

¹ HP-19	19. Intermediate School	5205 48 Street	Lot S, Block 36, Plan 802 2591	Municipal
² HP-20	20. Government of Canada Building	4909-50 Street	Lots 20-29, Block 18, Plan H	Provincial

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

7.6 HS Historical Significance Overlay District



General Purpose

This district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The Bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this Bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this Land Use Bylaw.

1. HS Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

2. Historical Significance Overlay District Regulations

- (a) ³All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.

¹ 3357/W-2017

² 3357/DD-2017

³ 3357/Q-2007

City of Red Deer Land Use Bylaw 3357/2006

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 46	Piper Creek/ Twilight Lodge	4820 - 33rd Street	Lot 2, Block 8 Plan 1621 NY
HS – 47	Pollock Residence	4629 - 46th Street	Lots 37-40, Block E, Plan 3591 P
HS – 48	¹ DELETED		
HS – 49	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, Plan 795 HW South 20' of 21
HS – 50	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H
HS – 51	Raymond Gaetz Residence	4763 - 56th Street	Lot 30, Block A, Plan 647 K.S.
HS – 52	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342
HS – 53	Red Deer College Arts Centre	5700 - 32nd Street	Lot 3, Plan 812 2461
HS – 54	A.H. Russell Residence	5938 - 45th Ave	Lot 1 & 2, Block 3, Plan 1292 A.0
HS – 55	Scott Block/Old Horsley's Hardware	4816 - 4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS
HS – 56	Simpson Residence	5820 - 45th Ave	Lot 2, Block 5, Plan 961 H.W
HS – 57	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.
HS – 58	Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R
HS – 59	Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY
HS – 60	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.
HS – 61	Tucker Residence	3534 - 45th Ave	Lot 5A, Block 5, Plan 78 RS
HS – 62	Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan Kl
HS – 63	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview	Lots 5-8 and 10-27, Block 9, Plan 1514 HW
HS – 64	Water Tower (Horton Spheroid)	3536 - 46th Ave	Lot 9, Block 22, Plan 1919 KS
² HS – 65	Wing Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H
HS – 66	49A Avenue Houses	5511 - 49A Ave	Lots 7-9, Block 3, Plan 7075 AE

¹ 3357/DD-2017

² 3357/I-2013