



## DEVELOPMENT OFFICER APPROVALS

On April 30, 2024, the Development Officer issued approvals for the following applications:

### Permitted Use

#### Evergreen

1. San Maria Homes Inc. – a 3.9 m<sup>2</sup> variance to the Minimum Developed Floor area over the attached garage, for a proposed Detached Dwelling, to be located at 53 Emmett Crescent.
2. Larkaun Developments Ltd. – a 2.63 m variance to the Minimum Front Yard, for a proposed Detached Dwelling, to be located at 276 Emerald Drive.

#### Timber Ridge

3. Laebon Developments Ltd.- a 7.32 m<sup>2</sup> variance to the Minimum Landscaped Area (front yard), for a proposed Detached Dwelling, to be located at 59 Thayer Close.

### Discretionary Use

None

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/2024-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at [appeals@reddeer.ca](mailto:appeals@reddeer.ca), **prior to 4:30 p.m. on May 24, 2024**. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit [www.reddeer.ca/SDAB](http://www.reddeer.ca/SDAB) or contact [appeals@reddeer.ca](mailto:appeals@reddeer.ca) or call 403-342-8132.

## NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on Monday, May 27, 2024 at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall to consider Land Use Bylaw Amendment 3357/E-2024. An amendment to the Land Use Bylaw to delete a site exception that requires commercial development at 4311 & 4415 – 49 Avenue (the Baymont by Wyndham site), which is zoned C1, to provide off-street parking even though the broader C1 district does not require commercial development to provide any off-street parking.

You may view the proposed bylaws at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person.

### Written Submission

Members of public wishing to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the [Public Hearing Submission Form](#) online at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings);
- Emailing your comments to [publichearings@reddeer.ca](mailto:publichearings@reddeer.ca).
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legal & Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legal & Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, May 17, 2024**.

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legal & Legislative Services by the deadline in order to be included in the published Council Agenda.

Material(s) submitted for Council's consideration at the Public Hearing must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

If you miss the deadline to submit written comments, have additional information to share, or wish to speak directly to Council, you may still participate by notifying the City Clerk prior to the end of the business day on Friday May 24, 2024 at 403-342-8132 or email [publichearings@reddeer.ca](mailto:publichearings@reddeer.ca).

Any person who wishes to address Council on this Public Hearing matter may do so for a period of five (5) minutes. The five (5) minutes does not include the time required to answer questions from City Council. Persons addressing Council shall limit their comments to this Public Hearing matter and the recommendations being discussed.

For more information on participation visit [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

### View the Public Hearing

The Public Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>.

### Questions

If you have questions about the proposed bylaw, please contact Orlando Toews, Senior Planner, at 403-406-8704 or email [orlando.toews@reddeer.ca](mailto:orlando.toews@reddeer.ca).

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email [publichearings@reddeer.ca](mailto:publichearings@reddeer.ca).