

¹ HP-19	19. Intermediate School	5205 48 Street	Lot S, Block 36, Plan 802 2591	Municipal
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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) ²All 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/Q-2007

- (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.
 - (ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.
- (b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:
- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or
 - (ii) in the case of an emergency situation requiring immediate demolition.

Inventory of Historical Significant Resources

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armory	4402 - 55 th Street	Parcel C, Plan 837 H.W.
HS - 3	Bank Manager's Residence	4742 - 56 th Street	Lot 12, Block C, Plan K1
HS - 4	Bawtinheimer Garage	4925 - 48 Street	Lot 12 (part) 13, Block 20, Plan K.
¹ HS - 5	DELETED		

¹ 3357/E-2016

City of Red Deer Land Use Bylaw 3357/2006

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 6	Bower Barn Gothic Roof Barn Sunnybrook Farm	4701 - 30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 7	Bower Residence	4701 - 30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H
HS - 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H
HS - 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467
¹ HS-11	DELETED	DELETED	DELETED
HS - 12	Cole/G.W. Smith Residence	5142 - 44 th Street	Lot 15, Block 1, Plan 6077 HW
HS - 13	Dawe Residence	4124 - 52 nd Street	Lots 8 & 9, Block 12, Plan 3586AE
HS - 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58 Street	Lot D1, Plan 4154 R.S.
HS - 15	Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58 th Street	Lot E, Plan 3962 H.W.
HS - 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H
HS - 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900
² HS - 18	DELETED		
HS - 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS
HS - 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ
HS - 21	F.W. Galbraith Residence	5810 - 45 th Ave	Lot 1, Block 5, Plan 961 H.W.
HS - 22	Gaetz Manufacturing Building	4840 - 51th Street	Lots 1 & 2, Block 29, Plan K
HS - 23	Gaetz Memorial United Church	4758 Ross Street	NW ¼, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.

¹ 3357/A-2010

² 3357/E-2016

City of Red Deer Land Use Bylaw 3357/2006

Property Number	Historical Site Designation Building	Street Address	Legal Description
¹ HS - 24			
HS - 25	Greene Block	5001 Ross Street	Lots 18 – 19, Block 10, Plan H
HS - 26	Hallman Residence	4617 - 48 th Street	Lot 32-33, Block C, Plan K8 (excluding E 10' of Lot 32)
HS - 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6, Block 15, Plan K
HS - 28	Heritage Square	4600 Block 47 th Avenue	Lot 1, Block C, Plan 842-2092
HS - 29	Huestis Residence	5201 - 47 th Ave	Lots 9-11, Block N Plan 6901 R
HS - 30	J. Weddell Residence	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544
HS - 31	Johnstone Residence	5509 - 48A Ave	Lot B, Block A, Plan 1995 ET
HS - 32	La France Residence	4922 - 55 th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.
HS - 33	MacKenzie/Ellis Residence	5343 - 46th Ave	Lot 10A, Block G, Plan 1500 R.S.
HS – 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW
HS – 35	McGregor Parson's Residence	5140 – 43rd Avenue	Lot 12, Block 14, Plan 6393 MC
HS – 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.
HS – 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH
HS – 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H
HS – 39	William Moore Residence	5555 - 45th Ave	Lot 8, Block A, Plan 955 M.C
² HS – 40	Deleted		
HS – 41	Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P
HS – 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 21-22, Block 25, Plan K
HS – 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11 Plan 795 HW
HS – 44	Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8
HS – 45	Pettepher Residence	5045 - 45th Ave	Lots 3 & 4, Block 1, Plan K9

¹ 3357/M-2015

² 3357/W-2010

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	Old Post Office/ Federal Building	4909 Ross Street	Lots 20-29, Block 18, Plan H
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 KI
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
¹ 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
		5514 - 49A Ave	Lots 7-9, Block 2, Plan 7075 AE

¹ 3357/I-2013

City of Red Deer Land Use Bylaw 3357/2006

Property Number	Historical Site Designation Building	Street Address	Legal Description
		5517 - 49A Ave	Lots 10-11, Block 3, Plan 7075 AE
		5520 - 49A Ave	Lots 16 & 17, Block 2, Plan 002 3098
		5521 - 49A Ave	Lots 12-13, Block 3, Plan 7075 AE
		5526 - 49A Ave	Lots 13-15, Block 2, Plan 7075 AE
		5525 - 49 A Ave	Lot 19, Block 3 Plan 922 3300
		5527 - 49A Ave	Lot 20, Block 3, Plan 922 3300
HS – 67	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR
HS – 68	Ceremonial Trees Central School	5100 Block 47th Avenue	
HS – 69	Ceremonial Trees Coronation Park	4500 Block Ross Street	
HS – 70	Ceremonial Trees Cronquist House	Bower Ponds	
HS - 71	Ceremonial Trees Red Deer & District Museum	4525 - 47A Ave	
HS – 72	Ceremonial Trees Pioneers' Lodge	47th Avenue	
HS – 73	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078
HS – 74	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S
HS –75	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4
¹ HS – 76	DELETED		
HS – 77	Gaetz Lakes Sanctuary		
HS – 78	Great West Lumber Co. Site	Bower Ponds	
HS – 79	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939
HS – 80	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.
HS – 81	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.
HS – 82	Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762-1616
HS – 83	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET

¹ 3357/E-2016

City of Red Deer Land Use Bylaw 3357/2006

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 84	Snell Residence Site	4915 - 48th Ave	Lot 14, Block 38 Plan 832 0062
HS – 85	Stone Wall, Everglades Apartments	4319 - 51st Ave	Lot 15B, Block 6, Plan 862 2144
HS – 86	Towers at Checkmate Court	4902 - 37th Street	Plan 902 1647
HS – 87	Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952
HS – 88	Wishart Cabin Site	Gaetz Lake Sanctuary	
HS – 89	Farthing Block	4930 Ross Street	Lot 7, Block 17, Plan H
HS – 90	Park Hotel (Park Place)	4918 - 4920 Ross Street	Lots 10 – 15, Block 17, Plan H
HS – 91	Golden Circle	4620 – 47 Avenue	Lot 1, Block C Plan 842 2029
HS – 92	Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS
¹ HS-93	Manning Residence	4641 – 49 Street	Lots 45-46, Block B, Plan KB

¹ 3357/A-2007