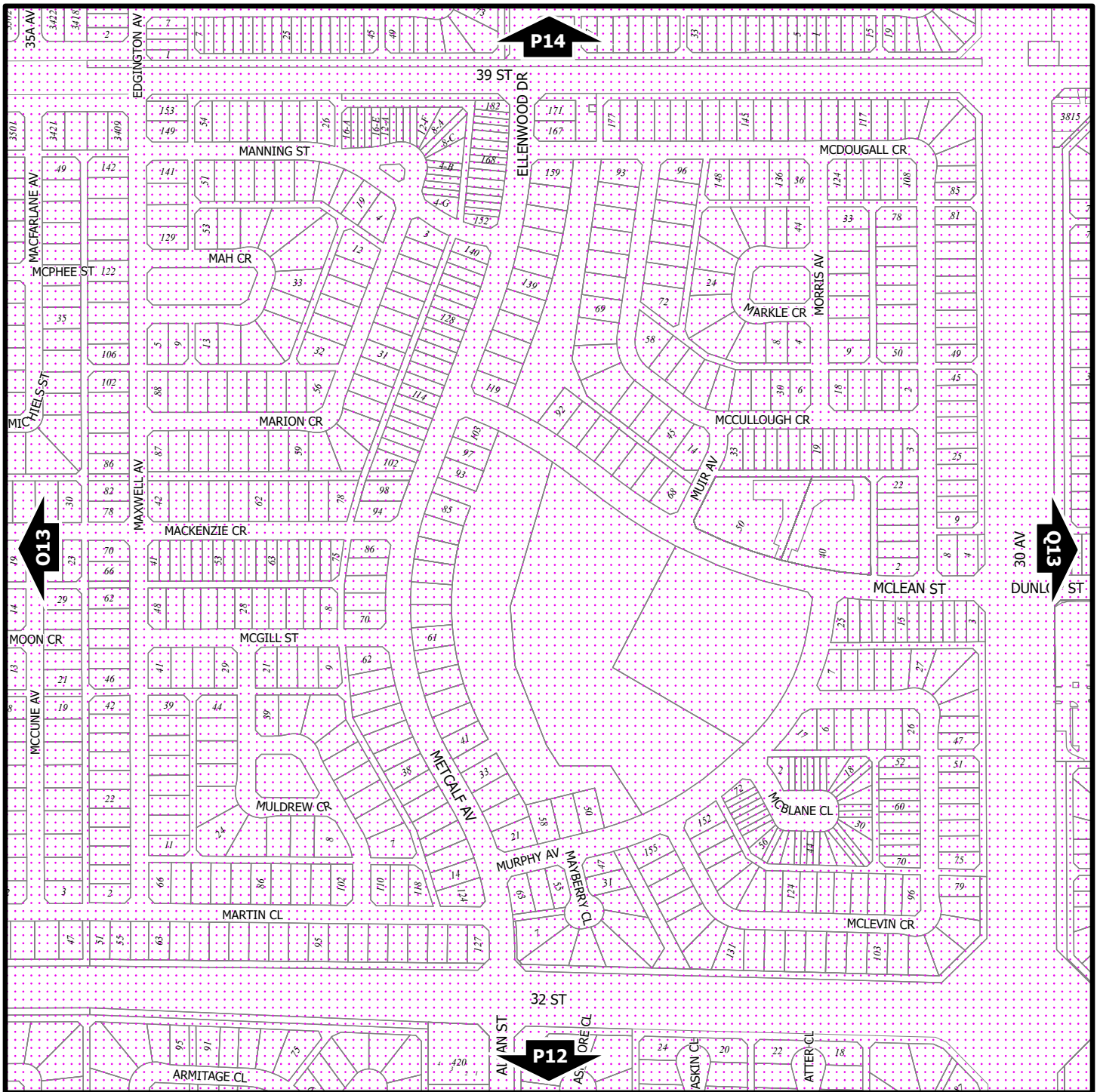
Printed on March 12, 2024

Land Use Zones

P13

NE¼ Sec10 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
- B Potential Constraints Area
- E Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
- Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

123 Civic Address

--- Proposed Lots

+++ Railway

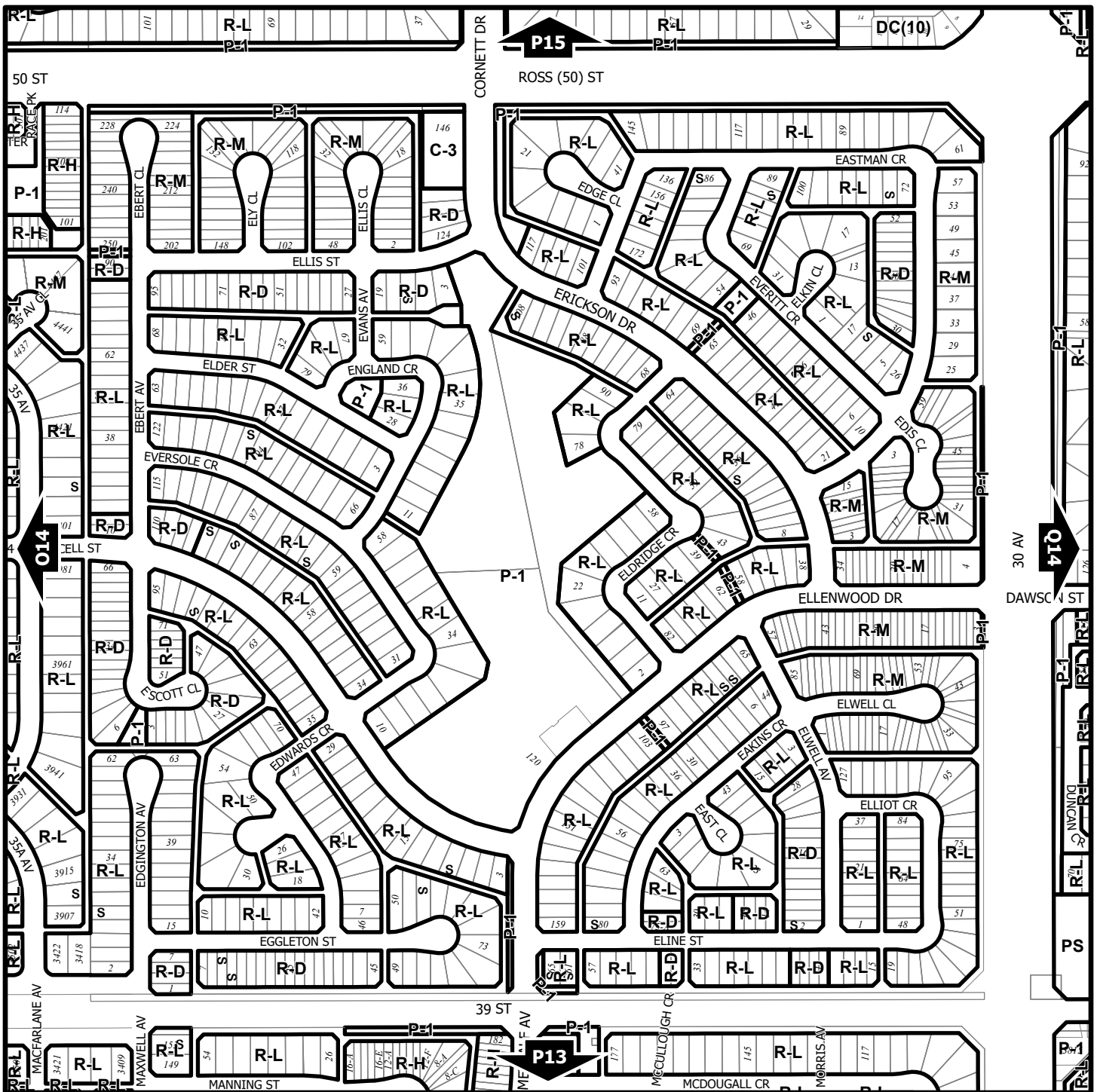
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

P13

NE¼ Sec10 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

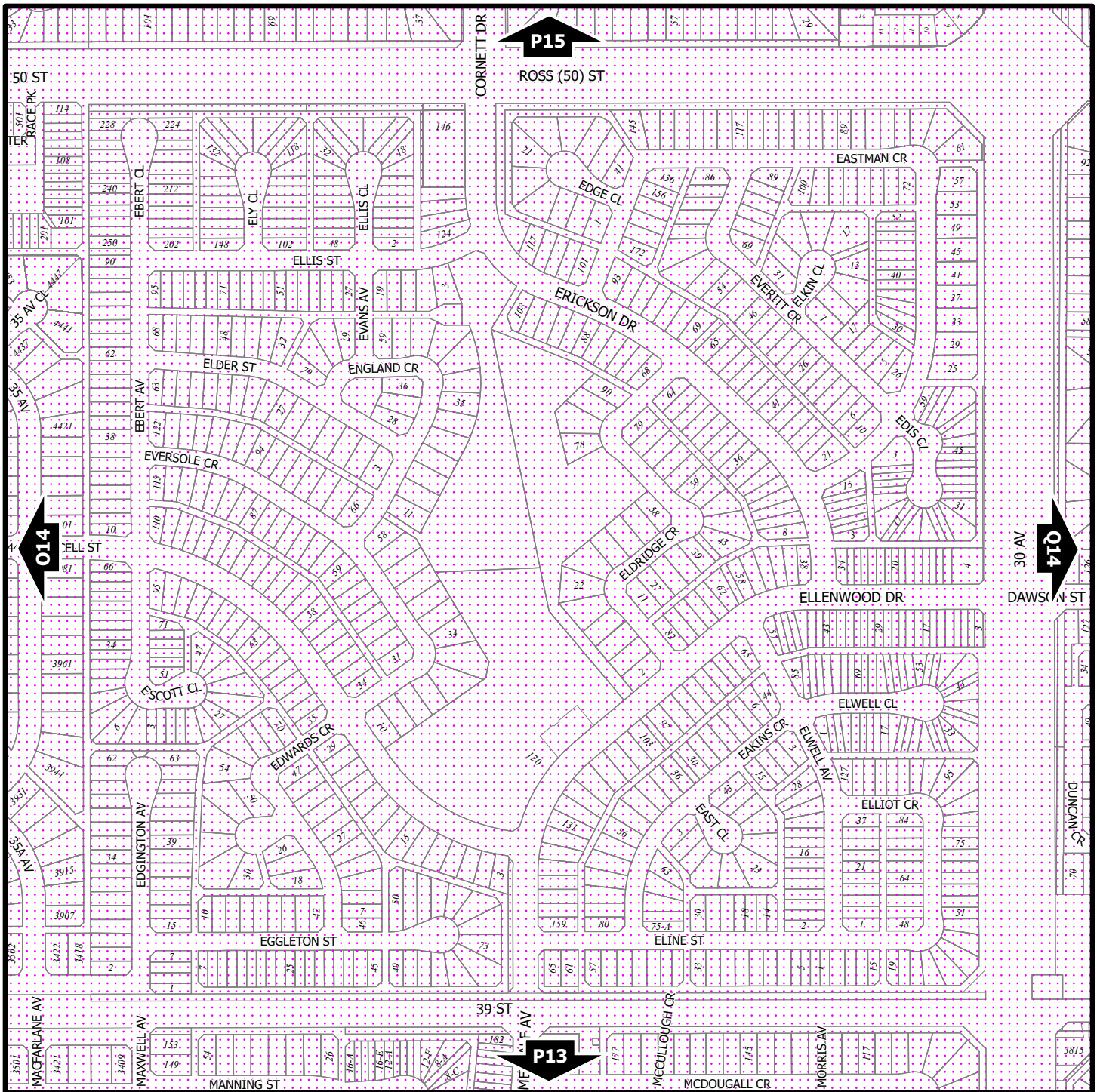
Printed on March 12, 2024

Land Use Zones

P14

SE¼ Sec15 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- | | | | |
|--|--|--|-----------------------------|
| | AltaLink Consultation/
Potential Constraints Area | | Landfill Site (approximate) |
| | Business Improvement Area | | Landfill Setback |
| | Escarpment Area | | Major Entry Area |
| | Flood Fringe | | Overlay District |
| | Floodway | | Restricted Development Area |
| | Gaetz - Ross Heritage Area | | Pipeline Setback |
| | Historical Preservation Sites | | Wastewater Treatment |
| | Historically Significant Sites | | Plant Setback |
| | Historical Site Number | | Railway Setback (15m) |
| | | | Railway Setback (30m) |

123 Civic Address

--- Proposed Lots

+++ Railway

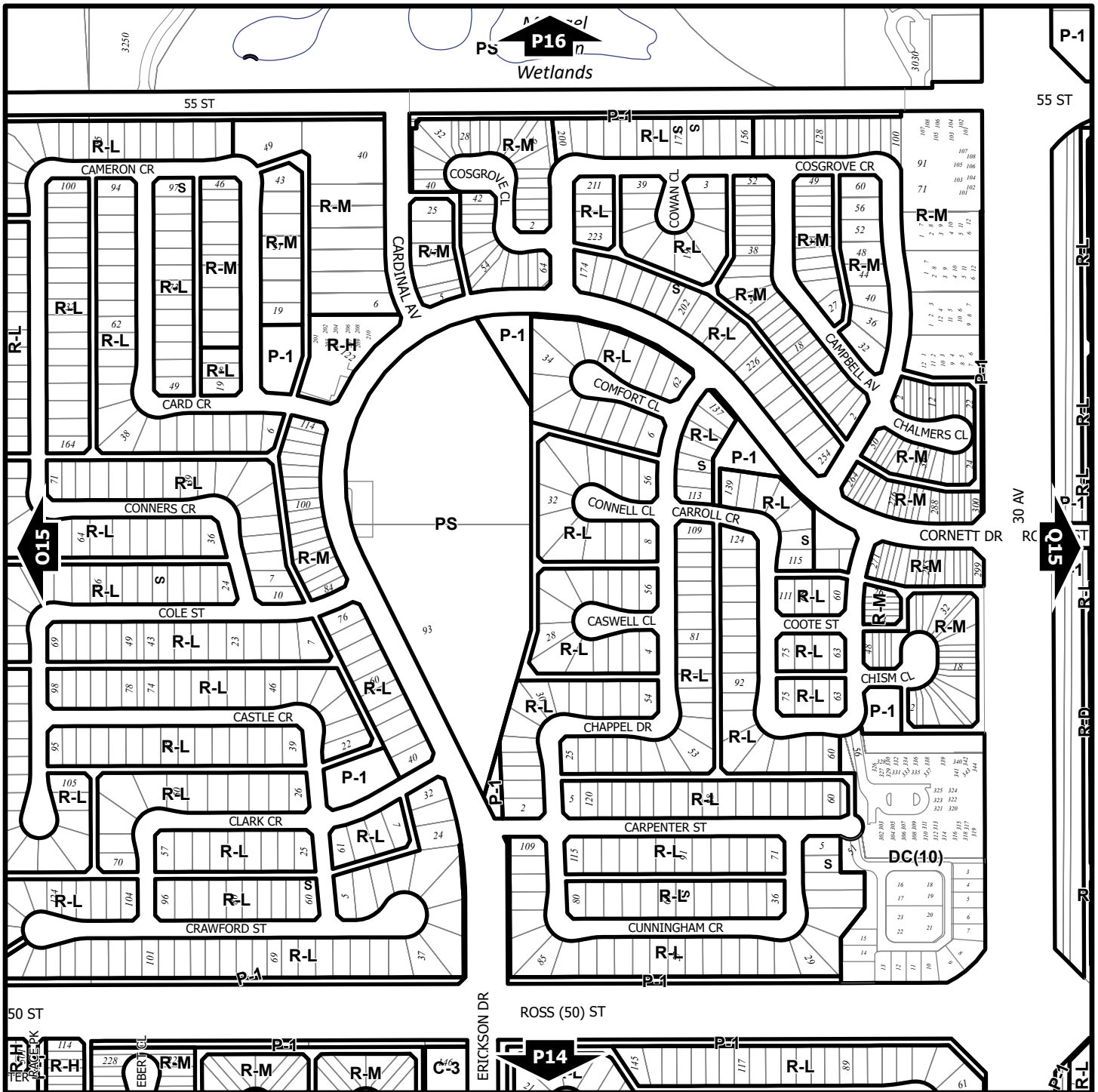
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

P14

SE¼ Sec15 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L Land Use Zone
- Exception to Zone
- e(ii) Exception Number
- Exempted from Zone
- 2a Exempted Number
- V18 Height Overlay Zone
- D95 Density Overlay Zone
- S Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number
- City Boundary
- 123 Civic Address
- Railway
- Proposed Lots

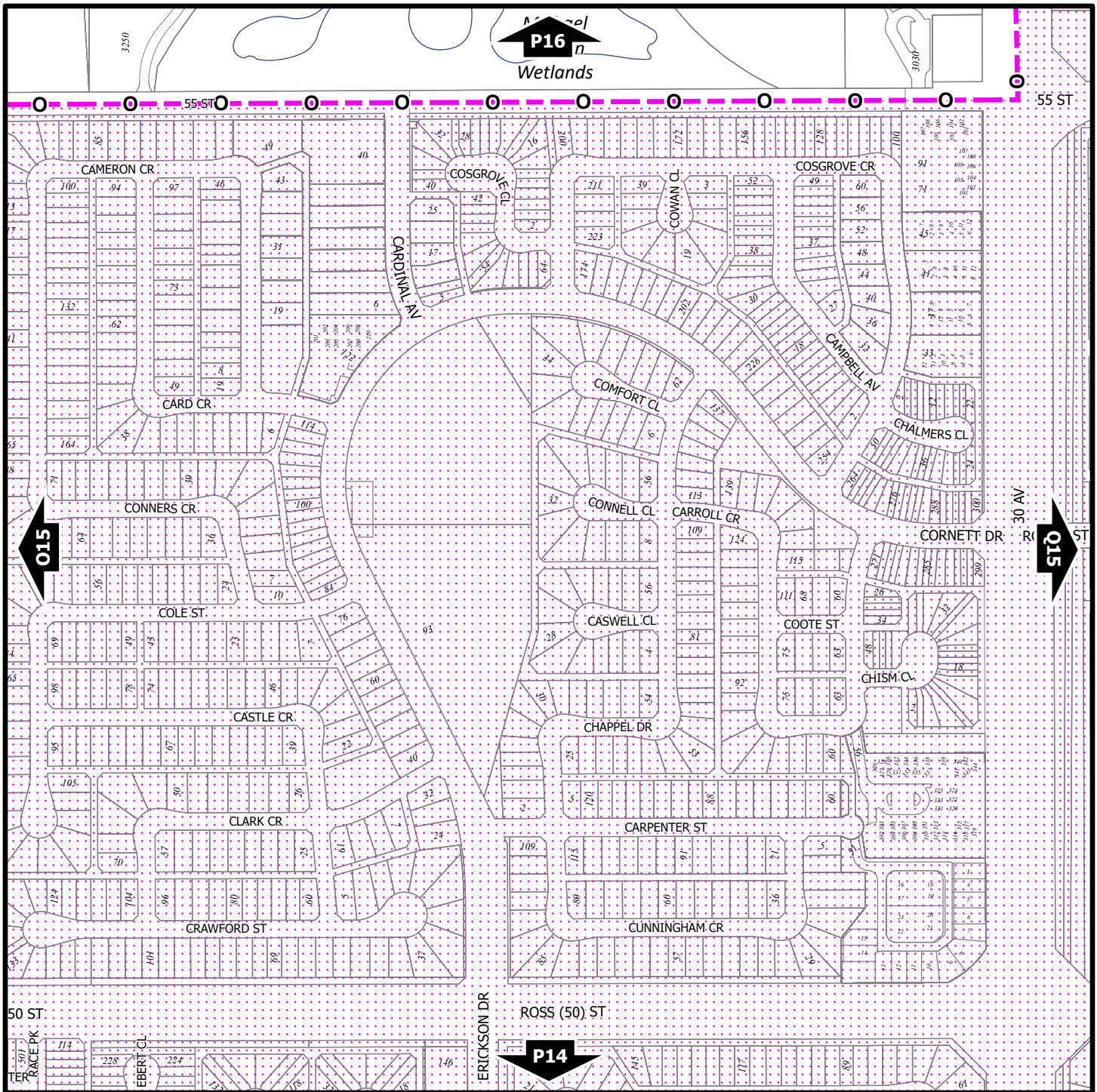
Printed on March 12, 2024

Land Use Zones

P15

NE¼ Sec15 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
- Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

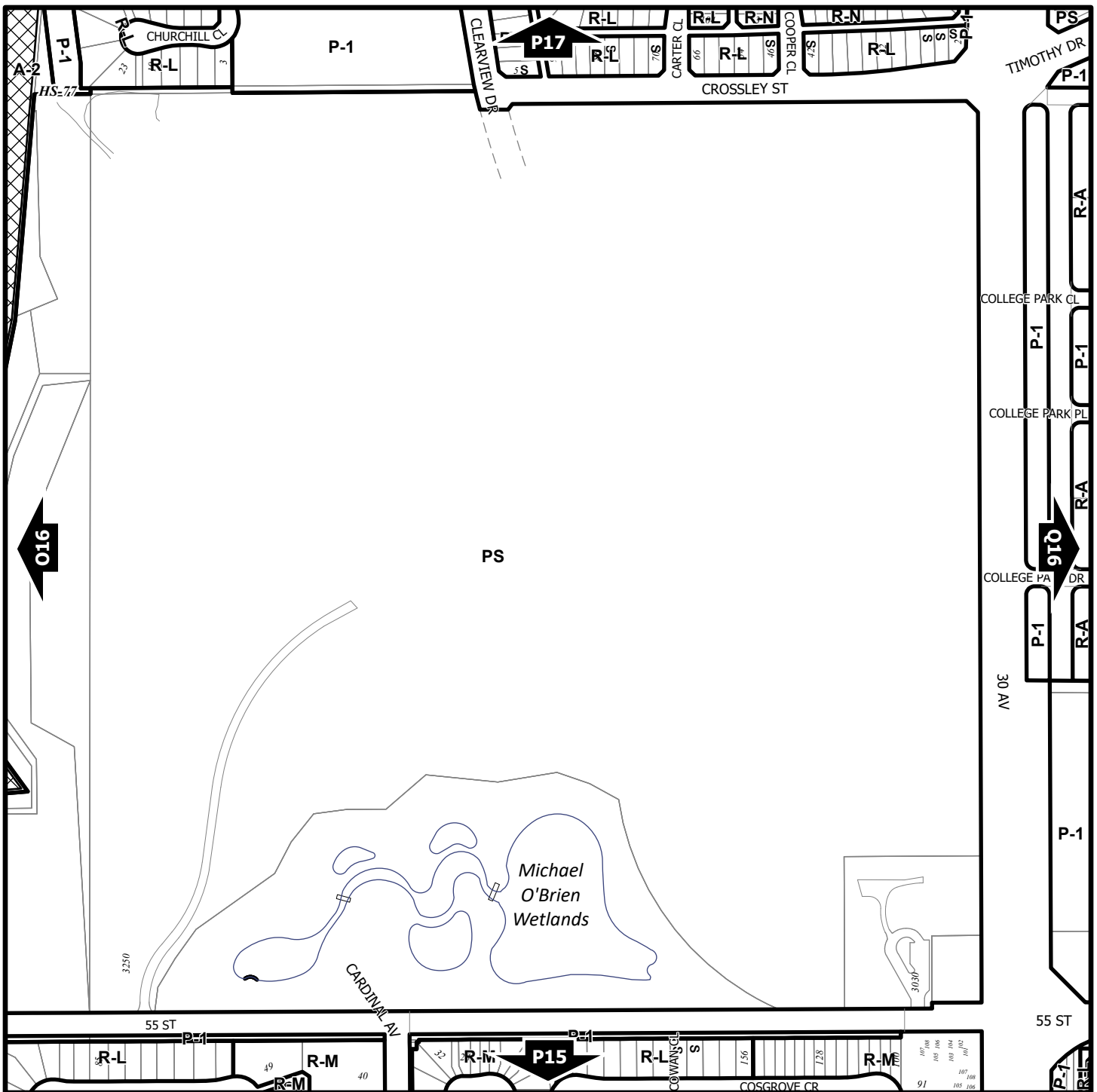
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

P15

NE¼ Sec15 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary
R-L	Land Use Zone
	Exception to Zone
<i>e(ii)</i>	Exception Number
	Exempted from Zone
<i>2a</i>	Exempted Number
<i>V18</i>	Height Overlay Zone
<i>D95</i>	Density Overlay Zone
S	Suite Locations

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

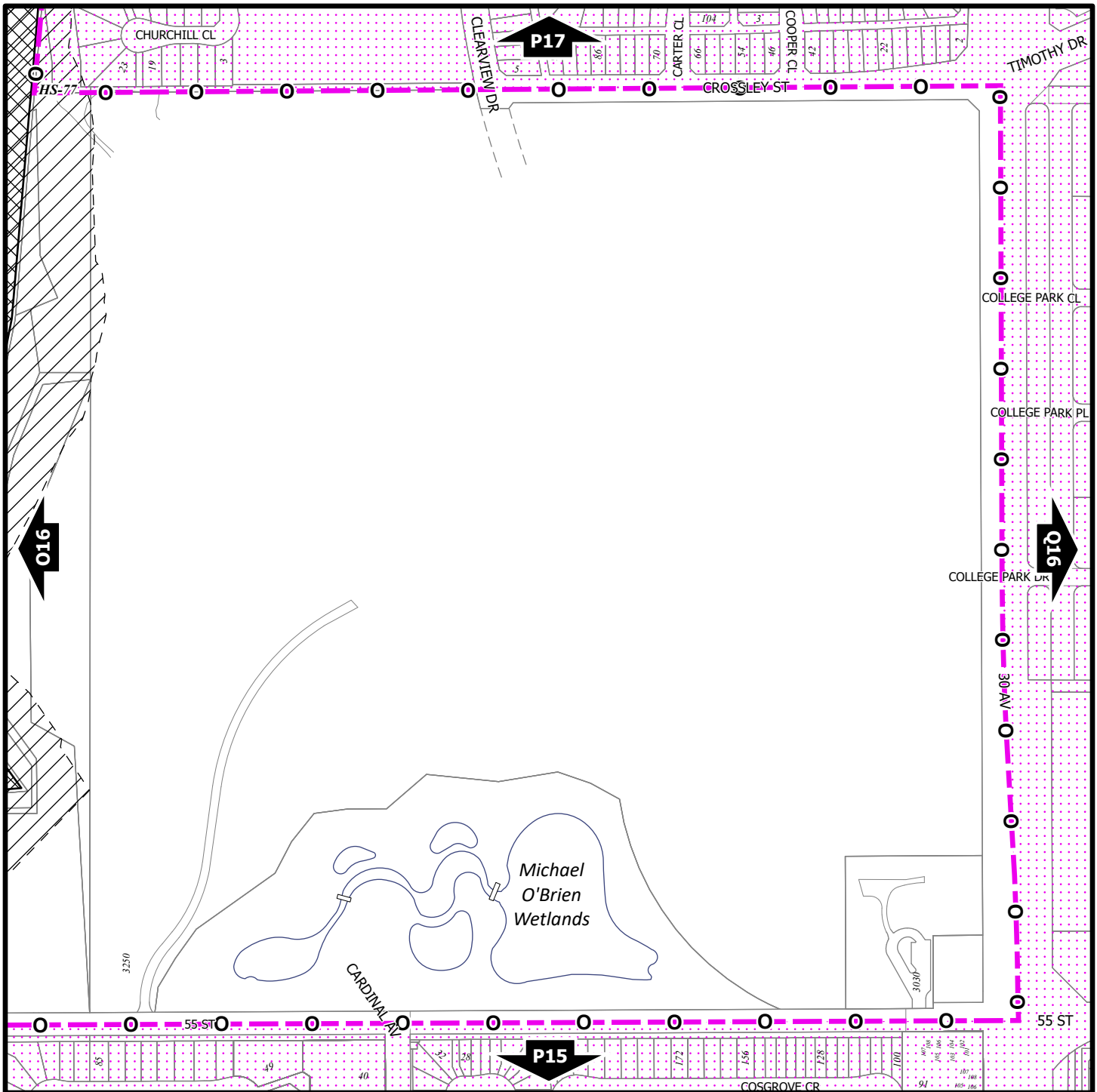
Printed on March 12, 2024

Land Use Zones

P16

SE¼ Sec22 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

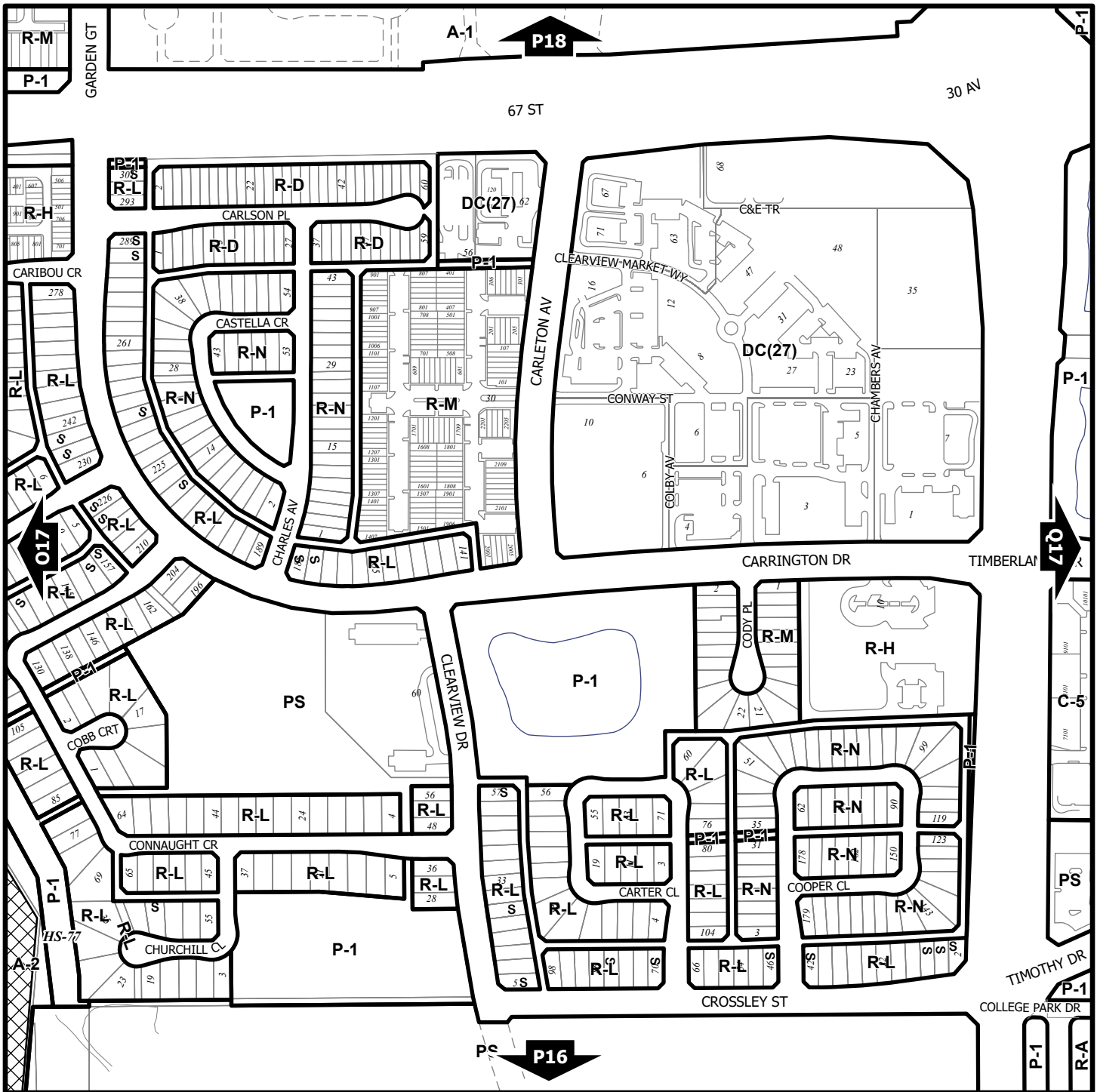
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

P16

SE¼ Sec22 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

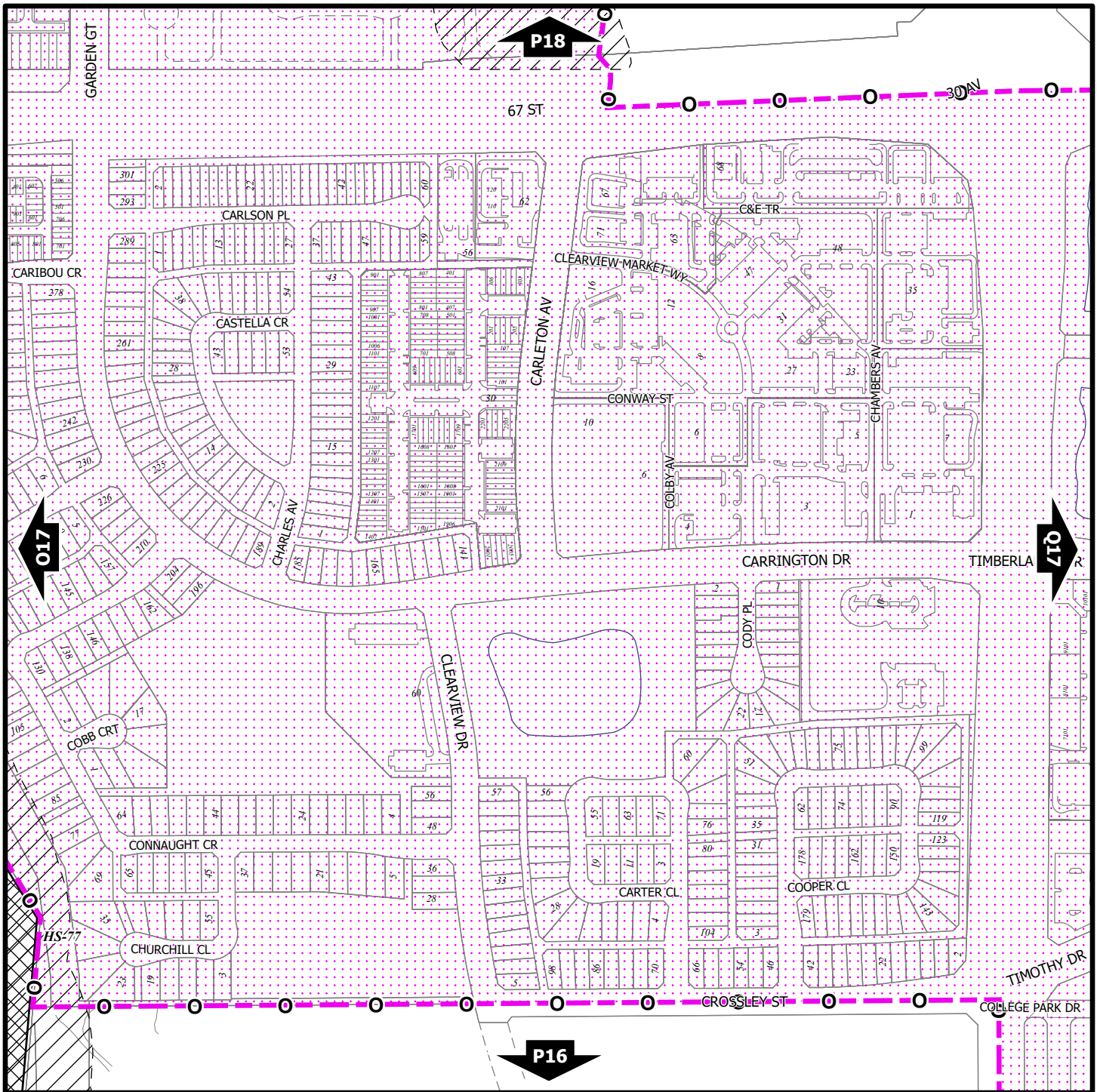
Printed on March 12, 2024

Land Use Zones

P17

NE¼ Sec22 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
- B Potential Constraints Area
- BI Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- G Gaetz - Ross Heritage Area
- HP-32 Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
- Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

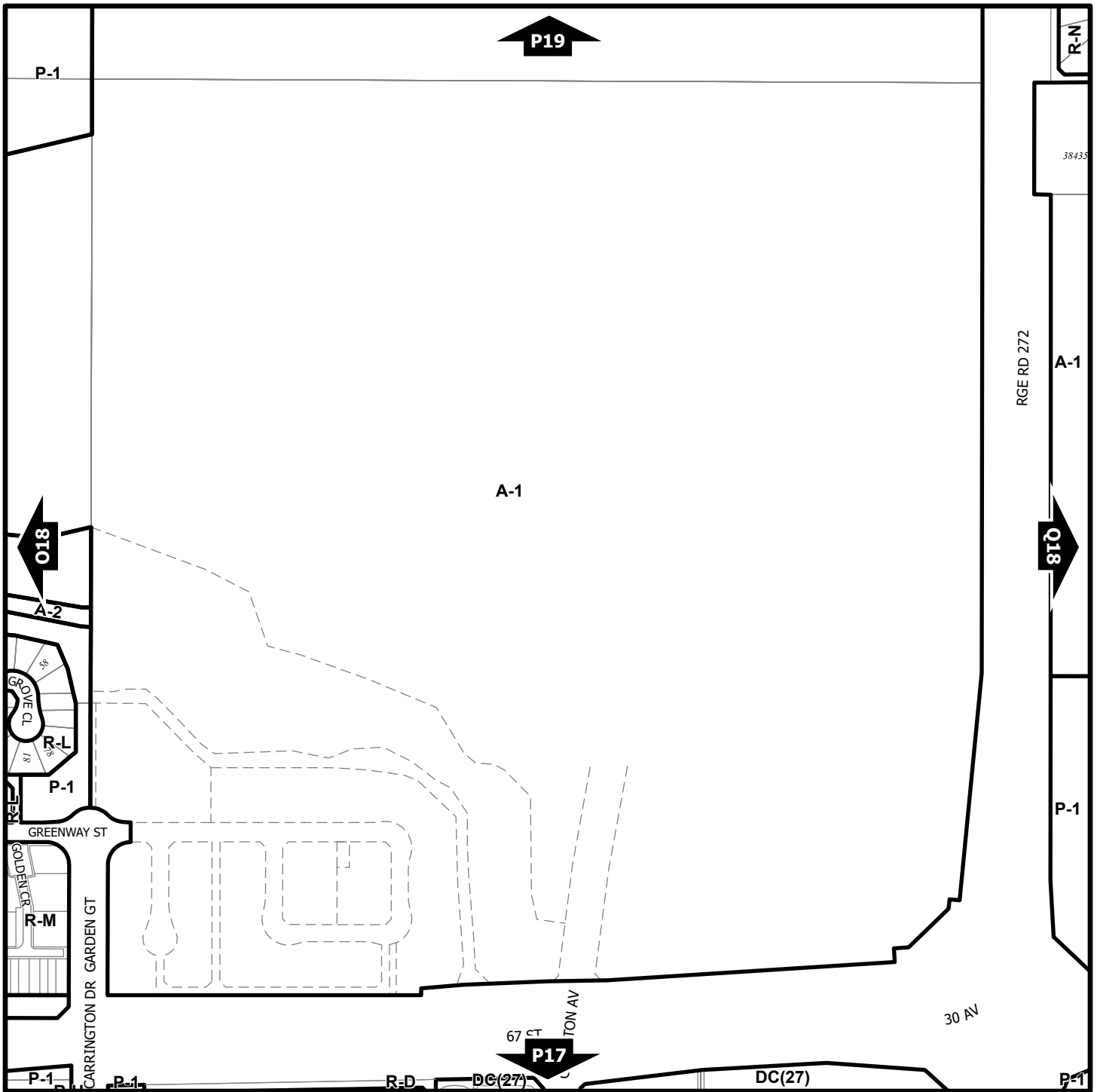
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

P17

NE¼ Sec22 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

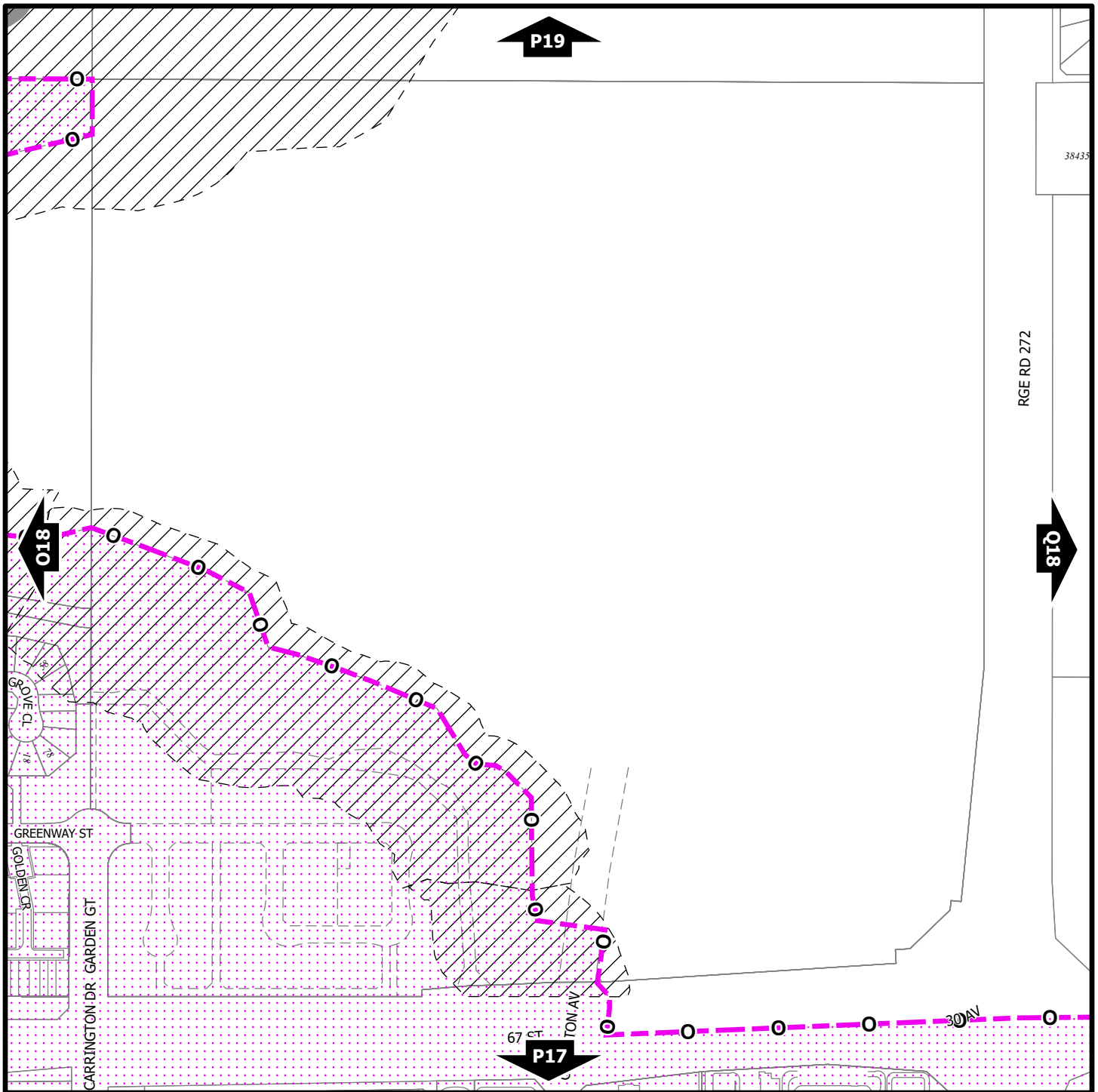
Printed on March 12, 2024

Land Use Zones

P18

SE¼ Sec27 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

Proposed Lots

Railway

City Boundary

Printed on March 12, 2024

Land Use Constraints

P18

SE¼ Sec27 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

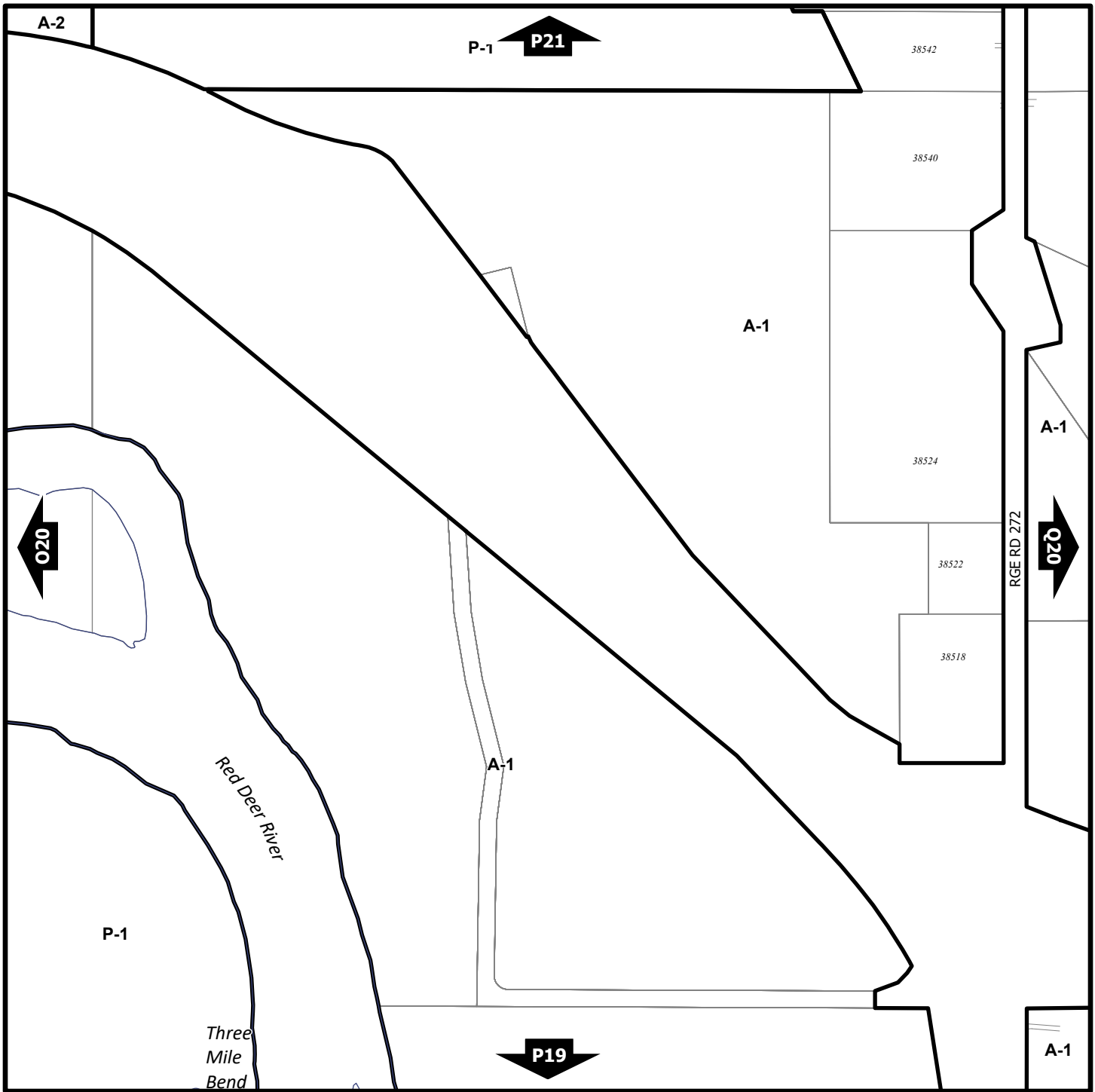
Printed on March 13, 2024

Land Use Zones

P19

NE¼ Sec27 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

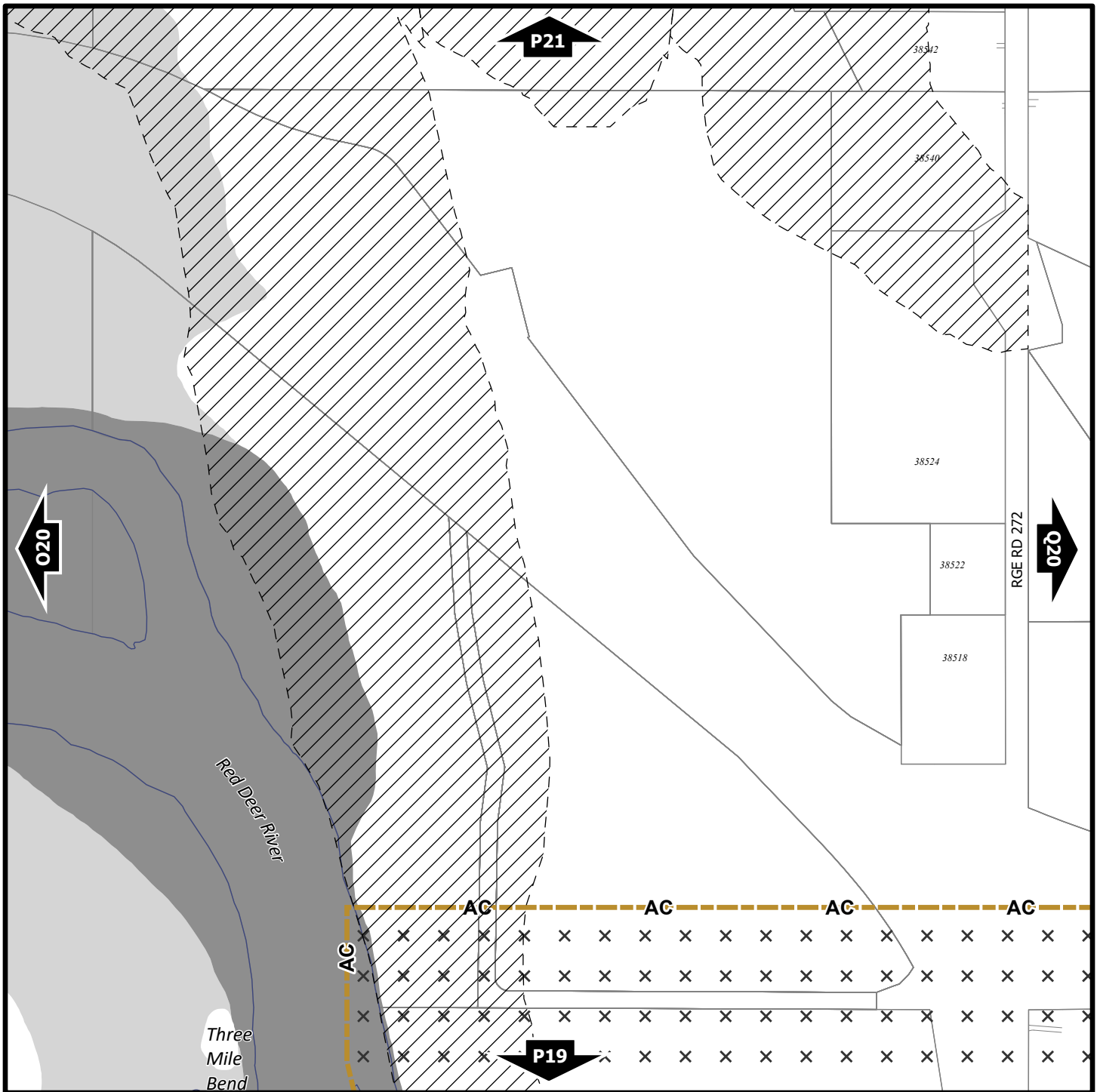
Printed on March 12, 2024

Land Use Zones

P20

SE¼ Sec34 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AC AltaLink Consultation/
Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

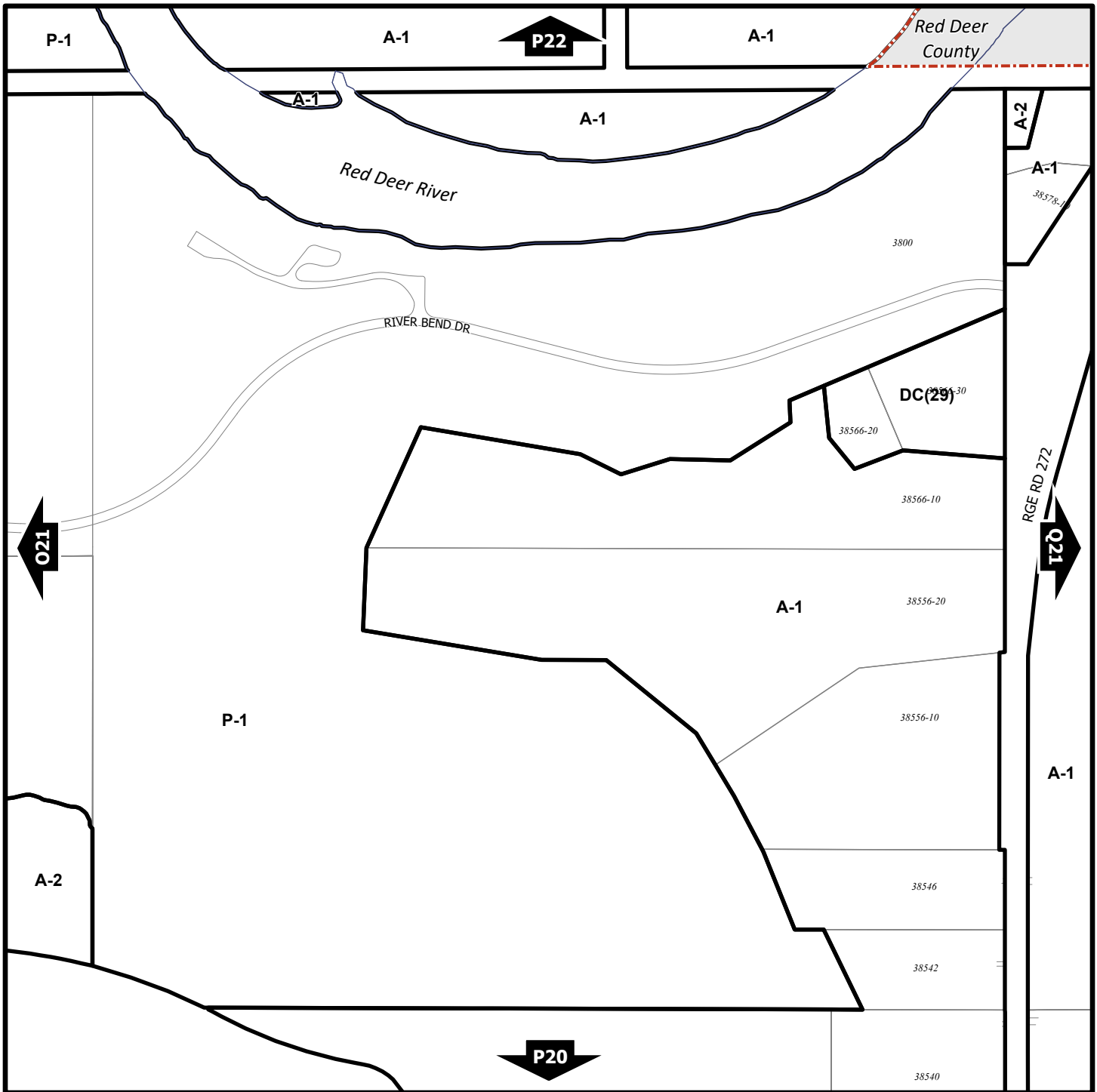
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

P20

SE¼ Sec34 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

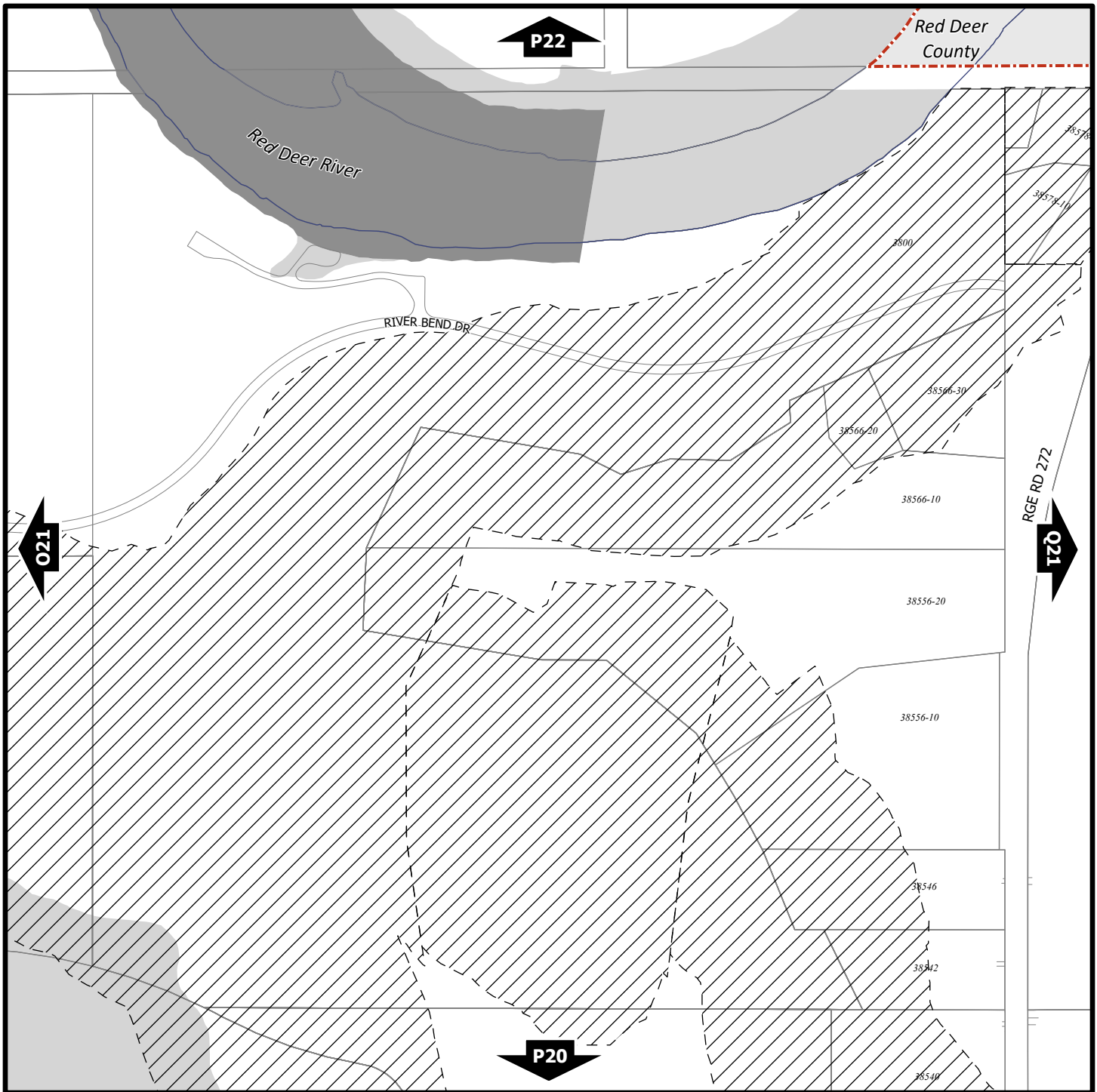
Printed on March 12, 2024

Land Use Zones

P21

NE¼ Sec34 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

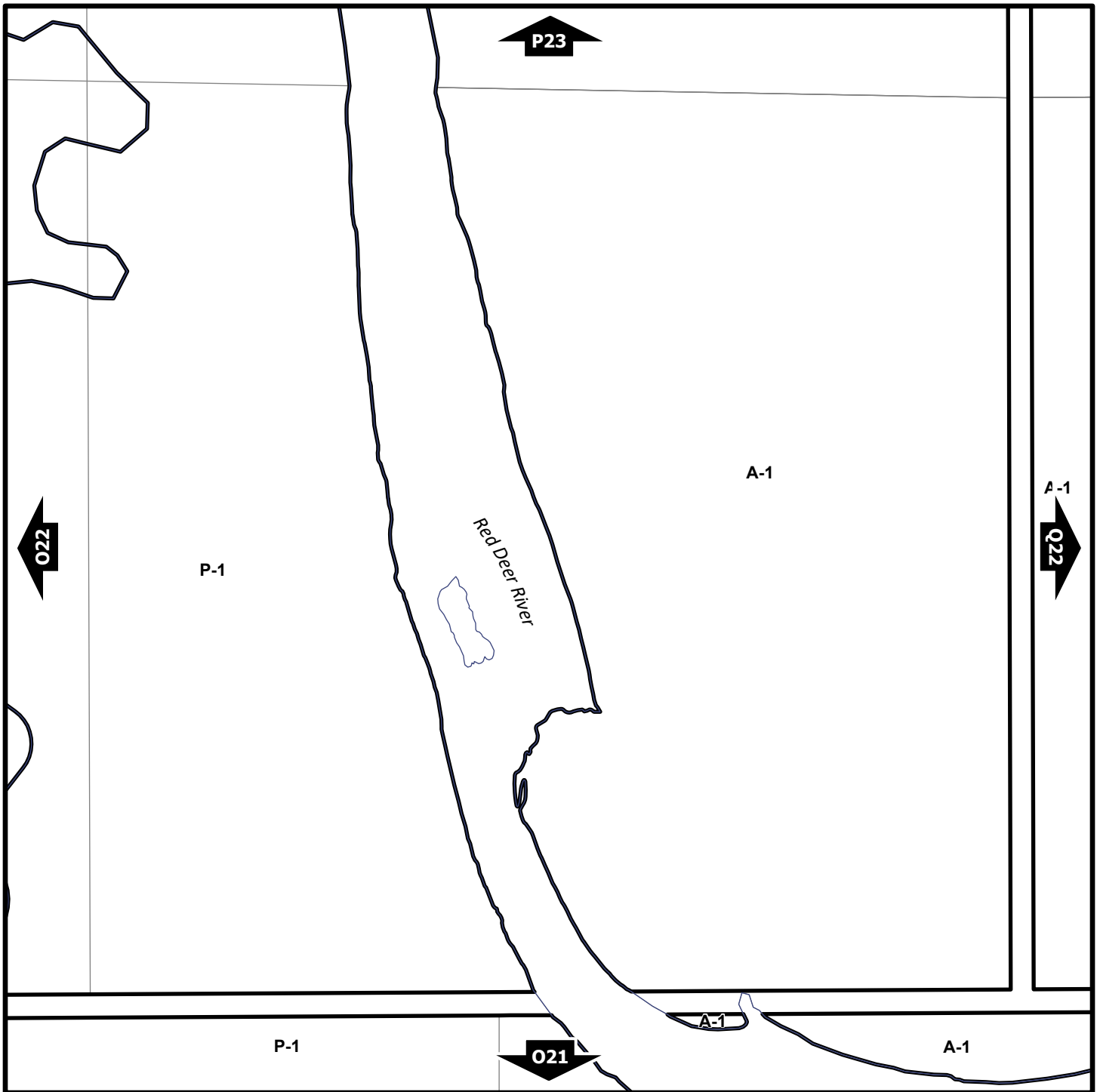
--- City Boundary

Printed on March 12, 2024

Land Use Constraints

P21

NE¼ Sec34 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

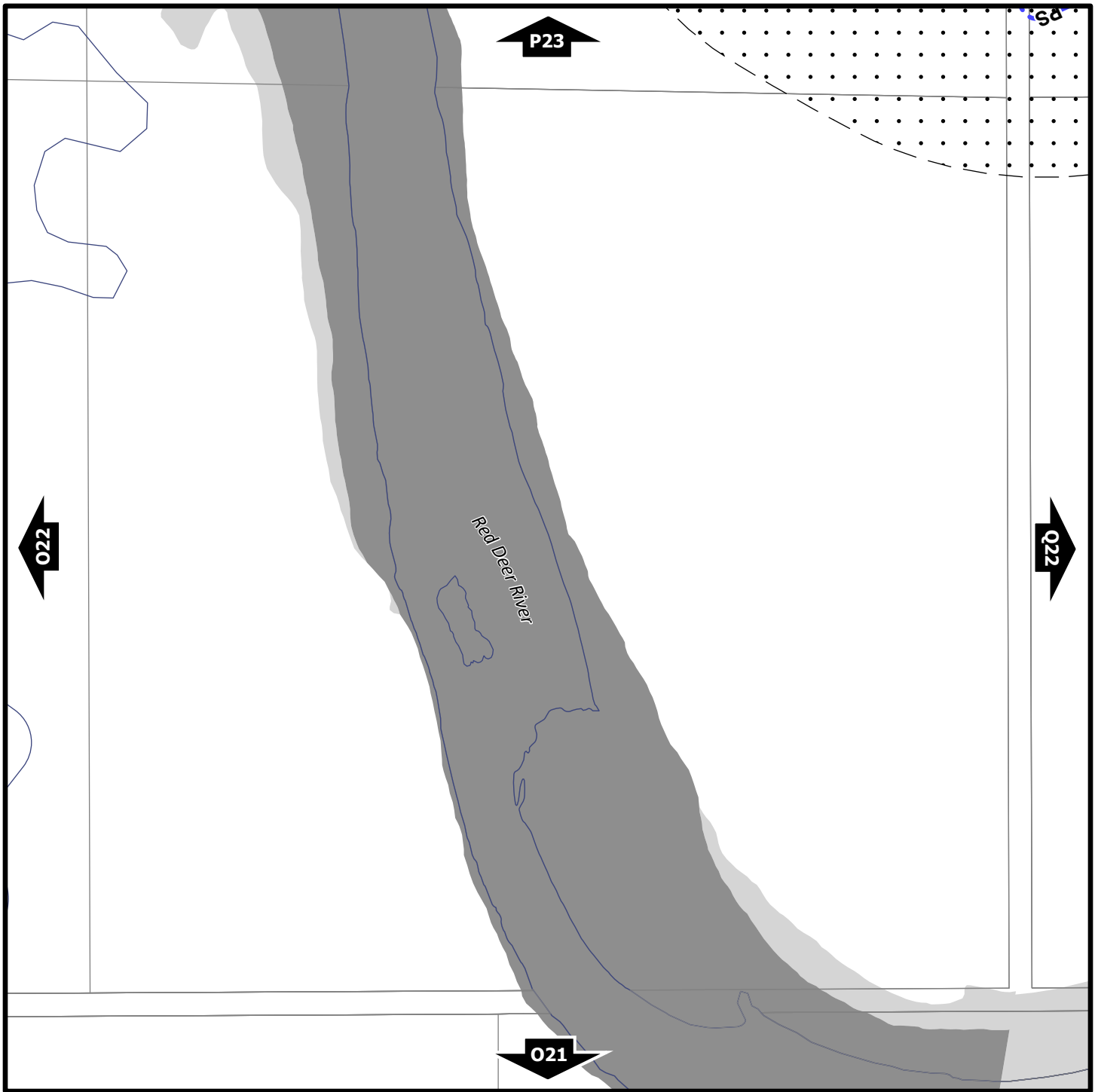
Printed on March 12, 2024

Land Use Zones

P22

SE¼ Sec2 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

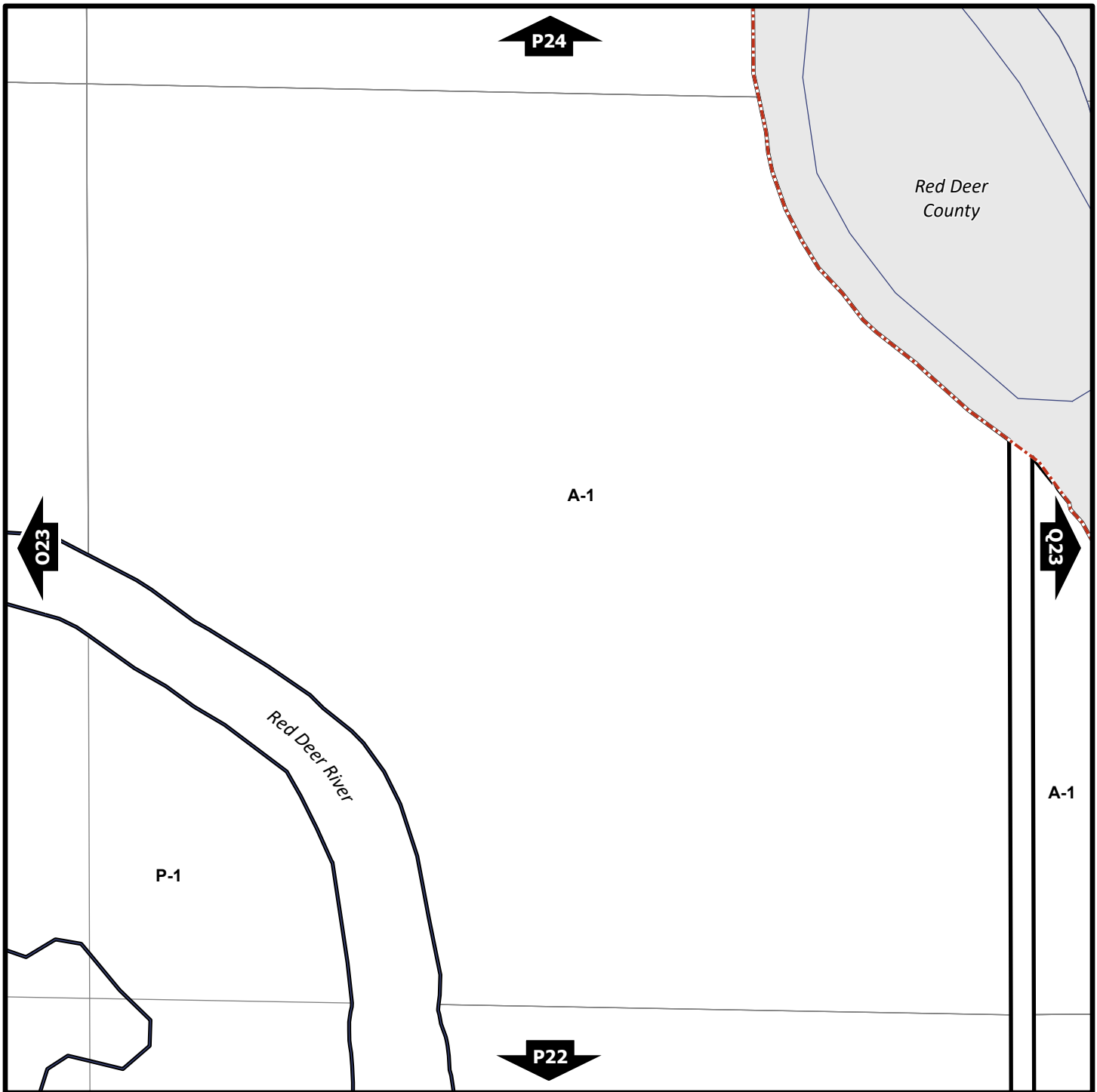
	Civic Address
	Proposed Lots
	Railway
	City Boundary

Printed on March 12, 2024

Land Use Constraints

P22

SE¼ Sec2 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary
R-L	Land Use Zone
	Exception to Zone
<i>e(ii)</i>	Exception Number
	Exempted from Zone
<i>2a</i>	Exempted Number
<i>V18</i>	Height Overlay Zone
<i>D95</i>	Density Overlay Zone
S	Suite Locations

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

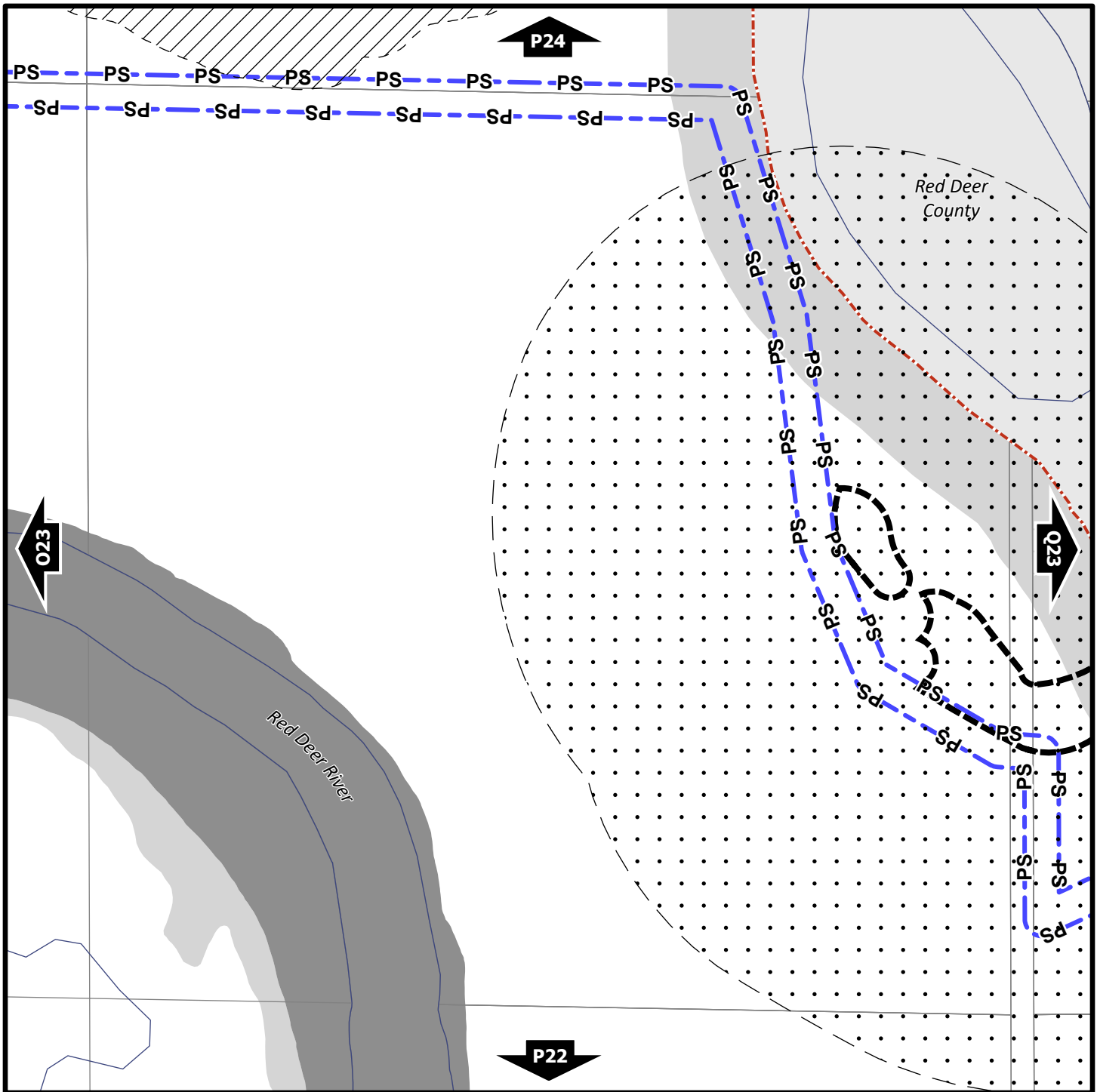
Printed on March 12, 2024

Land Use Zones

P23

NE¼ Sec2 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

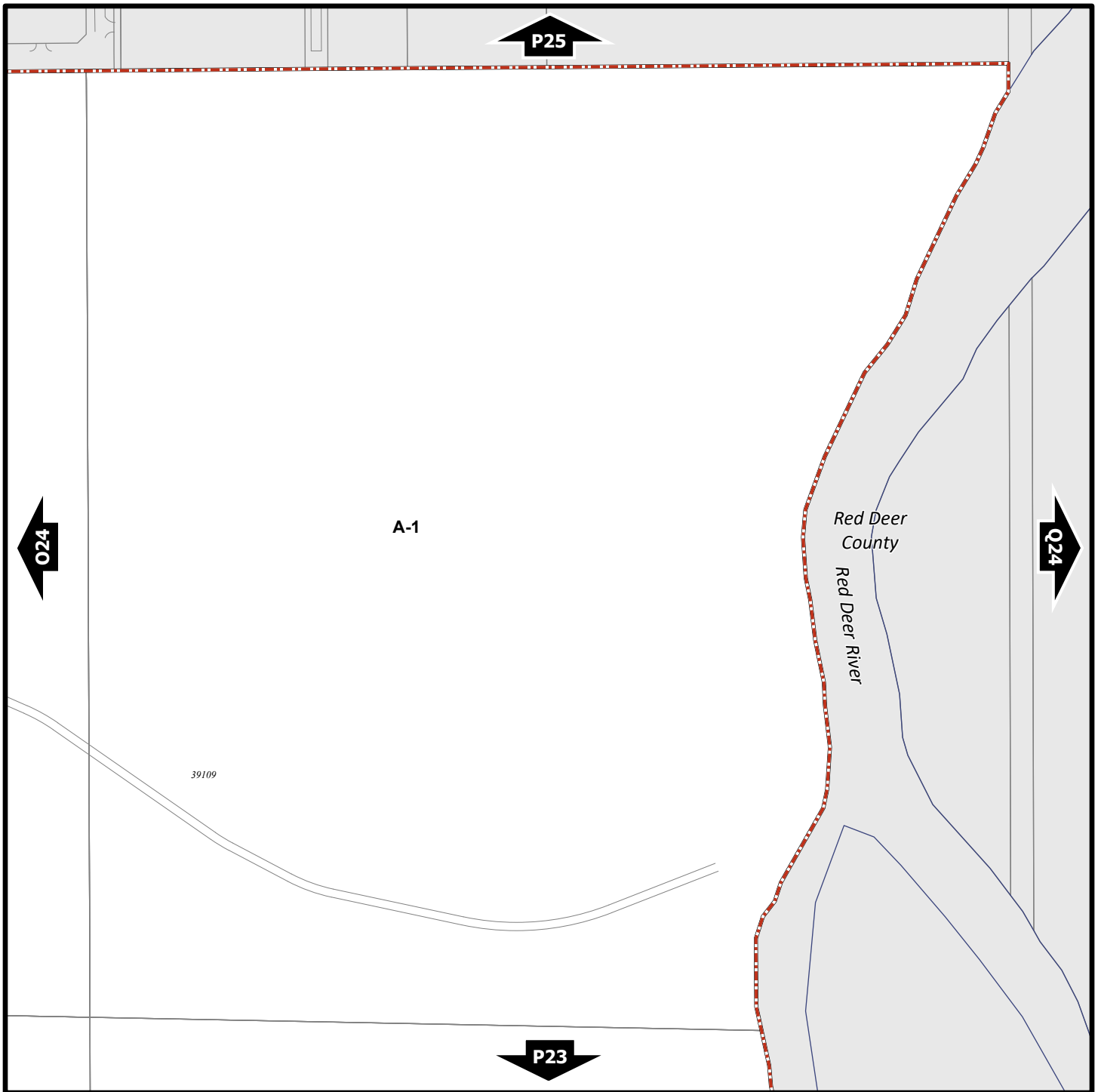
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

Printed on March 12, 2024

Land Use Constraints

P23

NE¼ Sec2 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary
R-L	Land Use Zone
	Exception to Zone
<i>e(ii)</i>	Exception Number
	Exempted from Zone
<i>2a</i>	Exempted Number
<i>V18</i>	Height Overlay Zone
<i>D95</i>	Density Overlay Zone
S	Suite Locations

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

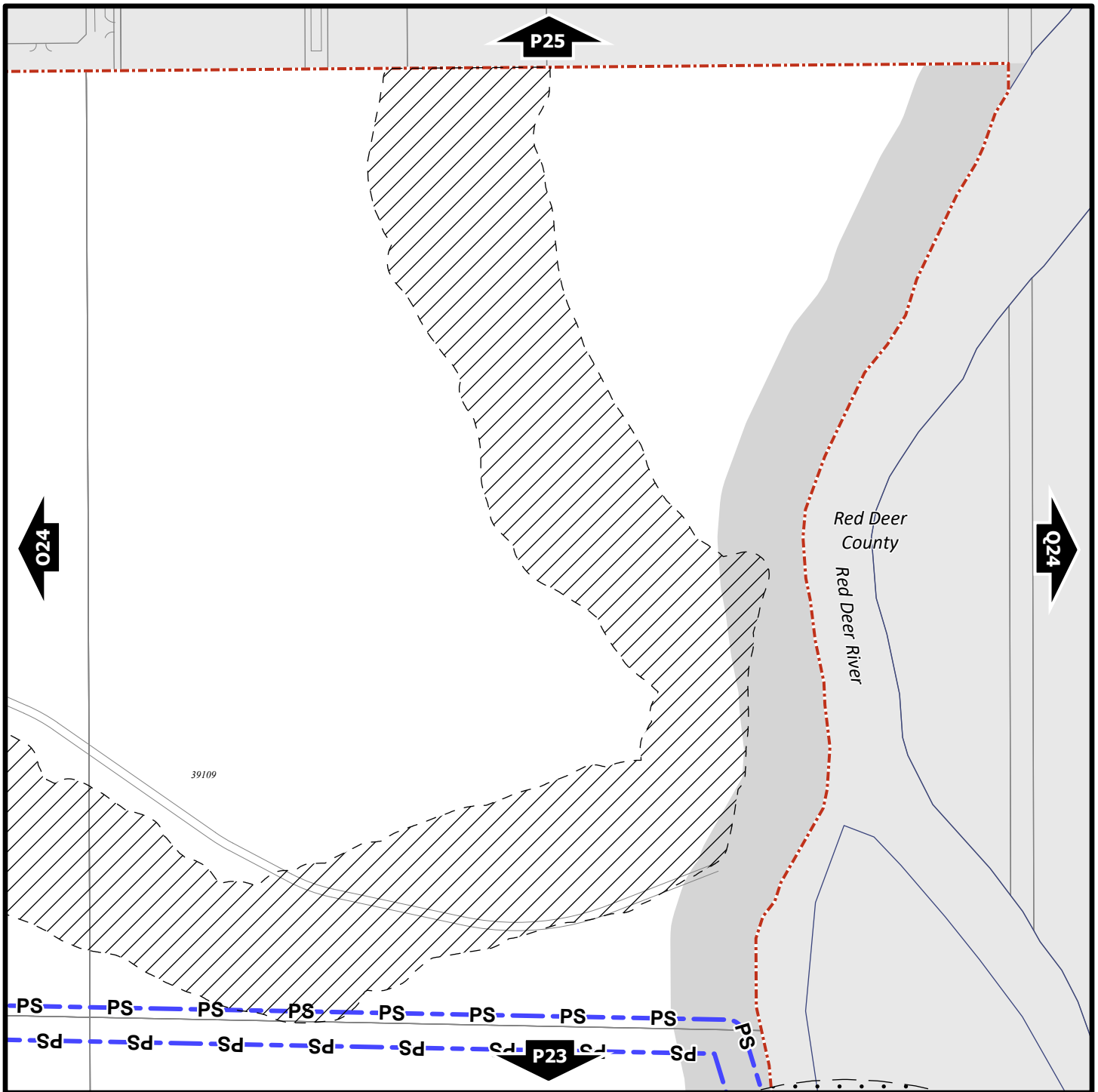
Printed on March 12, 2024

Land Use Zones

P24

SE¼ Sec11 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

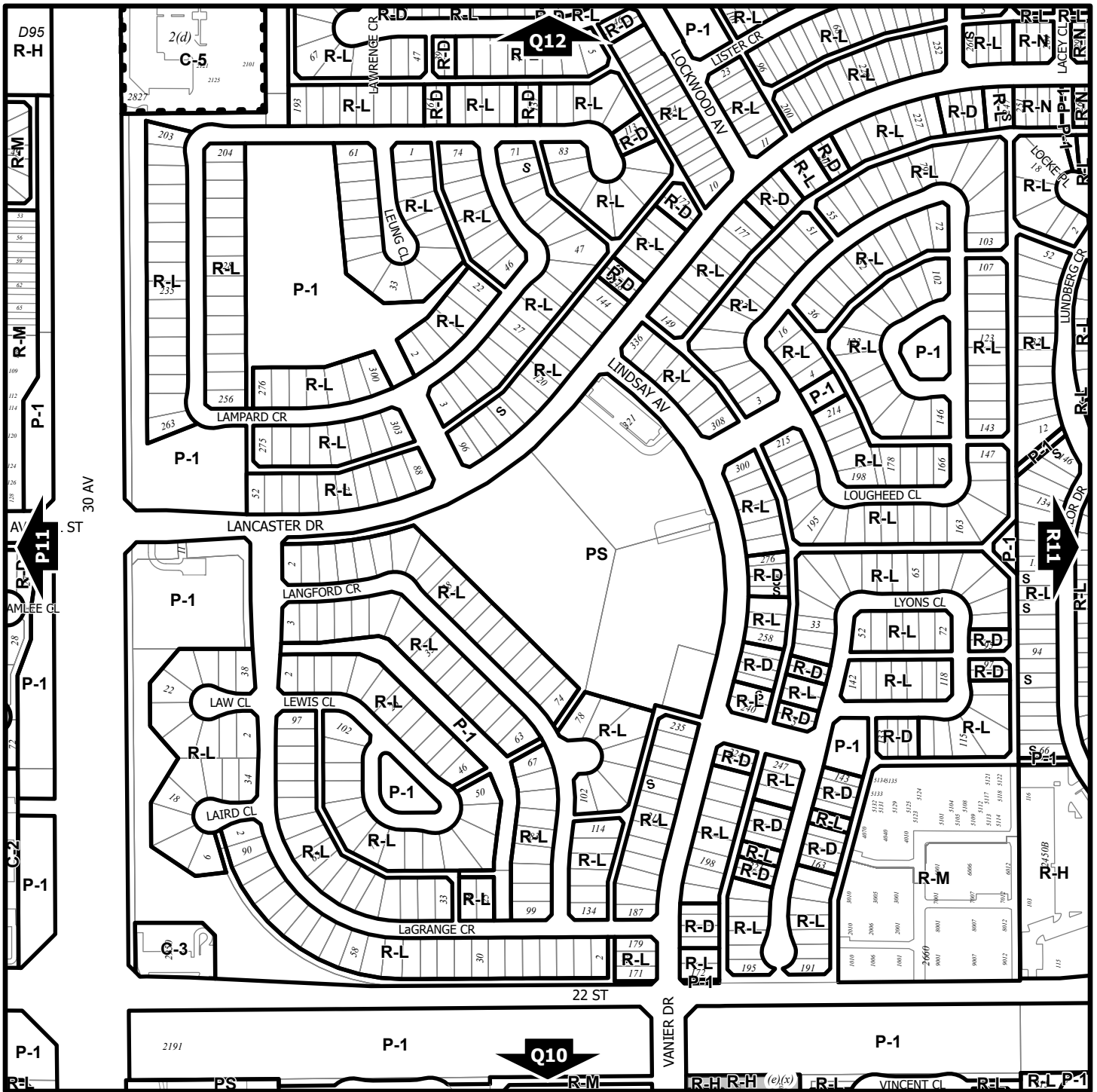
123	Civic Address
---	Proposed Lots
+++	Railway
---	City Boundary

Printed on March 12, 2024

Land Use Constraints

P24

SE¼ Sec11 39-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

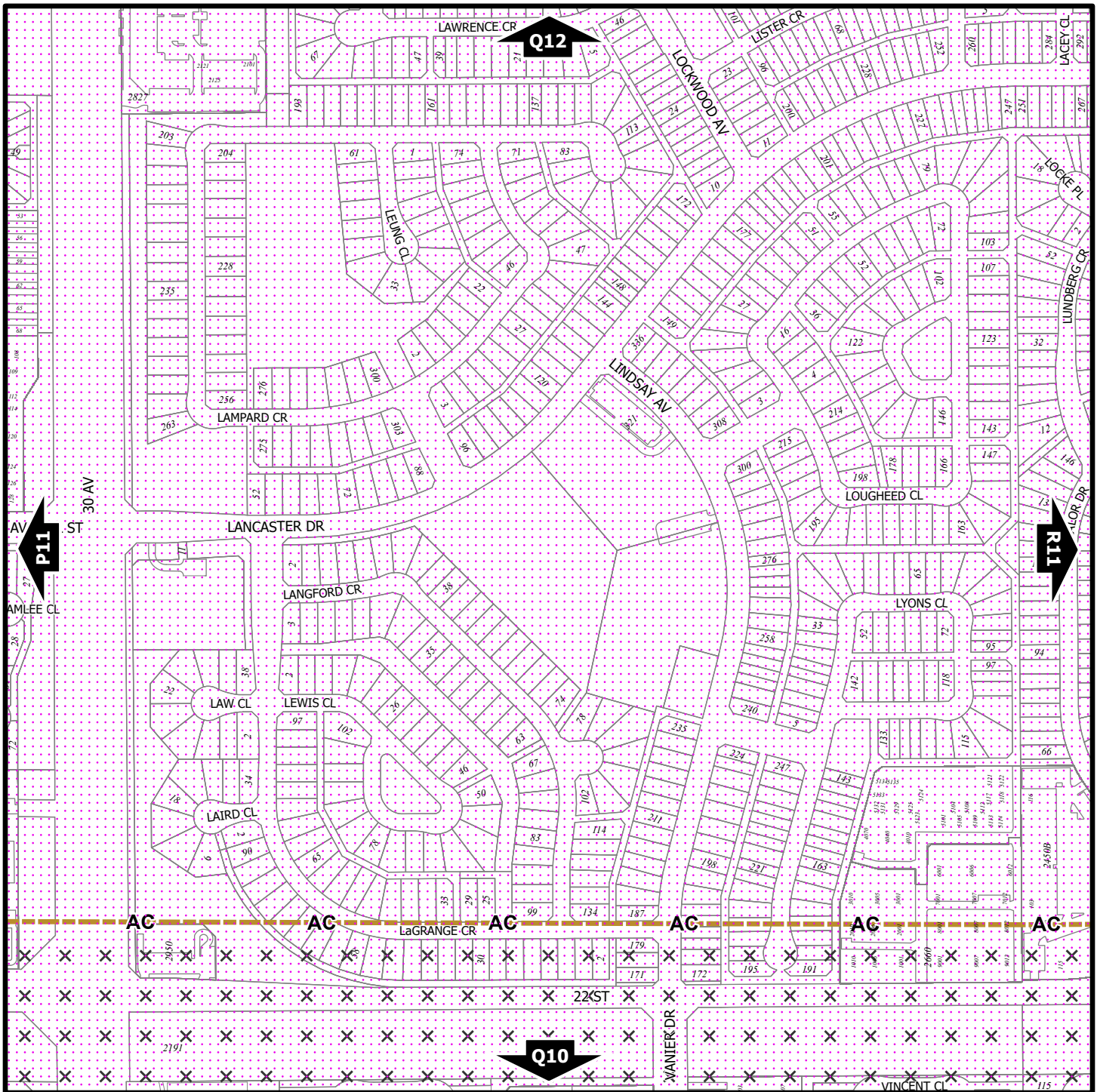
Printed on March 12, 2024

Land Use Zones

Q11

NW¼ Sec2 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- AltaLink Consultation/
Potential Constraints Area
- B Business Improvement Area
- E Escarpment Area
- F Flood Fringe
- G Floodway
- H Gaetz - Ross Heritage Area
- I Historical Preservation Sites
- J Historically Significant Sites
- HP-32 Historical Site Number



- Landfill Site (approximate)
- M Major Entry Area
- O Overlay District
- P Restricted Development Area
- Q Pipeline Setback
- R Wastewater Treatment
Plant Setback
- S Railway Setback (15m)
- T Railway Setback (30m)

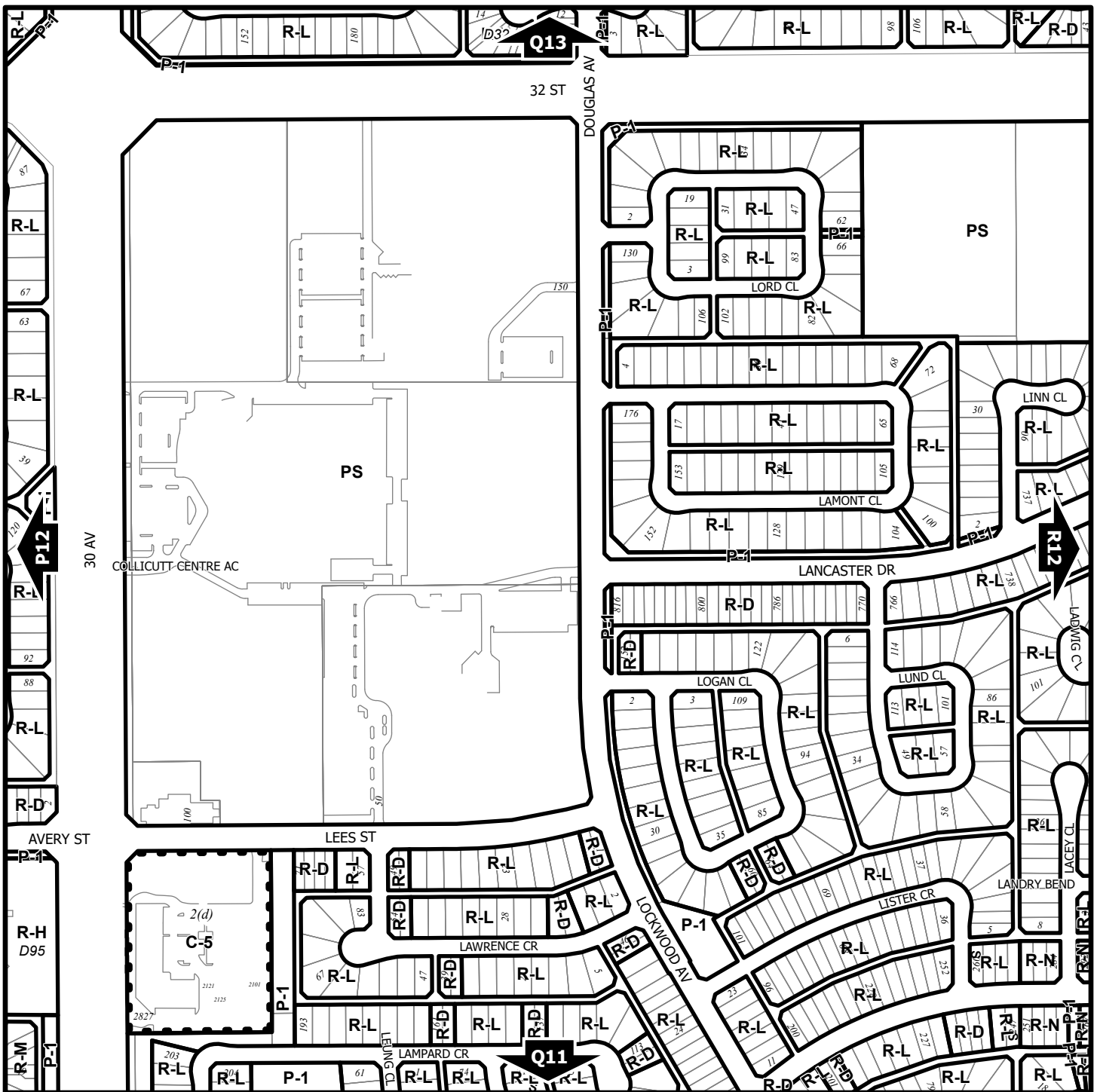
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

Q11

NW¼ Sec2 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	Land Use Zone Boundary		Historical Preservation Sites
	Land Use Zone		Historically Significant Sites
	Exception to Zone		Historical Site Number
	Exception Number		City Boundary
	Exempted from Zone		Civic Address
	Exempted Number		Railway
	Height Overlay Zone		Proposed Lots
	Density Overlay Zone		
	Suite Locations		

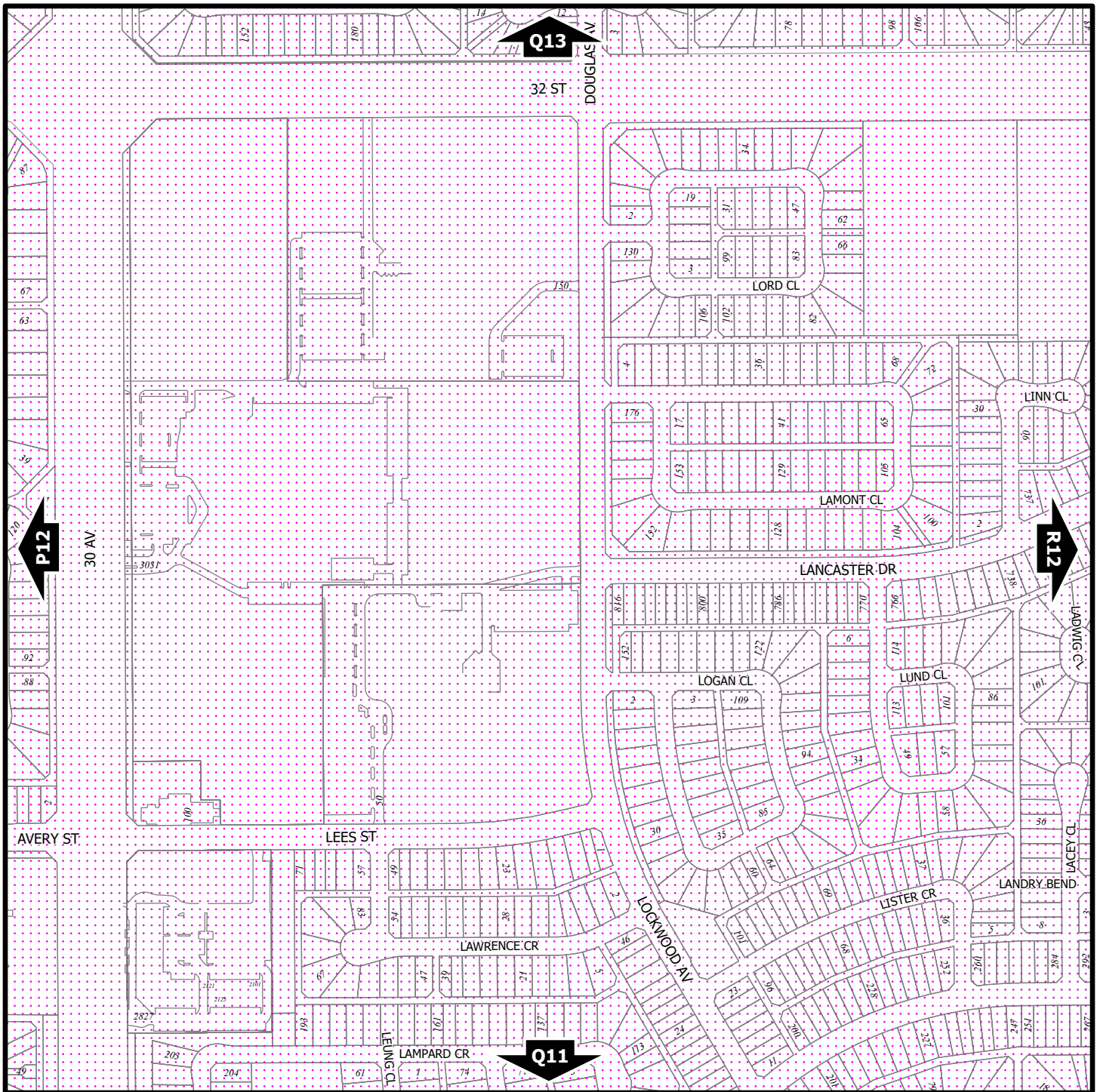
Printed on March 12, 2024

Land Use Zones

Q12

SW¼ Sec11 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- | | | |
|--------------------------------|--|------------------------------------|
| AC | AltaLink Consultation/
Potential Constraints Area | Landfill Site (approximate) |
| B | Business Improvement Area | Landfill Setback |
| Escarpment Area | | Major Entry Area |
| Flood Fringe | | Overlay District |
| Floodway | | Restricted Development Area |
| G | Gaetz - Ross Heritage Area | Pipeline Setback |
| Historical Preservation Sites | | Wastewater Treatment Plant Setback |
| Historically Significant Sites | | Railway Setback (15m) |
| HP-32 | Historical Site Number | Railway Setback (30m) |

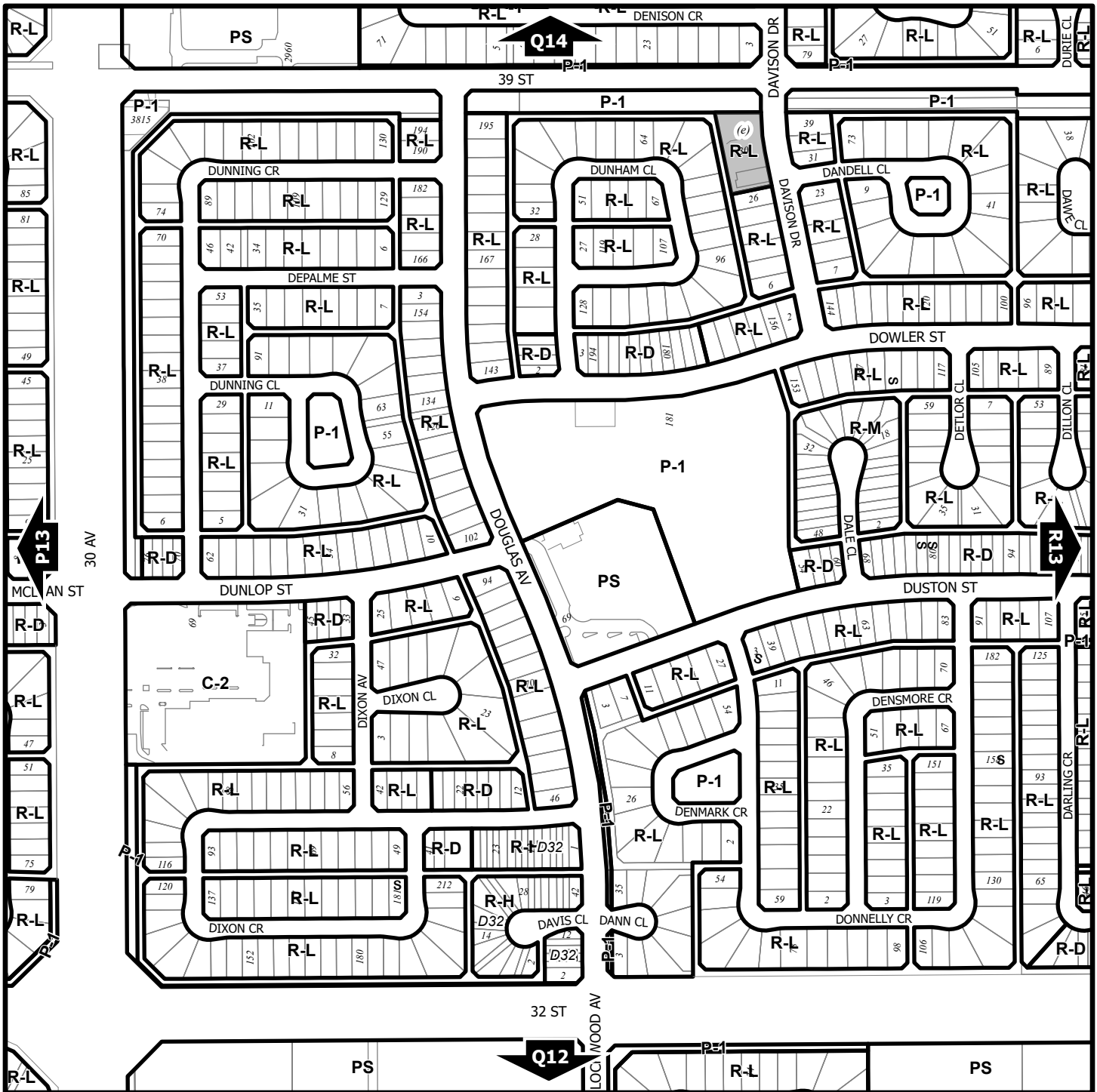
- | | |
|-----|---------------|
| 123 | Civic Address |
| --- | Proposed Lots |
| +++ | Railway |
| --- | City Boundary |

Printed on March 12, 2024

Land Use Constraints

Q12

SW¼ Sec11 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- Land Use Zone
- Exception to Zone
- Exception Number
- Exempted from Zone
- Exempted Number
- Height Overlay Zone
- Density Overlay Zone
- Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

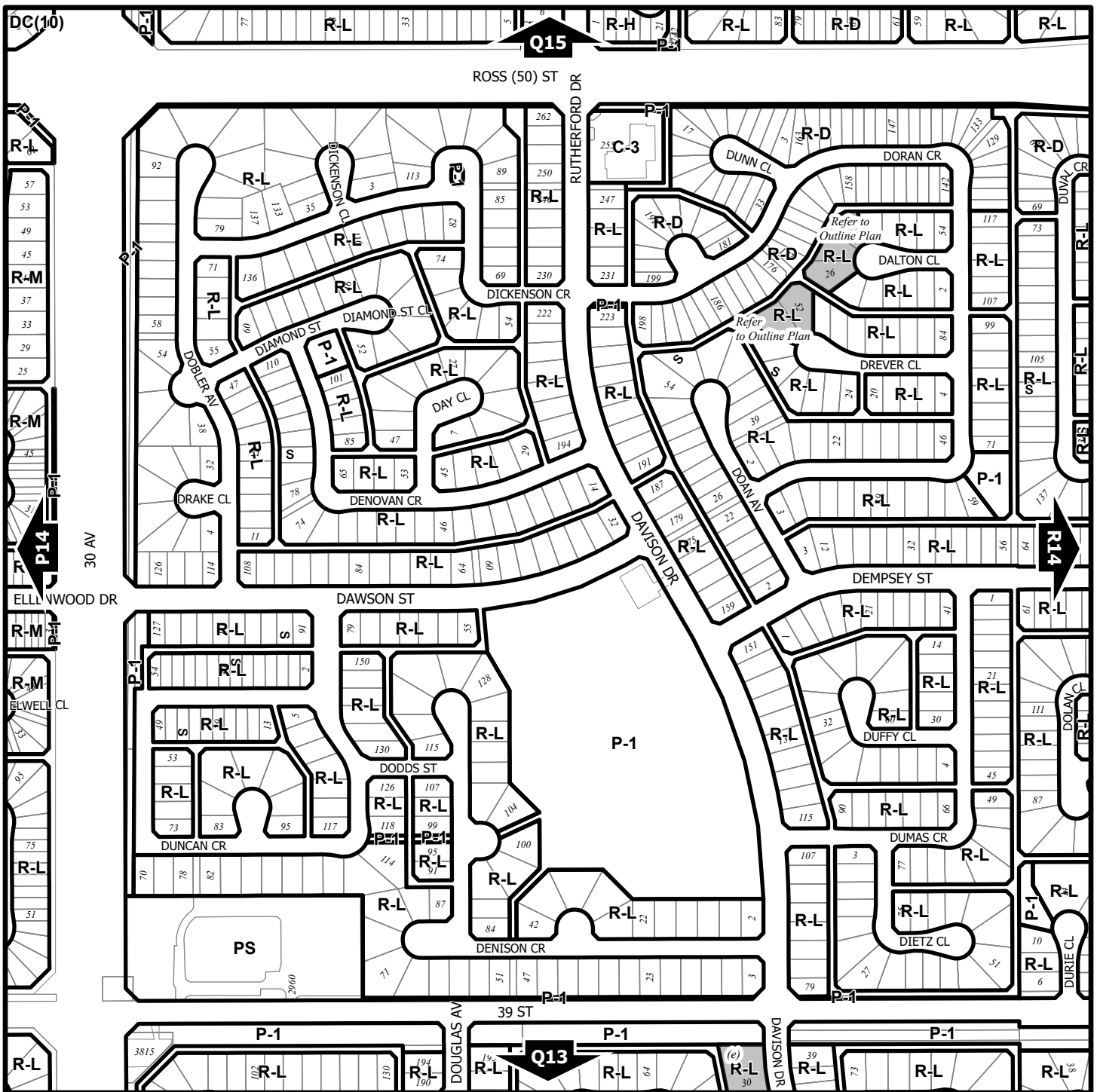
Printed on March 12, 2024

Land Use Zones

Q13

NW¼ Sec11 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

Printed on March 12, 2024

Land Use Zones

Q14

SW¼ Sec14 38-27-W4

Refer to Constraints Map

