

Hearing Materials

In-person Hearing

Crimson Star Meeting Room, 2nd Floor City Hall, 4914 48th Ave, Red Deer, AB

Thursday, July 30, 2026, commencing at 5:30 p.m.

Appeal Number 0262 002 2026: This appeal was filed in regard to the May 20, 2026 decision of the City Authority, Municipal Planning Commission's development refusal of an addition to an existing home owned by Andreas Uffelman and Lilia Uffelman. The lands are zoned R-L (Residential Low-Density) and are located at 36 Owens Close.

On June 19, 2026, a Notice of Hearing was issued to the Appellant, City Authority and the owners of 34 property addresses within 100 metres of the subject property. All mailing addresses are within the Province of Alberta.

Appeal Filed.....	page 3
Notice of Hearing to Parties.....	page 4
Notice of Hearing to Area Landowners.....	page 6
Proximity Address Report as of June 18, 2026	page 8
Area Landowner Submission(s).....	page 9

Hearing Materials**Exhibit Listing**

Appeal Number 002 2026 Hearing Date: July 30, 2026		
Exhibit No.	Description	No. of pages
A.1	Hearing Materials – Prepared by the Clerk	19
B.1	SDAB 002 2026 - Development Authority Package – Received July 9, 2026	56
C.1	SDAB 002 2026 – Appellant Submission Part 1 – Received July 13, 2026	311
C.2	SDAB 002 2026 - Appellant Submission - Construction Drawings - Received July 13, 2026	9
C.3	SDAB 002 2026 - Appellant Submission - Siteplan - Received July 13, 2026	1
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NOTICE TO APPEAL

Red Deer Subdivision & Development Appeal Board

Section 1: Appellant Information - this will be provided to the opposing parties to facilitate the exchange of information.

Name of Appellant Andreas Uffelmann and Lilia Uffelmann		Agent Name (if applicable)	
Mailing Address 36 Owens Close		City/Town/Village Red Deer	Province AB
Daytime Phone # 403-358-5719	Alternate Phone #	Postal Code T4N6Y2	
		Email Address almer.dsgn@gmail.com	

Section 2: Site Information

Municipal Address of Site (Street Address, City, Province, Postal Code) 36 Owens Close, Red Deer, AB, T4N 6Y2	Legal Description of Site (must be completed) Lot 11; Block 31; Plan 9422419
Development Permit Number or Subdivision Application Number (if applicable) DP088705	Date of Decision of Appropriate Authority (if applicable) May 20, 2026

Section 3: Appeal (check one box only and attach a copy of the Decision, Notice or Order that is the subject of the appeal)

Subdivision Application	Development Permit	Stop Order
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	☒ Refusal	

Section 3: Reasons for Appeal

You must include reason(s) you are appealing the decision of the Subdivision/Development Authority or a Stop Order.

We intend to expand our existing bedroom above the attached garage and add a wrap-around second-storey deck. We are appealing the MPC's decision, because we disagree with the reasons for refusal outlined in the attached MPC decision letter. A detailed analysis of the reasons why we disagree and supporting evidence will be provided in our written submission.

(attach a separate page if required)

Section 4: Hearings (Hearings are scheduled within 30 days - please indicate any days that you are NOT available)

I am not available on the following dates: **June 9 to July 5, 2026**

Personal information that is collected on this form will be used in processing your appeal and contacting you. Appeals are open to the public. This information is collected under the authority of the *Municipal Government Act* and is protected under the provisions of the *Protection of Privacy Act*. If you have any questions about the collection, use and protection of this information, please contact the Board Clerk, Legal & Legislative Services, The City of Red Deer, Box 5008, Red Deer, AB T4N 3T4 by email appeals@reddeer.ca or phone 403-342-8132.

A. Uffelmann **uffelmann**
Signature of Appellant/Agent

June 8, 2026
Date

- OFFICE USE ONLY -

Appeal Fee	Appeal Information	
☐ \$75.00 (Appeal)	Appeal File #:	DATE RECEIVED STAMP
☐ \$75.00 (Advertising - additional fee for subdivisions only - commercial/industrial)	Appeal Deadline:	
Amount Payable:	Hearing Date:	
Fee Processed:		

July 13, 2026

APPELLANT

Andreas Uffelman & Lilia Uffelman
36 Owens Close
Red Deer, AB

Email: almer.dsgn@gmail.com
(paper copy to follow)

CITY AUTHORITY

Inspections & Licensing
3rd Floor, 4914 48 Avenue
Red Deer, AB T4N 3T4

Email: development@reddeer.ca
(paper copy to follow)

To Whom it May Concern:

RE: REVISED NOTICE OF HEARING

Further to our email correspondence and confirmation of receipt of appeal, the information for the Appeal Hearing is as follows:

APPELLANT:	ANDREAS UFFELMAN & LILIA UFFELMAN
SUBJECT:	DEVELOPMENT REFUSAL – Addition to an existing home
SITE LOCATION:	36 OWENS CLOSE, RED DEER, AB
DATE OF HEARING:	THURSDAY, JULY 30, 2026
TIME:	5:30 P.M.
LOCATION:	CRIMSON STAR MEETING ROOM, 2ND FLOOR CITY HALL, 4914 48TH AV, RED DEER AB

The Board will hear arguments from you, and any other person who claims to be affected by the application. The general procedure for the Board is:

1. The Presiding Officer calls the hearing to order
2. The Presiding Officer asks the Clerk to introduce the appeal
3. The Presiding Officer introduces the members of the Board and asks for objections
4. The Board hears from the City Authority
5. The Board hears from the Appellant (person who filed the appeal)
6. The Board asks for comments from the public
7. The Board adjourns the hearing to deliberate and make a decision. The decision is issued in writing within 15 days of the end of the hearing.

While written submission may be made at the hearing, it is recommended that you provide your initial written arguments in advance and in sufficient detail to allow the opposing Party to respond to the argument at the hearing. Please provide your written argument to the Board (care of the undersigned) **AND** the opposing Party (identified above) no later than **Thursday, July 9, 2026.**

Red Deer Tribunals Phone: 403-342-8132 Email: Appeals@reddeer.ca2nd Floor 4914 48 Avenue Box 5008

Red Deer, AB T4N 3T4

If paper copies of your submission are required by the Board, you will be notified. **The Parties should decide among themselves whether paper copies are necessary and how they will be exchanged.** Please ensure all documentation whether electronic or paper, **is numbered consecutively including dividers or tabs.**

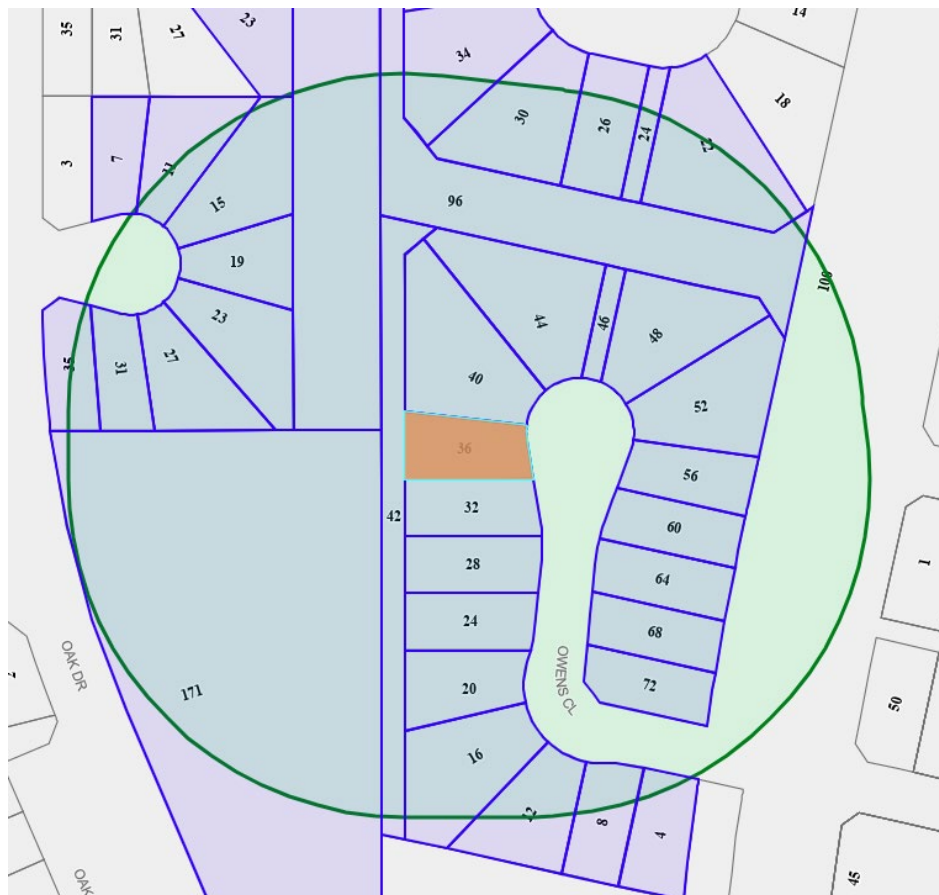
All verbal and written submissions made to the Board, before or during the hearing, form part of the record of hearing and are public information. If you have any questions regarding the use of this information, please contact the Board Clerk at 403.342.8132 or visit reddeer.ca/tribunals.

Cordially,

Lisa Nord

Lisa Nord, Clerk
Subdivision & Development Appeal Board

Map of Area – 100 metre radius (as of June 18, 2026)



July 13, 2026

To Whom it May Concern:

RE: **REVISED NOTICE OF HEARING OF DEVELOPMENT APPEAL**

This letter is to advise you that an appeal has been filed with the Red Deer Subdivision and Development Appeal Board. You are receiving this notice because our records indicate that you own property that is close to the address under appeal, and you may be affected.

APPELLANT:	ANDREAS UFFELMAN & LILIA UFFELMAN
SUBJECT:	DEVELOPMENT REFUSAL – ADDITION TO AN EXISTING HOME
SITE LOCATION:	36 OWENS CLOSE, RED DEER, AB
DATE OF HEARING:	THURSDAY, JULY 30, 2026
TIME:	5:30 P.M.
LOCATION:	CRIMSON STAR MEETING ROOM, 2ND FLOOR CITY HALL, 4914 48TH AV, RED DEER, AB

If you are not able to attend and would like to give a written submission to the Board, please ensure delivery to this office (found below) prior to the hearing. Please refer to appeal number #SDAB 002 2026.

The hearing is open to the public and the Board will provide an opportunity for any person who is affected by the matter under appeal to be heard.

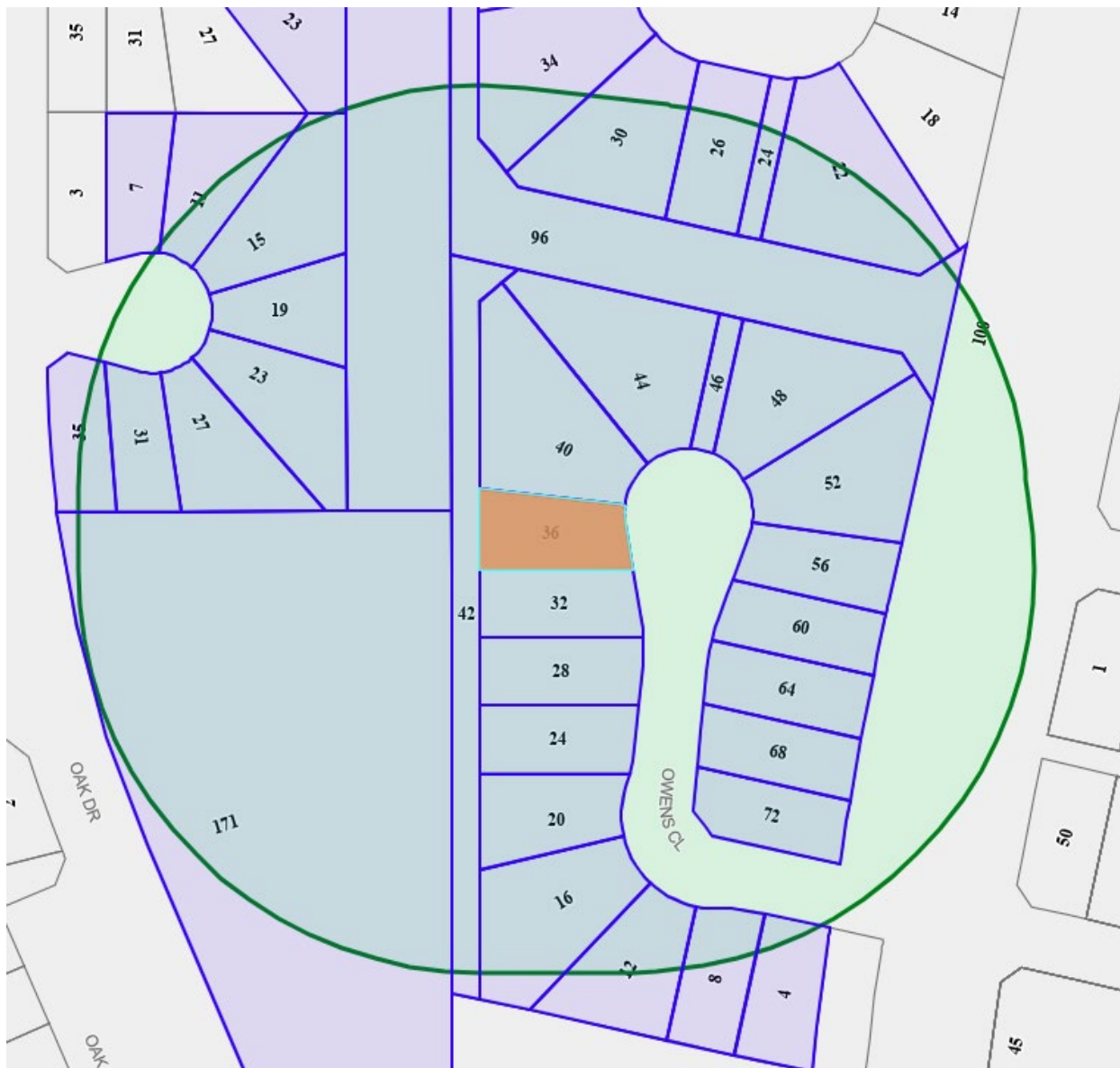
All verbal and written submissions made to the Board, before or during the hearing, form part of the record of hearing and are public information. If you have any questions regarding the use of this information, please contact the Board Clerk at 403.342.8132 or visit redeer.ca/SDAB.

Cordially,



Lisa Nord, Board Clerk

MAP OF AREA (100 meters)



SDAB 002 2026 Address Proximity Listing as of June 18, 2026

Owner Address1	Owner Address2
36 OWENS CLOSE	RED DEER AB T4N 6Y2
5 OGDEN AV	RED DEER AB T4N 5B8
34 OSMOND CLOSE	RED DEER AB T4N 6Y1
30 OSMOND CLOSE	RED DEER AB T4N 6Y1
26 OSMOND CLOSE	RED DEER AB T4N 6Y1
C/O LAND & ECONOMIC DEV	PO BOX 5008 STN POSTAL BOX CTR
22 OSMOND CLOSE	RED DEER AB T4N 6Y1
72 OWENS CLOSE	RED DEER AB T4N 6Y2
68 OWENS CLOSE	RED DEER AB T4N 6Y2
64 OWENS CLOSE	RED DEER AB T4N 6Y2
60 OWENS CLOSE	RED DEER AB T4N 6Y2
56 OWEN CLOSE	RED DEER AB T4N 6Y2
52 OWENS CLOSE	RED DEER AB T4N 6Y2
48 OWENS CLOSE	RED DEER AB T4N 6Y2
44 OWENS CLOSE	RED DEER AB T4N 6Y2
40 OWENS CLOSE	RED DEER AB T4N 6Y2
32 OWENS CLOSE	RED DEER AB T4N 6Y2
BOX 282	SLAVE LAKE AB T0G 2A0
24 OWENS CLOSE	RED DEER AB T4N 6Y2
20 OWENS CLOSE	RED DEER AB T4N 6Y2
16 OWENS CLOSE	RED DEER AB T4N 6Y2
8 OWENS CLOSE	RED DEER AB T4N 6Y2
8 OWENS CLOSE	RED DEER AB T4N 6Y2
4 OWENS CLOSE	RED DEER AB T4N 6Y2
PO BOX 5008 STN POSTAL BOX CTR	RED DEER AB T4N 3T4
35 ORCHID CRT	RED DEER AB T4P 0E8
31 ORCHID CRT	RED DEER AB T4P 0E8
27 ORCHID CRT	RED DEER AB T4P 0E8
23 ORCHID CRT	RED DEER AB T4P 0E8
19 ORCHID CRT	RED DEER AB T4P 0E8
15 ORCHID CRT	RED DEER AB T4P 0E8
11 ORCHID CRT	RED DEER AB T4P 0E8
7 ORCHID CRT	RED DEER AB T4P 0E8
23 OBERG CRT	RED DEER AB T4P 0C8

From: [REDACTED]
To: [Appeals](#)
Subject: [External] Attention: Lisa Nord, Board Clerk
Date: July 07, 2026 4:44:54 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Re: Appeal # SDAB 002 2026

Further to our original submission regarding the 'ADDITION TO AN EXISTING HOME' at 36 Owens Close, Red Deer, AB.

When we moved to Red Deer in October of 2008, we were very particular in finding a home in an established neighborhood, surrounded by mature trees. Our intension was to find an area that offered peace and quiet, away from any growth an construction.

We understand that #4 Owens Close built an addition on to their home. We were not aware that this build was going to be happening, as our Community mailbox had been broken into several times, and the letter informing us of the build was one of the items stolen. We contacted the City to have a new tamper proof Community mailbox installed after that. We are not sure how many residents of Owens Close actually received the letter.

Allowing homeowners to add on to their existing homes, alters the character of this beautiful neighborhood, and could possibly affect the resale value of the surrounding homes.

In the attached photos, you can see our view of 36 Owens Close is front and center. Imagine if the home was then build up and outward. The home would be blocking a lot of the trees, and also our sunlight (predominantly in the winter months when sunlight is really needed). We are concerned about our privacy, through all of our front windows (8), and also our ability to see into their addition. No other homes have upper decks on the front of their homes. This seems like a very large breach of privacy for all within view.

Another concern would be with parking, as they have a large van that may not be able to park on the side of the house once the addition is made, and also, will there be room for their large work truck, SUV, and minivan on their driveway still. The end of the Close gets congested easily with one or two visiting vehicles. Will they be needing to permanently park all of their vehicles on the road?





Thank you kindly for your consideration and understanding,

[REDACTED]

Comment Due By: Wednesday, April 8, 2026, at 4:30 pm

Notification of: Proposed Addition to an existing House at 36 Owens Close

Decision to be Made By: Development Authority

Contact Information

Required: First &

Mailing Address &

Phone Number

Do you wish to be advised of the decision on this application? Yes ☒ No ☐

Comments : WE ARE "TOTALLY OPPOSED" TO THE
ADDITION/RENOVATION FOR THE FOLLOWING REASONS:

• LACK OF PRIVACY DUE TO ADDITIONAL WINDOWS
& DECKING ON UPPER FLOOR!

• LACK OF PARKING FOR THE FAMILY MEMBERS
TO BE LIVING IN THIS HOME (2 ADULTS & 3
GROWN FAMILY MEMBERS) RESIDING IN THE HOME
PRESENTLY & IN THE FUTURE. THE PARKING FOR
THEIR VEHICLES ALONG WITH A CONSTRUCTION
VAN & EQUIPMENT, CONSTRUCTION MATERIALS, A
HUGE 40 FT BOAT, & A TRAVEL VAN HAS ALREADY
CREATED MANY CONCERNS!!!!

• WE ARE TOTALLY OPPOSED & FEARFUL THIS
WILL BECOME A "RENTAL" SUITE CREATING
ADDITIONAL CONCERNS!!!!

• LACK OF VISIBILITY & SUNLIGHT CREATED
BY THE ADDITIONAL HEIGHT OF THE BUILDING!

• WE ARE CONCERNED AN ADDITIONAL WOOD
BURNING STOVE (2 ALREADY) WOULD BE
ADDED TO THE SOUTHSIDE OF THE BUILDING

CREATING A VISUAL ANNOYANCE LIKE THE
TWO ON THE NORTH SIDE! WHATEVER THEY
BURN IN THESE FIRE STRUCTURES ALREADY
CREATES "BLACK SMOKE" & A VERY ANNOYING
AROMA WHEN WE ARE OUTSIDE IN THE
EVENINGS!!!

WE WOULD BE VERY ANNOYED, CONCERNED,
& DISHEARTENED IF THEIR PROPOSAL IS
ACCEPTED!!!

THANK YOU FOR OUR INPUT & THANK
YOU FOR UNDERSTANDING! IF YOU HAVE
ANY ADDITIONAL QUESTIONS PLEASE CALL
[REDACTED] AT [REDACTED]

Personal information is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Legislative Services Manager at The City of Red Deer, 4914 - 48 Ave, Red Deer, AB 403-342-8132.

Original Citizen Inquiry

Title

NOTICE OF HEARING OF DEVELOPMENT APPEAL: #SDAB 002 2026

Description

Good morning, we are sending this email to Inspections & Licensing for a response to the citizen.

Please cc info@reddeer.ca with your response as a notification this email has been dealt with. Then we can close the ticket and file accordingly.

Please respond to the citizen within (5) days. As our deadline to respond to the citizen is currently five (5) business days.

*Thank you for your help and following the response process by replying from your department and cc'ing the info inbox. Your support helps us stay on track with our 5 - day response timeline
-we appreciate it!*

Citizen's Email:

SDAB 002 2026

As the closest neighbours, we are totally in disagreement with the change in the Front Yard Setback and the change in the deck height from 1.0m to 4.0m and would be very disappointed if this appeal is approved. There are so many things wrong with this proposed development:

Our visibility into the close and privacy is already affected by their construction vans, construction equipment, unsightful back yard storage, and building this structure for

what could be accommodations for 4 family's.

<~WRD0001.jpg>

Please see attached form!

[REDACTED]
[REDACTED]
[REDACTED]

Citizen Name

[REDACTED]

Citizen Email

[REDACTED]

Client Portal Detailed View

Ticket Details

[Click here to view Full Ticket Details](#)

To comment on this item, reply to this email.

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From: [REDACTED]
To: [Appeals](#)
Subject: [External] Appeal # SDAB 002 2026
Date: July 13, 2026 12:21:54 PM

You don't often get email from [REDACTED]@[REDACTED] [Learn why this is important](#)

We are writing again to show we are adamantly opposed to having these requested variances allowed. The main reason being privacy. At least 7 homes privacy will be greatly reduced .(see attached photo) This shows that if the balcony is allowed in front of the home at a height of 4m above grade any owners of the home will be peering directly into all of our homes. No one should have the ability to violate our privacy like that, and is the exact reason these rules are in place as a standard building code. No homes in the area have a front balcony.

We believe that if approved this would greatly diminish the value of the existing homes. The 2nd reason would be a huge inconvenience for the city garbage men if the front yard set back is reduced by 2.77 m (7.45 ft) the homeowners will have nowhere to park their vehicles (4) see attached photo). There is a large cargo van as well as a large work van that parked at that property that will have to park in the street. The garbage men have already asked that we park so they can access our garbages with more ease as it is already a tight turn in the close. This addition would reduce our property values, resulting in less property taxed being paid to the City of Red Deer. It would also decrease our ability to sell, being our properties because no one would want to purchase a home where your neighbour is staring directly in your front window. We all respect each other and value our own privacy in this close and believe this would not be in the best interest of the neighbourhood. We also believe these rules are in place to avoid these types of situations.

[REDACTED] and [REDACTED]



