

DEVELOPMENT OFFICER APPROVALS

On April 6, 2023, the Development Officer issued approvals for the following applications:

Permitted Use

Vanier Woods

1. Accelerated Surveys Ltd. – Existing Addition (Uncovered Deck) located 1m from the Rear Property Line at 96 Valentine Crescent.

Inglewood West

2. Lemay, L. Accessory Building (Detached Garage) with a height of 4.7m to be located at 120 Ireland Crescent

Timberlands

3. Manhani Builders Ltd. – Detached Dwelling with 1.43m side yards to be located at 144 Timberlands Drive.

Kentwood West

4. Deschene, E. – Accessory Building (Detached Garage) to be located 2.85 from the Rear Property Line at 10 Kirkland Close.

Discretionary Use

Glendale

1. Garado, J. – Home Occupation (Massage Therapist) to be located at 7359 59 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/2023-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 27, 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.



PUBLIC SALE OF LAND

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

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 Wednesday, April 26, 2023, at 11:00 a.m., the following privately owned property:

PLAN	LOT	BLOCK	CIVIC ADDRESS	C of T
227186	31	4	15 ASHTON CL	132321065
3591P	9, 10	F	4632 44 ST	922299646
7820561	22		FI - 35 NASH ST	122136919
525914	12	10	341 JENNER CR	182246159
MH - Red Deer Village Mobile Home Park			2 - 5344 76 ST	-

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 11, 2023

Trista Mowat, *Tax Collection Coordinator*



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NOTICE OF LOAN BYLAW REPEAL OF RED DEER CITY COUNCIL

Red Deer City Council will consider Bylaw 3698/2023 (a bylaw to repeal River Bend Golf and Country Club Loan Bylaw 3391/2007) at the **Monday, May 1, 2023 Regular Council Meeting in Council Chambers, 2nd Floor, City Hall**

Written Submission

Members of public wishing to submit written comments on this matter may do so by:

- Emailing your comments to legislativeservices@reddeer.ca.
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legal & Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legal & Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, April 21, 2023.**

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legal & Legislative Services by the deadline in order to be included in the published Council Agenda.

Material(s) submitted for Council's consideration must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

View the Meeting

The Regular Council Meeting will be live streamed at <https://meeting.reddeer.ca>.

Questions

If you have questions regarding the use of your submission, contact the Clerk at 403-342-8132 or email legislativeservices@reddeer.ca.

NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on **Monday, May 1, 2023 at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall** to consider Land Use Bylaw Amendment 3357/G-2023 for a site exception at 4 Burnt Basin Street to allow RV Sales, Service, and Repair.

You may view the proposed bylaws at www.reddeer.ca/publichearings.

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person.

Written Submission

Members of public wishing to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the Public Hearing Submission Form online at www.reddeer.ca/publichearings;
- Emailing your comments to publichearings@reddeer.ca.
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legal & Legislative Services; or
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Deadline to submit written comments is **4:30 p.m. on Friday, April 21, 2023.**

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legal & Legislative Services by the deadline in order to be included in the published Council Agenda.

Material(s) submitted for Council's consideration at the Public Hearing must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

If you miss the deadline to submit written comments, have additional information to share, or wish to speak directly to Council, you may still participate by notifying the City Clerk prior to the end of the business day prior to the commencement of the meeting during which the Public Hearing will be held at 403-342-8132 or email publichearings@reddeer.ca.

Any person who wishes to address Council on this Public Hearing matter may do so for a period of five (5) minutes. The five (5) minutes does not include the time required to answer questions from City Council. Persons addressing Council shall limit their comments to this Public Hearing matter and the recommendations being discussed.

For more information on participation visit www.reddeer.ca/publichearings.

View the Public Hearing

The Public Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>.

Questions

If you have questions about the proposed bylaw, please contact Dayna Facca, Senior Planner, at 403-406-8703 or email dayna.facca@reddeer.ca.

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email publichearings@reddeer.ca.

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NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on **Monday, May 1, 2023 at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall** to consider Land Use Bylaw Amendment 3357/D-2023. An Omnibus Amendment to provide City Staff and Public clear interpretation and increased flexibility in implementation of the Land Use Bylaw.

You may view the proposed bylaws at www.reddeer.ca/publichearings.

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person.

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For more information on participation visit www.reddeer.ca/publichearings.

View the Public Hearing

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Questions

If you have questions about the proposed bylaw, please contact Christi Fidek, Senior Planner, at 403-406-8701 or email christi.fidek@reddeer.ca.

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email publichearings@reddeer.ca.

NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on **Wednesday, May 3, 2023 at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall** to consider Land Use Bylaw Amendment 3357/A-2023 and Waskasoo Area Redevelopment Plan Amendment 3567/A-2023 to rezone a privately owned ±1.682 hectare (±4.16 acre) parcel in Waskasoo from the PS – Public Service District to the R3 – Residential (Multiple Family) District.

You may view the proposed bylaws at www.reddeer.ca/publichearings.

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person.

Written Submission

Members of public wishing to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the Public Hearing Submission Form online at www.reddeer.ca/publichearings;
- Emailing your comments to publichearings@reddeer.ca.
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legal & Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legal & Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, April 21, 2023.**

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If you miss the deadline to submit written comments, have additional information to share, or wish to speak directly to Council, you may still participate by notifying the City Clerk prior to the end of the business day prior to the commencement of the meeting during which the Public Hearing will be held at 403-342-8132 or email publichearings@reddeer.ca.

Any person who wishes to address Council on this Public Hearing matter may do so for a period of five (5) minutes. The five (5) minutes does not include the time required to answer questions from City Council. Persons addressing Council shall limit their comments to this Public Hearing matter and the recommendations being discussed.

For more information on participation visit www.reddeer.ca/publichearings.

View the Public Hearing

The Public Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>.

Questions

If you have questions about the proposed bylaw, please contact Orlando Toews, Senior Planner, at 403-406-8704 or email orlando.toews@reddeer.ca.

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email publichearings@reddeer.ca.