



## Development Officer Approvals

On October 19, 2021, the Development Officer issued approvals for the following applications:

### Permitted Use

#### Timber Ridge

1. Gayowski, P. – a 0.30 m variance to the Minimum Side and Rear Yards, for an existing Accessory Building (shed), located at 23 Tory Close.

### Discretionary Use

#### Deer Park

2. Lagrange, L. – a Home Occupation (design and small scale manufacturing), to be located at 35 Dixon Close.

#### Downtown

3. Sorento Custom Homes Ltd. – Health and Medical Services, to be located at 101-4132 50 Avenue.

For further information, please phone 403-342-8190.

Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement. Advertisements can also be viewed at:

<https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2021-city-advertisements/>

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 November 9, 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](mailto:appeals@reddeer.ca).



# PUBLIC SALE OF LAND

(Municipal Government Act, R.S.A 2000 Chapter M-26)

## THE CITY OF RED DEER

Notice is hereby given that under the provisions of the **Municipal Government Act**, The City of Red Deer will offer for sale, by public auction, via virtual platform, on Wednesday, November 3, 2021, at 11:00 a.m., the following privately owned property:

PLAN	LOT	BLOCK	CIVIC ADDRESS	C of T
926323	30	-	5127 - 2660 22 ST	182105096016
726302	158	20	148 LONG CL	172224452
726302	159	20	152 LONG CL	172271889
8721665	6	1	126 DUNNING CR	952185772
126135	31	7	62 DONALD CL	072278633
9420250	6	37	4738 50 ST	082361335
9826057	32	4	4960 81 ST	062252813
MH - Creekside Mobile Home Park			212 - 5029 34 ST	
MH - Mustang Acres			206 - 6834 59 AV	
MH - Mustang Acres			1013 - 7050 GRAY DR	

Those serious about participating in the public auction must register with the Taxation section by November 2. To register, please call 403-356-8941 or email [tax@reddeer.ca](mailto:tax@reddeer.ca) with Tax Sale Auction Registration in the subject line and provide your first and last name, phone number and email address. The City will send the registrant an email inviting them to attend the virtual auction.

Each property offered for sale at the Public Auction will be subject to a reserve bid. Reserve bid amounts are available at [www.reddeer.ca/taxsale](http://www.reddeer.ca/taxsale). Purchaser will acquire the land free of encumbrances, subject to those exceptions listed in sections 423 and 436.14 of the Municipal Government Act.

The properties will be sold strictly on an "as is, where is" basis. The City of Red Deer makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser.

The City of Red Deer may, after the public auction, become the owner of any parcel of land not sold at the Public Auction.

**Terms and Conditions:** Only cash sales will be accepted, or sales requiring loan funding which does not involve encumbering of the purchased lands and provides for closing funds upon the required closing date in the same manner as a cash sale. Vendor financing or financing using third party mortgages or encumbrances upon the purchased lands, or other similar financing arrangements, cannot be accommodated.

Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be 60 days after auction date, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Standard Land Sales Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained after October 4, 2021 at [www.reddeer.ca/taxsale](http://www.reddeer.ca/taxsale). If the successful bidder fails to complete the transaction in accordance with these Terms and Conditions, the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchaser is responsible for payment of all taxes, rates, charges, and fees for the property, after Closing Date.

In the event that payment of the arrears of taxes and costs is received by The City prior to the Public Auction, the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

Dated at Red Deer, Alberta, October 20, 2021

Trista Mowat, Tax Collection Coordinator