



DEVELOPMENT OFFICER APPROVALS

On June 22, 2023, the Development Officer issued approvals for the following applications:

Permitted Use

Highland Green

1. Lustig, D. - a 1.325 m variance to the Maximum Height, for a proposed Accessory Building (detached garage), to be located at 71 Horn Crescent.

Vanier East

2. Bella Rosa Development Ltd. - a 0.11 m variance to the Minimum Rear Yard, for a proposed Addition (Sunroom), to be located at 31 Viking Close.
3. Stafford, J. – a 0.3 m variance to the Rear Yard, for a proposed Accessory Building (detached garage), to be located at 74 Village Crescent.

Discretionary Use

Gaetz Lake

4. Waskasoo Environmental Education Society - for a proposed Accessory Building (storage), to be located at 6300 45 Avenue.

West Park

5. Berry Architecture and Associates Ltd. – for a proposed Addition (Modular Washroom), to be located at 3310 55 Avenue.

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/2022-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 July 18, 2023**. 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.



NOTICE OF INTENTION

to sell land for less than market value (as per the MGA).

Take notice that:

In accordance with Sections 70, 231(9) and 606 of the Municipal Government Act RSA 2000, Ch. M-26 (the “MGA”), The City of Red Deer proposes to sell a portion of the lands at 5436 47 Street in Red Deer for less than market value.

The proposed sale will consist of:

- The downtown residential incentive program that will reduce the sale price by \$250,000.00
- Potential rental subsidies, based on market rental rates.

A copy of the proposed resolution is available for inspection at Red Deer City Hall (4914 48 Avenue) or at www.reddeer.ca.

Petitions

Petitions against the City’s proposal to sell land may be filed with:

The City Clerk, City of Red Deer, City Hall, 4914-48 Avenue: during business hours, not later than **August 27, 2023**. Petitions must comply with the requirements of Part 7 of the MGA, and specifically section 224, which provides that petitions must:

- contain on each page an identical statement of the purpose for the petition
- be signed by petitioners who are electors of The City of Red Deer, equal in number to at least 10% of the population
- contain for each petitioner:
 - printed surname and given names of initials of the petitioner
 - petitioner’s signature
 - street address or legal description of the land where the petitioner lives
 - the petitioner’s telephone number or e-mail address, if any; and
 - the date on which the petitioner signed the petition
- every petitioner’s signature must be witnessed by an adult person who:
 - signs opposite the petitioner’s signature
 - swears an affidavit confirming that to the best of the witness’s knowledge the signatures are those of the petitioners entitled to sign the petition, and such affidavits must be attached to the petition
 - a signed statement of an individual who is the representative of the petitioners to whom the municipality may direct inquiries about the petition.

If a sufficient petition is not filed by **August 27, 2023**, the City may pass a resolution to sell the land as provided for in this Notice for less than market value without further notice.

Dated at The City of Red Deer in the Province of Alberta, as of **June 20, 2023**.