



Development Officer Approvals

On May 25, 2021, the Development Officer issued approvals for the following applications:

Permitted Use

Riverside Meadows

1. Volker, L. – a 0.44 m variance to the Maximum Height, for a proposed fence, to be located at 5506 58A Street.

South Hill

2. Quest Signs & Decals Inc. – a 0.55 m variance to the bottom of the sign to grade and a 0.65 m variance to the separation distance to another Freestanding Sign, for a proposed Freestanding Sign, to be located at 3617 50 Avenue.

Discretionary Use

Capstone

3. Rethink Red Deer – a Community Garden (urban market), with the Outdoor display of goods and sales and an Accessory Building (sea can), to be located at 5581 45 Street.

Clearview Ridge

4. Absolut Construction Management – an Office, to be located at 110-8 Conway Street.

Deer Park

5. Country Signs – a 0.4 m variance to the minimum distance from the site boundary, a 1.65 m variance to the bottom of the sign to grade, a 1.6 m variance to the Maximum Height, and a 3.2 m² variance to the Maximum Sign Area, for a proposed Freestanding Sign, to be located at 255 Davison Drive.

Downtown

6. Original Joe's Restaurant and Bar – a Temporary Seasonal Patio (extension to a drinking establishment), to be located at 4720 51 Avenue.

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, **prior to 4:30 p.m. on June 15, 2021**. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available from Legislative Services. For more information regarding the appeal process contact appeals@reddeer.ca.

Municipal Planning Commission Decisions

On May 26, 2021 the Municipal Planning Commission issued the following decisions for development permit applications.

Permitted Use Approvals

Highland Green

Cana Management Ltd. – Recreation activities (spray park), operated by The City of Red Deer, to be located at 56 Holt Street.

Discretionary Use Approvals

Highland Green

Cana Management Ltd. – Addition to an existing Institutional Service Facility (GH Dawe Community Centre, arena, fitness area, ancillary spaces) and new parking ancillary to the Institution Service Facility, with 315 parking stalls, a 58 stall (15.5%) variance, to be located at 56 Holt Street.

You may appeal discretionary approvals and denials to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca **prior to 4:30 p.m. on Wednesday, June 16, 2021**. You may not appeal a permitted use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit www.reddeer.ca/SDAB or contact appeals@reddeer.ca or call 403-342-8132.



NOTICE OF INTENTION TO EXPROPRIATE

EXPROPRIATING AUTHORITY: THE CITY OF RED DEER
Box 5008
Red Deer, AB T4N 3T4

1. TAKE NOTICE that the CITY OF RED DEER intends to expropriate a portion of the following lands, owned by Lansdowne Equity Ventures Ltd., as shown in red on the plan which is Schedule "A" to this Notice:

Short Legal	Title Number
1821652;1;3	182 130 071 +2

**PLAN 1821652
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 32.67 HECTARES (80.73 ACRES) MORE OR LESS**

(such lands and interests to be the subject of the taking hereinafter collectively referred to as "the Lands").

2. The nature of the interest in the Lands to be expropriated is a fee simple estate.
3. The purpose for which the interest in the Lands is required is for construction and operation of public roadway infrastructure and related improvements.
4. Section 6 of the *Expropriation Act* provides that:
 - (1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriation.
 - (2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.
5. Section 10 of the *Expropriation Act* provides that:
 - (1) An Owner who desires an inquiry shall serve the approving authority with a notice of objection:
 - (a) in the case of an owner served in accordance with section 8(2), within 21 days of service on him of the notice of intention, and
 - (b) in any other case, within 21 days after the first publication of the notice of intention.
 - (2) The notice of objection shall state:
 - (a) the name and address of the person objecting,
 - (b) the nature of the objection,
 - (c) the grounds on which the objection is based, and
 - (d) the nature of the interest of the person objecting.
6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his or her right to have the amount of compensation payable determined by the Board or the Court, as the case may be.
7. The approving authority with respect to this expropriation is Municipal Council for the CITY OF RED DEER, located at the address above.

Schedule "A"



NOTICE OF INTENTION TO EXPROPRIATE

EXPROPRIATING AUTHORITY: THE CITY OF RED DEER
Box 5008
Red Deer, AB T4N 3T4

1. TAKE NOTICE that the CITY OF RED DEER intends to expropriate a portion of the following lands, owned by J. Alfred Ordman Corporation, as shown in red on the plan which is Schedule "A" to this Notice:

Short Legal	Title Number
4;27;38;32;NE	062 292 197

**MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 32
ALL THAT PORTION OF THE NORTH EAST QUARTER BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST BOUNDARY OF THE LAND SUBDIVIDED UNDER PLAN 21 22HW ON THE SOUTH BY THE PRODUCTION WESTERLY OF THE SOUTH BOUNDARY OF BLOCK 3 AS SHOWN ON THE SAID SUBDIVISION PLAN 21 22HW ON THE WEST BY THE WEST BOUNDARY OF THE SAID QUARTER SECTION ON THE NORTH WEST BY THE SOUTH EAST LIMIT OF THE CANADIAN PACIFIC RAILWAY RIGHT OF WAY AS SHOWN ON RAILWAY PLAN C & E NO. 1 AND ON THE NORTH BY THE SOUTH LIMIT OF THE ROAD AS SHOWN ON ROAD PLAN 3564JY CONTAINING 18.96 HECTARES (46.93 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(such lands and interests to be the subject of the taking hereinafter collectively referred to as "the Lands").

2. The nature of the interest in the Lands to be expropriated is a fee simple estate.
3. The purpose for which the interest in the Lands is required is for construction and operation of public roadway infrastructure and related improvements.
4. Section 6 of the *Expropriation Act* provides that:
 - (1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriation.
 - (2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.
5. Section 10 of the *Expropriation Act* provides that:
 - (1) An Owner who desires an inquiry shall serve the approving authority with a notice of objection:
 - (a) in the case of an owner served in accordance with section 8(2), within 21 days of service on him of the notice of intention, and
 - (b) in any other case, within 21 days after the first publication of the notice of intention.
 - (2) The notice of objection shall state:
 - (a) the name and address of the person objecting,
 - (b) the nature of the objection,
 - (c) the grounds on which the objection is based, and
 - (d) the nature of the interest of the person objecting.
6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his or her right to have the amount of compensation payable determined by the Board or the Court, as the case may be.
7. The approving authority with respect to this expropriation is Municipal Council for the CITY OF RED DEER, located at the address above.

Schedule "A"



NOTICE OF INTENTION TO EXPROPRIATE

EXPROPRIATING AUTHORITY: THE CITY OF RED DEER
Box 5008
Red Deer, AB T4N 3T4

1. TAKE NOTICE that the CITY OF RED DEER intends to expropriate a portion of the following lands, owned by Chiles Development Corporation Ltd., as shown in red on the plan which is Schedule "A" to this Notice:

Short Legal	Title Number
4;27;39;3;SW	812 037 401

**ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION THREE (3) TOWNSHIP THIRTY NINE (39) RANGE TWENTY SEVEN (27) WEST OF THE FOURTH MERIDIAN, WHICH LIES TO THE WEST OF ROAD PLAN 8021061; NORTH AND WEST OF ROAD PLAN 3564JY; AND SOUTH AND EAST OF THE RIGHT OF WAY OF RAILWAY PLAN C & E NO. 1; CONTAINING 21.31 HECTARES (52.66 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME**

(such lands and interests to be the subject of the taking hereinafter collectively referred to as "the Lands").

2. The nature of the interest in the Lands to be expropriated is a fee simple estate.
3. The purpose for which the interest in the Lands is required is for construction and operation of public roadway infrastructure and related improvements.
4. Section 6 of the *Expropriation Act* provides that:
 - (1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriation.
 - (2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.
5. Section 10 of the *Expropriation Act* provides that:
 - (3) An Owner who desires an inquiry shall serve the approving authority with a notice of objection:
 - (a) in the case of an owner served in accordance with section 8(2), within 21 days of service on him of the notice of intention, and
 - (b) in any other case, within 21 days after the first publication of the notice of intention.
 - (2) The notice of objection shall state:
 - (a) the name and address of the person objecting,
 - (b) the nature of the objection,
 - (c) the grounds on which the objection is based, and
 - (d) the nature of the interest of the person objecting.
6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his or her right to have the amount of compensation payable determined by the Board or the Court, as the case may be.
7. The approving authority with respect to this expropriation is Municipal Council for the CITY OF RED DEER, located at the address above.

Schedule "A"

