

Red Deer Subdivision and Development Appeal Board

2nd Floor, 4914 48 Avenue
Box 5008, Red Deer, AB T4N 3T4

Sent via Email: appeals@reddeer.ca

RE: Formal Letter of Opposition to Proposed Subdivision (SDAB File Number: 003 2026)

Property Address: 5055 45 Avenue, Red Deer, AB

To the Subdivision and Development Appeal Board,

As a directly impacted local homeowner residing within 100 meters of 5055 45 Avenue, I am writing to express my strong opposition to the applicant's appeal regarding the Municipal Planning Commission's (MPC) refusal of this subdivision application. The MPC's decision was sound and must be upheld to protect the integrity of the *Municipal Government Act*, the Red Deer Land Use Bylaw, and the Woodlea Character Statements.

My opposition is grounded in three primary concerns:

- **Unsuitable Developable Area & Speculative Relaxations:** The proposed east lot features a severely restricted developable area, rendering it unsuitable for standard dwelling development under provincial legislative requirements. The applicant has explicitly acknowledged a high probability of requiring major relaxations at the development stage. Approving a subdivision under these known constraints creates a harmful precedent of tacitly endorsing future, unstated relaxations—a risk heightened by the fact that a duplex is a permitted use on this property.
- **Preservation of Neighborhood Character:** The Woodlea neighborhood relies on specific structural elements that must be protected, most notably consistent front-yard setbacks that maintain visual alignment along our streets, and rear-yard setbacks that safeguard resident privacy and usable amenity space.
- **Binding Statutory Authority of Woodlea Character Statements:** Under City of Red Deer Zoning Bylaw 3357/2024 (Section 1.2), the Woodlea Character Statements are legally enforceable rules rather than optional guidelines. The Bylaw explicitly mandates that where any conflict arises between standard Land Use Bylaw regulations and the Woodlea Character Statements, the Character Statements prevail.

For these reasons, I respectfully request that the Board uphold the Municipal Planning Commission's original refusal of the subdivision application for 5055 45 Avenue.

Sincerely,

[Redacted Signature]