



DEVELOPMENT OFFICER APPROVALS

On April 2, 2024, the Development Officer issued approvals for the following applications:

Permitted Use

None

Discretionary Use

Eastview

1. Hello Construction Ltd. – the redevelopment of Detached dwelling with two bedroom secondary suite, to be located at 3706 46 Street.

Timberstone

2. Anderson, C.L& S.B – a proposed one-bedroom Secondary Suite, to be located at 31 Thorne Place.

West Park (west)

3. Wyntjes, C. - a proposed one-bedroom Secondary Suite, to be located at 5889 West Park Crescent.

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

Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement. Advertisements can also be viewed at:

<https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2024-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, **prior to 4:30 p.m. on April 26, 2024**. 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 or contact appeals@reddeer.ca or call 403-342-8132.



PUBLIC SALE OF LAND

(Municipal Government Act, R.S.A 2000 Chapter M-26)

THE CITY OF RED DEER

Notice is hereby given that under the provisions of the *Municipal Government Act*, The City of Red Deer will offer for sale, by public auction, in the Wapiti meeting room at City Hall, 4914 48 Ave, Red Deer, Alberta, on Thursday, April 18, 2024, at 11:00 a.m., the following privately owned property:

PLAN	LOT	BLOCK	CIVIC ADDRESS	C of T
6231HW	15	28	3713 46 ST	962323669
2277MC	8	F	4636 44 ST	792100573
8620308	26	2	97 GILBERT CR	152153853

Each property offered for sale at the Public Auction will be subject to a reserve bid. Reserve bid amounts are available at www.reddeer.ca/taxsale Purchaser will acquire the land free of encumbrances, subject to those exceptions listed in sections 423 and 436.14 of the Municipal Government Act.

The properties will be sold strictly on an “as is, where is” basis. The City of Red Deer makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser.

The City of Red Deer may, after the public auction, become the owner of any parcel of land not sold at the Public Auction.

Terms and Conditions: Only cash sales will be accepted, or sales requiring loan funding which does not involve encumbering of the purchased lands and provides for closing funds upon the required closing date in the same manner as a cash sale. Vendor financing or financing using third party mortgages or encumbrances upon the purchased lands, or other similar financing arrangements, cannot be accommodated.

Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be 60 days after auction date, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City’s Standard Land Sales Agreement, a copy of which will be included in Bidder’s Packages on Auction Date and can be obtained at www.reddeer.ca/taxsale If the successful bidder fails to complete the transaction in accordance with these Terms and Conditions, the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchaser is responsible for payment of all taxes, rates, charges, and fees for the property, after Closing Date.

In the event that payment of the arrears of taxes and costs is received by The City prior to the Public Auction, the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

Dated at Red Deer, Alberta, April 2, 2024

Trista Mowat, Tax Collection Coordinator