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SEP 14 2026

September 14, 2026

Red Deer Subdivision & Development Appeal Board

2nd Floor 4914 48 Ave

Red Deer, AB T4N 3T4

To: Members of the Subdivision & Development Appeal Board

Re: APPEAL #SDAB 003 2026

Thank you for sending the notice of this appeal regarding a proposal for a property close to my residence.

Having attended the Municipal Planning Commission hearing on the original application, and having heard the arguments for and against, I remain strongly opposed to this subdivision.

Proposed Lot B's dimensions, shape and situation relative to neighbouring properties seem to preclude the development of a house that would meet the Zoning Bylaw regulations, including those in Appendix D - Woodlea Character Statements.

In contradiction to Character Statement 2.3.6 governing Building and Site Design for all areas of Woodlea, proposed Lot B would be distinctly dissimilar to other contiguous parcels to the east and the south. The same would be true of Lot A.

The front setback requirement (based on Character Statement 3.6.2) together with the rear setback requirement for Residential R-L Zones (section 6.10.5) would claim the full depth of the lot, or nearly so, leaving little or no room for a dwelling, regardless of design.

It is important to me that these setback requirements be upheld because they are integral to the purposes of the Woodlea Character Statements created by the City working together with members of the Woodlea Community Association. These purposes include, among others, maintaining the aesthetic appeal of the streetscapes and the enjoyment of privacy in our homes and yards.

I appreciate your consideration of this submission.

Sincerely,





September 14, 2026

Waskasoo Community Association

Summary of Concerns

Re: File #SDAB 003 2026 (5055 45 Avenue Subdivision)

Dear Subdivision and Appeal Board Committee Members,

The Waskasoo Community Association Board would like to thank the SDAB for allowing us the opportunity to submit the following concerns regarding the subdivision appeal for 5055 45 Avenue. While the parcel is in the Woodlea community, the Waskasoo Community Association is concerned over the impact of the application on character statements in general and statements regarding lot size and dwelling location in particular.

Waskasoo lies immediately north of Woodlea. Both are century old neighbourhoods and both face intense infill pressures. Because of these pressures, both have also collaborated with the City to develop our separate Character Statements, which are part of the zoning bylaw and outline elements of specific areas that should be maintained or complemented when subdivisions and re-developments occur.

These character statements involved years of research and data gathering, community consultations with City staff, stakeholder meetings, open houses, neighbourhood walks with City Planners, and drafts and redrafts of the statements to strike the right balance between promoting infill and preserving area character. The character statements were incorporated into the Red Deer Zoning Bylaw by City Council in 2024.

This subdivision application should be refused because it does not align with the balance that was agreed to with the Woodlea community and because it will result in a residential low-density lot that cannot be developed without multiple, major relaxations to the Zoning Bylaw. These relaxations will result in any development on the east lot (Lot B) having an elevated impact on neighbour privacy and, because of the loss of privacy combined with loss of area character, a decreased resale buyer pool and likely value.

CHARACTER STATEMENTS

The Woodlea Character Statements have three character areas: Central Woodlea, Chinese Market Garden, and Nazarene Camp. For each character area, the elements that make it unique are outlined in sections entitled: 1. Context and History, 2. Common Forms and Scale of Buildings, 3. Common Building Materials, and 4. Other Common Elements.

These sections are key to this subdivision application because, as Section 1.2 “How Character Statements are Applied” states:

The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and *should be considered when evaluating whether a proposed development complements or maintains the character of the area.*

These sections are then followed by Design Standards that assist decisions around intentionally developing the area in ways that enhance or maintain that character. There is also a separate section outlining general design standards to maintain the character of the entire Woodlea neighbourhood.

The Waskasoo Community Association shares Woodlea’s concern that the application to subdivide 5055 45th Avenue does not align with the recognized character elements and design standards set out for the Central Woodlea Plan Area and the entire Woodlea neighbourhood.

For the Central Woodlea Area, lot size is very clearly connected to overall character. Under “Context and History,” the statements say: “The layout of parcels were atypical to what was already existing in Red Deer; the parcels were much larger and longer in size, and varied from the standard” (s. 3.2). This character element is carried on under “Common Form and Scale of Buildings,” where it includes “Larger lots with generous Front and Side Yard Setbacks that are well treed and Landscaped adding to the aesthetic appeal of the streetscape” (s. 3.3). Lot size is even mentioned a third time under “Other Common Elements,” where “Large well Landscaped, maintained yards complete with mature vegetation” is listed (3.5).

Therefore, the general design standard that “lots *shall* be compatible in the width, depth and area with properties existing within the Immediate Street Context as the proposed Redevelopment” (s. 2.3.6) is particularly important in the Central Woodlea Area.

If approved, this subdivision will result in two lots, neither of which will be compatible with the width, depth, and area of their street context. Lot A has been so far ignored by

Administration. Administration instead focuses on Lot B and writes in their submission to MPC that “under s.2.3.6 of the Woodlea Character Statements, the test is compatibility with the Immediate Street Context, being what is present on 51 Street rather than the legal address or frontage of a lot” (Table 2, Summary of Adjacent Landowner Concerns). However, any subdivision creates two new parcels, and while Lot B will be addressed to 51st Street, Lot A will be addressed to 45th Avenue, and Lot A must also be tested against the Woodlea Character Statements and Immediate Street context.

Neither Lot A nor B fit the general design standard set out in s. 2.3.6 which calls for lots being compatible in width, depth, and area with others in the street context.

- **Lot A**, fronting 45th Avenue, would be 41m deep when the average on its block is 70m. Its area of 750m² would be half of the block’s average of 1471 m².
- **Lot B** facing 51st Street also would not comply with the character statements. It would be 18.4 m deep where the average depth of lots on the street is 33 m. Its width of 15.5 m would also be twice the width of the other parcels on 51st Street. Note, we did not include 5105 45 Avenue, the lot that Administration refers to as a “wide-shallow” lot, because it is addressed to 45th Avenue, and if it were redeveloped would have to front 45th Avenue and not 51st Street.¹

These are major variations in street pattern and, therefore, character which is a neighbourhood amenity.

ZONING BYLAW

The resulting Lot B will also require major relaxations to the residential zoning bylaws to be developed. The depth of the building envelope is a mere 4.8m or 15’9.” Without significant relaxations, the only dwelling that would fit would be similar to a single wide mobile home (average width is 14-18’ wide), a building form that is clearly out of context with any R-L zone in the city and especially with the immediate street context of 51st Street.

An example of the scope of the relaxations needed is seen in the applicant’s Letter of Intent to MPC which includes a concept of what might be built on Lot B. According to AI, this

¹ *Woodlea Character Statements* s. 3.6.5: Dwelling Units shall have a primary Prominent Entrance facing the front of the property and are encouraged to incorporate a permitted projection (such as a porch).
Zoning Bylaw 3.190.7.1: Primary entrances to Dwelling Units must face the Front Boundary of the Site with a direct Walkway to the Sidewalk or to the Road if there is no Sidewalk, unless: 3.190.7.1.1 the Dwelling Unit is on a Corner Site, it may face the Side Boundary closest to the Road if other Dwelling Units on Corner Sites within the Immediate Road Context face the Side Boundary.

concept home is approximately 11.6m (38') deep.² That leaves only 7.4m on the parcel *for both the front and rear yard setbacks*.

Front yard setbacks are a major component of area character and are protected both by the Zoning Bylaw's developed areas regulations (s. 3.190.4.1.1) and the Woodlea character statements (s. 3.6.2). Inconsistent front setbacks also impact pedestrians' sense of safety because they interrupt sightlines. This area of Woodlea has generous front yard setbacks that, according to the City's own documentation, contribute to character and create "very walkable streets" (Woodlea Character Statements s. 3.5). Assuming the front yard regulations hold at 6.1m, that leaves only 1.3m, or less than a side yard setback, for the rear yard. This would be more than a substantial relaxation of the zoning bylaw.

LOSS OF PRIVACY AND VALUE

It would also result in a significant loss of privacy for the parcel to the south. In their rebuttal to concerns about privacy, Administration writes that

"In an urbanized residential context there is a limited expectation of privacy, as properties are ordinarily visible from neighbouring homes, yards, and the street. The test under the Municipal Government Act is not whether a property can be seen, but whether the proposal would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land [s.654(2)(a)]."

However, every iteration of low-, medium- and high-density residential zoning in the Red Deer Land Use Bylaw has a minimum rear yard setback of 7.5m. We believe it is fair to say that in Red Deer's "urbanized residential context" and particularly in fully-developed neighbourhoods, *the minimum expectation of privacy can be 7.5m* from the rear of a neighbouring dwelling – and in most cases, it is at least 15m (or more than ten times the distance left here) because one rear yard setback abuts another.

Multiple, substantial relaxations will also impact adjacent property values. Administration writes that "No evidence was provided demonstrating that the proposed subdivision would materially affect the value of neighbouring parcels, and it is unclear how the development of a dwelling next to another dwelling, both zoned R-L, would do so." Although the new dwelling would be classified as R-L, the relaxations required would make it significantly non-conforming. As a non-conforming dwelling that impinges on expected privacy levels, it will decrease the buyer pool for surrounding properties, and will very likely impact the value of the south neighbour, in particular.

² Based on the two car garage, plus the two front bump outs as well as similar designs found online.

CONCLUSION

The Waskasoo Community Association shares Woodlea's concerns over upholding character statements and other regulations in the zoning bylaw. This application should be refused because it will result in two lots that do not fit the Central Woodlea and General Woodlea Character Statements and Design Guidelines. It will also result in one lot (Lot B) not having a building envelope large enough to be developed without multiple and substantial relaxations to the character statements, residential zoning bylaws, and the developed areas zoning bylaws. These relaxations will negatively impact the immediate area's character, which is a shared neighbourhood amenity, and will result to losses of privacy that will reduce property value.

Sincerely,

[REDACTED]

President

Waskasoo Community Association

[REDACTED]

[REDACTED]

[REDACTED]

[External] Red Deer Tribunals

[REDACTED]
Date Tue 2026-09-15 12:30 PM

To Appeals <Appeals@reddeer.ca>

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

Red Deer Tribunals
Subdivision and Development Appeal Board.

September 3, 2026.

[REDACTED]

- Re: Appeal # SDAB 003 2026

To: THE MEMBERS OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD.

Thank you for taking the time to read this letter and consider the implications of this appeal.

We live close by on 45 Avenue and have always taken care to observe the character of our historic neighbourhood.

The variances necessary, as acknowledged by the applicant and confirmed in the minutes of the July 22, 2026 meeting of the MPC, are not supported by the intent of the Woodlea Character Statement and it is plainly unfair to impose such changes on our community.

We both stand in opposition to this proposed subdivision application.

Yours sincerely,

[REDACTED]

Sent from my iPad

[REDACTED]

September 6, 2026

City of Red Deer Subdivision and Development Appeal Board

Dear Chair and Members of SDAB:

RE: APPEAL # SDAB 003 2026—PROPOSED SUBDIVISION AT 5055 45 AVE.

As neighbours immediately adjacent to the south of this property, we wish to register our ongoing objection to the proposed subdivision. It does not meet the requirements of the Alberta Municipal Government Act, or of the R-L Zone in the Red Deer Zoning Bylaw, or of the Woodlea Character Statements, which are a fully enforceable part of that Bylaw. In refusing the original application earlier this year, the Municipal Planning Commission paid careful attention to each of those documents, and we believe their conclusion is the right one.

Main Issues

Section 654(1) of the Alberta Municipal Government Act states that a property must not be approved for subdivision unless it is “suitable for the purpose for which the subdivision is intended . . . and conforms to the provisions of any statutory plan and . . . any land use bylaw that affects the land proposed to be subdivided” Given this statement, the Subdivision Authority must not artificially separate the consideration of subdivision from consideration of potential development, if the general nature of potential future development is known or can be reasonably foreseen. In our view, the Municipal Planning Commission took this point into consideration effectively in making their decision.

The proposed subdivision fails to meet the above conditions in Section 654(1) because it would be virtually impossible to build a residence on the east lot (Lot B) without major relaxations to one or both of the Zoning Bylaw R-L provisions, and/or the Woodlea Character Statements, as explained below.:

- 1) Section 2.3.6 of the Woodlea Character Statements states, “Lots shall be compatible in the width, depth and area with properties existing within the Immediate Street Context” The proposed Lot B would not be similar in these respects to any other lot in the immediate vicinity. The one example that the City points to as functioning as a “wide-shallow” lot is in fact not: it is the corner lot on the north side of 51st St. and 45th Ave.; it fronts onto 45th, and has a 45th Ave. address.
- 2) Section 3.6.2 of the Character Statements states, “Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks, **prevalent in the Immediate Street Context**” (emphasis added). The Department of Planning and Growth proposes a front-yard setback for Lot B of 6.1m, which it says is within the Zoning Bylaw’s permitted 1.2m of the average setbacks in the immediate street context. However, in calculating average setbacks, we believe the Department has made two errors. First, it has used setbacks on both sides of 51st St. to calculate the average, when, in our view, a better understanding of “immediate street context” would be the adjacent houses on the south side of the street, where the setbacks are consistently larger than those on the north side. The second error is that they have included what is actually a side-yard measurement for the house at the north west corner of the 51st St. and 45th Ave.; that house fronts onto 45 Ave., has a 45 Ave. address, and has its front door on 45 Ave. The Department calculates that the front-yard setbacks in

the “immediate Street Context” here are approximately 7.29m. However, looking only at the adjacent houses on the south side of the street, the average setback is 9.19m. This means that the minimum setback for Lot B required under the Zoning Bylaw would be 7.99m rather than 6.1m—thus considerably reducing the buildable envelope.

- 3) Section 6.10.5 of the Zoning Bylaw requires a rear-yard setback in the R-L Zone of 7.5 meters.
- 4) Given that the depth of the east lot (Lot B) would be 18.4m, there would be no room for a conventional, neighbourhood-appropriate residential building that would respect front- and rear-yard setback requirements. The City calculates the buildable envelope as having a depth of 4.9m—about the width of a trailer home. Using the measurements as calculated in point 2 above, that envelope shrinks further to 2.91m (18.4 lot depth minus 7.99m front setback minus 7.5m rear-yard setback) .
- 5) Regardless of which calculation is accepted, it would be virtually impossible to build a house on Lot B without very significant (and at this point unspecified) variances. This is a key consideration in MPC’s decision to refuse the application, and in their written decision they drew attention to the fact that the owner/developer himself acknowledged that for him to build on Lot B, he would need significant relaxations. To approve the subdivision would be to give tacit approval for future relaxations, and potentially create a messy process further down the road.

For the reasons given above, the proposed subdivision does not meet the conditions of Section 654(1) of the MGA. However, Section 654(2) permits a Subdivision Authority to approve a non-conforming subdivision if it does not “(i) unduly interfere with the amenities of the neighbourhood, or (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.” MPC chose not to invoke this exception. In our view, any significant variance from the Character Statements represents a potential interference with the amenities of the neighbourhood in terms of the streetscape, generous lots, and mature landscaping that residents of Woodlea consistently say they value and are in fact among the main reasons they live here. The Woodlea Character Statements divide Woodlea into three distinct areas; our home and the lot in question are in Central Woodlea, an area developed, as noted in Section 3 of the Character Statements, in the early 20th century following principles of the “Garden City” and “City Beautiful” movements. As noted in Section 3.3, this area is characterised by larger lots and generous setbacks, features that people who live here value highly. Furthermore, any significant variance to the rear-yard setback of any new residence could seriously interfere with our personal enjoyment of our adjacent property, and have a significant negative impact on its “material”—i.e., financial—value as well, as detailed below. We would like to note that in their written decision, MPC drew particular attention to the fact that they had declined to exercise their authority under Section 654(2).

Potential Impacts on Us Personally

A subdivision that left the way open for a residence (or possibly a duplex, since duplexes are a discretionary use in R-L) on Lot B would necessarily position that building extremely close to our side lot-line (within significantly less than the required 7.5 metres, as explained above), overlooking our yard and back deck. Section 2.3.2 of the Woodlea Character Statements says that new homes should be designed so as to minimize overlook into adjacent homes and yards, but whatever mitigation might be done at the development application stage with window placements, screening, etc., it is impossible to imagine that a new build would not inevitably encroach on our privacy, something that we greatly value.

We have lived in our home for more than forty years, and what we love about it is the location close to Coronation Park, the large lot, the mature trees, and ultimately the privacy that these surroundings afford. Our large back yard offers us the chance to relax, garden, enjoy privacy

with visiting friends on our deck, and appreciate the peace and quiet of a well-designed “Garden City” home. A house built on Lot B, close to our fence line, would compromise the very things we enjoy most—and we have no doubt that it would also have a significant impact on the financial value of our property. As Woodlea residents say repeatedly every time issues of redevelopment and densification come up, people want to live in in this neighbourhood because of the generous lots, mature landscaping, and privacy. Admittedly it is difficult to make the point about financial value in a way that is “objective”—the value of real estate is by its very nature subjective. However, we would like to quote from a 2015 SDAB decision on a previous application to subdivide this same lot: “Rebecca Benedict, a local realtor who is not an adjacent landowner, advised that she polled five purchasers with regard to recent purchases in the Woodlea area. She asked them whether the proposed subdivision would have affected their decision to purchase in Woodlea. All indicated they would not have purchased in that area, or would have purchased a a lower price. The highlight and attraction of Woodlea is the privacy and large lot sizes.” This is entirely consistent with what our friends and visitors tell us when they join us to enjoy our back deck and yard.

To try a more innovative approach to valuation, we used Google’s AI tool Gemini, asking it to estimate the financial impact of a house being built close to our lot line, with overlook of our yard and deck. We were able to enter exact details, including street address, lot size, and description of our house. In its reply, Gemini showed an “awareness” of Red Deer geography, the City Land-Use Bylaw, the real estate market in the City, and other local factors—and it estimated a negative financial impact on us of 5-15%. Given that our quite modest home is assessed by the City at just under \$400,000, this could mean a financial cost to us in the range of \$20,000-\$60,000. We could have no objection to such an impact if the proposed subdivision and anticipated development were conforming, but they are clearly not, and will not be, and so we believe that under Section 654(2) of the MGA our objection is reasonable and should be heard.

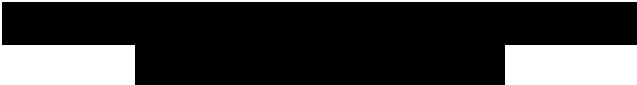
For all the reasons given above, we urge the Subdivision and Development Board to reject this appeal .

Thank you for the opportunity to make this submission.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

WOODLEA COMMUNITY ASSOCIATION



September 9, 2026

City of Red Deer Subdivision and Development Appeal Board

Dear Chair and Members of SDAB:

RE: APPEAL # SDAB 003 2026—PROPOSED SUBDIVISION AT 5055 45 AVE.

Thank you for the opportunity for the Woodlea Community Association Board to comment on this appeal. We that believe the Municipal Planning Commission's decision to refuse the application is sound, and we strongly oppose the appeal.

Our Association's main interest here is to ensure that the Municipal Government Act and the Red Deer Zoning Bylaw, including the Woodlea Character Statements, are respected and enforced. This is what the Municipal Planning Commission has done.

MPC had ample opportunity to consider and give weight to the original application, and in fact Mr. David Girardin, Manager of Planning and Growth, took considerable time to lay out, both in writing and in person, the case in favour of approval. Nevertheless, fifteen households in close proximity to the lot in question registered written objections, and eight individuals objected with spoken comments at the MPC hearing; the one and only advocate for the subdivision was the applicant himself. That may well be the case again on appeal.

In our opinion, the grounds for MPC's decision as laid out in its July 22 minutes are clear and sound. We support each of the six points, and we would like to comment briefly on each in turn. There is some overlap in MPC's points, so we apologise for any repetition. All quotations are from the minutes.

1. First, the east lot (Lot B) would not be suitable for purpose as required under Section 654.1.a of the Alberta Municipal Government Act "because the developable area of the proposed east lot is so limited that the subdivision authority is not satisfied that a development permit for a dwelling could be obtained." In our view this is crucial, because the statute requires that any approved subdivision must create lots that are suitable for purpose. The City Planning and Growth Department had argued before MPC that both lots could accommodate residences, but their own numbers and drawings indicate that the developable envelope of the east lot (Lot B) is only 4.9 meters deep when the front-yard setback required by the Zoning Bylaw (6.1m) and the rear-yard setback required by the Bylaw (7.5m) are taken into account.

2. Second, the July 22 MPC minutes note that “The proposed subdivision does not meet the intent of the Woodlea Character Statements (Appendix E), including s.2.3.6, which requires lots to be compatible in width, depth and area with properties existing within the Immediate Street Context, and the subdivision authority declines to exercise its discretion under s.654(2) of the Municipal Government Act.” The Planning and Growth Department claimed in its submission to MPC that there are a variety of lot configurations in the neighbourhood, but they are incorrect in stating that the lot on the north-west corner of 51st St. and 45 Ave. functions as a wide-shallow lot that could be seen as an informal precedent for Lot B. In fact, that lot is on a corner (and the proposed Lot B is not), and moreover, the existing home on that lot faces onto 45th Ave., has a front porch and door on 45 Ave., and has a 45th Ave address. So there is no lot in the near vicinity that would have the wide-shallow configuration of the proposed Lot B. In going further and declining to exercise its discretion to approve a non-conforming subdivision under section 654(2) of the Municipal government Act, MPC has taken into account the regulation that it should only approve a subdivision application that does not comply with the land use bylaw if it would not “(i) unduly interfere with the amenities of the neighbourhood, or (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.” As explained in the Woodlea Character Statements, Introduction to Section 3, this particular section of Woodlea, Central Woodlea, was developed according to the “Garden City” or “City Beautiful” principles of the early twentieth century, so the large lot sizes are not merely an accident, or an inconvenient obstacle to development—they are an important part of the city’s history, and they create a neighbourhood that residents appreciate for its sense of spaciousness and lush green space. These qualities are in fact part of the neighbourhood’s “amenities,” to use the language of the MGA. So the subdivision would interfere with the amenities in a general sense, and would likely interfere with the “use, enjoyment, and value” of the adjacent property immediately to the south, as explained in the submission of the owners of that property.
3. In its third rationale, MPC reiterates that “compatibility of a subdivided lot with the neighbourhood is critical. It does not meet the intent of the Woodlea Character Statements and would not be compatible with the depth, width and area of the immediate properties within the immediate street context and streetscape.” We would like to add a couple of comments here. First, we are fully aware that the City wishes to encourage densification in older neighbourhoods; in fact, that was the context in which the Character Statements were developed about ten years ago, through consultation, negotiation, and compromise between our residents and the City. We are not opposed to infills and densification as such. But we do believe strongly that the City should respect the Character Statements. There is still a great deal of redevelopment that can be done within those guidelines.
4. The Subdivision Authority acknowledges the statement from the City Zoning Bylaw 3357/2024 and the Woodlea Character Statements, Section 1.2 and how Character Statements are applied: “Where the regulations in the Land Use Bylaw or the Neighbourhood Planning and Design Standards conflict with the Character Statements, the

Character Statements shall prevail.” This point is crucial to emphasise because the Woodlea Character Statements, which are technically an appendix to the Bylaw, are in fact a fully enforceable component of the Bylaw—and in fact take precedence over other elements of the bylaw when there are conflicts. They cannot be treated as mere suggestions or “nice-to-haves.”

5. The Subdivision Authority relies on ‘Section 1.4 – Interpretation’ within the Woodlea Character Statements that states “Character Statements that contain “shall” are those which must be followed. Language in the Character statements is deliberate and distinguishes between “may,” “should,” and shall” statements, with “shall” statements establishing requirements rather than preferences. This reinforces the point immediately above, and also MPC’s second point, where the relevant section of the Character Statements reads, “Lots shall be compatible in the width, depth and area with properties existing within the Immediate Street Context as the proposed Redevelopment.”
6. The MPC minutes note that the Commission relied “on the statement from the Applicant that there is an expected...likelihood of significant variances and setbacks if this application would be approved.” In other words, he applicant himself acknowledged that the buildable envelope is too small to accommodate a residence, and he fully anticipates that he would be requesting *significant*—i.e., *substantial*—variances at the development application stage. Although now on appeal he is denying that he said he would need significant variances, at this point SDAB can have no clear idea of what his variance applications might be, and should trust MPC’s understanding. Thus we argue that the Subdivision and Development Appeal Board should uphold the Municipal Planning Commission’s original decision. To give permission for subdivision would be to a signal to both the applicant and the Development Authority that some as yet unspecified relaxation(s) are to be expected and should be approved.

Again, thank you for the opportunity to comment.

Sincerely,

 Vice-Chair
Woodlea Community Association Board

[REDACTED]
RE: Proposed Subdivision at 5055 45 Ave. (Appeal # SDAB 003 2026)

Thank you for the opportunity to comment on this application for subdivision. As a neighbour, I wish to object.

I support the position taken by the Board of the Woodlea Community Association that the Municipal Government Act, and the City of Red Deer Zoning Bylaw including the Woodlea Character Statements, provide grounds for rejecting the application. The MGA requires the Subdivision Authority to consider the fitness for purpose of any property created through subdivision. In this case, the east parcel created by subdivision cannot support ANY residential building without very large variances to a) the rear-yard setback required by the R-L zone in the Zoning Bylaw, and/or b) the front yard setback required by the Character Statements (which are a fully enforceable part of the Bylaw).

I was involved in creating the Woodlea character statements, which were painstakingly developed by the City and our community working collaboratively together about ten years ago with the express purpose of protecting the historical character of the Woodlea neighbourhood. I have personally already seen a lack of adherence when my neighbour was granted a curb cut several years ago by Engineering without consulting planning, which weakened my belief in the process.

Given the painstaking development process, I trust that the Subdivision Authority will have learned from previous mistakes and give these Statements and the R-L Zoning requirements full weight in its decision and thus reject the application for subdivision. Failure to do so will undermine confidence in the Character document, and in the City planning process more generally.

Sincerely,
[REDACTED]

September 15, 2026

Subdivision and Development Appeal Board
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Sent via Email: Appeals@reddeer.ca

RE: Appeal of Declined Subdivision Application to Create Two R-L Residential Lots
at 5055 45 Avenue (Appeal #SDAB 003 2026)

Land Description: Lot 7, Block 1, Plan K9 (Within N.E. ¼ Sec. 16-38-27-W4M)

Dear Members of the Subdivision and Development Appeal Board,

We are writing as residents of the Woodlea neighbourhood to formally express our opposition to the appeal of the previously declined subdivision application for the above-noted property.

Although our home is located just outside the 100-metre notification radius, we are directly invested in the long-term character and integrity of the Woodlea neighbourhood. We chose to purchase our home here because of the area's established character, mature tree canopy, and generous lot sizes. These qualities are defining features of Woodlea and are reflected in the City's adopted Character Statements.

Our concerns with the proposed subdivision are outlined below.

Lot Compatibility (Character Statement 2.3.6)

The Character Statements require new lots to be compatible in width, depth, and area with those in the immediate street context. The proposed subdivision would create lots that are noticeably shallower than those established on this block. This represents a measurable departure from the existing lot pattern and from the policy direction intended to maintain neighbourhood consistency.

Fit with Existing Development Pattern (Developed Area Regulations)

The surrounding properties exhibit a consistent development pattern characterized by established setbacks, spacious rear yards, and separation between homes. The reduced lot depth resulting from this subdivision limits the ability of future development to maintain these established characteristics while still providing functional outdoor space. As a result, the proposal is not fully aligned with the form and pattern of development that currently defines the area.

Front Streetscape and Garage Design (Character Statements 2.1.2 and 2.3.7)

Woodlea's planning framework places importance on minimizing the visual dominance of garages and encouraging development that complements the established streetscape. The reduced dimensions of the proposed lots create constraints that may make it more difficult for future development to achieve these objectives, potentially resulting in building forms that are inconsistent with the character of the surrounding homes.

Privacy and Neighbourhood Character (Character Statement 2.3.2)

The Character Statements emphasize minimizing overlook and maintaining privacy between neighbouring properties. Increased density on smaller lots can reduce separation between homes and diminish privacy for adjacent residents, impacting the livability and character of the neighbourhood.

Community Impact

This appeal should be considered in the broader context of its cumulative impact on Woodlea. The Character Statements were established to guide growth while preserving the qualities that make the neighbourhood unique. Approving subdivisions that do not align with these policies risks creating a precedent for similar applications in the future. Over time, incremental departures from the established lot pattern and neighbourhood design can significantly alter the character that residents value and that the City's planning framework seeks to protect.

Conclusion

Woodlea's Character Statements exist to ensure that development respects and complements the existing neighbourhood. In our view, the proposed subdivision does not meet those expectations, particularly with respect to lot compatibility, neighbourhood character, and consistency with the established development pattern.

For these reasons, we respectfully request that the appeal be dismissed and that the original decision to deny the subdivision application be upheld.

Thank you for your consideration.

Sincerely,

[REDACTED]

Red Deer Subdivision & Appeal Board

2nd Floor

4914 –48 Avenue

P.O. Box 5008

Red Deer, AB

T4N 3T4

To Whom It May Concern:

RE: Notice of Development Appeal #SDAB 003 2026 – 5055 – 45 Avenue

In response to this appeal, I am not in support of subdividing this property for various reasons. I have been a long-term resident of Woodlea since 1975.

In reference to Drawing 3.1, it is not to scale therefore distorting the actual layout.

Following are my comments on the above noted subdivision proposal:

A. PRESENT OWNERSHIP

The owner has never lived in the existing residence on the lot. It has been rented since it was first purchased. The first renters were running a drug trafficking enterprise. The existing renters are quiet.

I suspect that the owner bought the home from the Cummings Estate speculating on eventually sub-dividing the lot.

This is the third request by this developer to subdivide this property.

The owner to the best of my knowledge has never consulted with the neighbors nor myself on his proposal.

There has been no upgrades and maintenance undertaken during this period.

Snow removal is something to be desired.

B. THE NEIGHBORHOOD

There has been one subdivision undertaken on 51 Street in the 1990's. No consultation was ever undertaken by the City of Red Deer with the surrounding neighbors. It took us by surprise!

The homes to the east of this proposed sub-division were built in 1915 for the staff of the Central Alberta Railroad. The station was located where the Plaza Shopping Centre is presently located. The Railroad connected to Nordegg and there is a former railway concrete abutment on Taylor Drive south. Woodlea has historical significance.

My neighbors have been here for a long time. We have invested a lot of time and money in our homes. We take pride in our neighborhood.

C. 51 STREET

There is no back lane behind the south and north homes. This really impacts waste disposal, additional parking and any other construction work.

51 Street is narrow. The street is 30 feet (9.14 meters) wide from face of curb to face of curb. This allows for parking on each side and room for a vehicle travelling.

There are 4 properties to the east that can only accommodate one vehicle parking per property on the street. Parking is very limited and/or non-existent during the holidays.

D. THE LOT

This lot is narrow. The lot is 18.4 wide. Allowing for a 6.1 meter setback from the front property line and a 7.0 m setback in the rear, the home will be 4.8 meters (15 feet, 9 inches) wide. That is a narrow home. According to the conceptual house drawings which details a two story dwelling, it would be difficult to construct and meet code. I have tried to think of current homes at that width. No examples have come to mind except manufactured homes and Tiny Homes.

As per 2.3(2) of the Woodlea Design Standards, it requires that side windows and balconies respect the privacy of the neighboring properties and be located to minimize direct views into neighboring windows and yards. This would impact the adjacent properties to the east and south.

This property currently has mature trees that are most likely the oldest trees in this city. This is a source of pride for Woodlea. Our city encourages the growing of trees. Has there been any consultation with City Parks on the desecration of this natural resource?

E. RESPONSIBILITIES

This area has just gone through 2 years of underground upgrade construction.

1. Will this developer be held responsible for timely sidewalk and street repairs and landscaping rehab?

2. Will this developer be held responsible for keeping the street broom clean?

3. Will this developer be held responsible for enforcing no contractor parking in front of other neighbors?

Woodlea Community Association has in conjunction with The City and community stakeholders have lately completed a Woodlea Character Statement. This Development will meet none of the criteria in the Woodlea Character Statement.

YOURS TRULY

[Redacted signature block]

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