



DEVELOPMENT OFFICER APPROVALS

On behalf of the City of Red Deer, the Development Officer issued approvals for the following applications:

Permitted Use

Capstone

I. AGGREGATE DESIGN STUDIO – On August 22, 2025, a Development Permit for the Permitted Use of a 119 unit Apartment Building at 5436 47 St, with the following variances was approved:

- To Section 3.280.6.1. The required minimum landscaped area between curb and sidewalk is 1.5m, 0.0m will be provided.
- To Section 10.2.3.8. The building will deviate from the edge zone requirements as shown on the 'Approved Plans'.
- To Section 10.20.7.1. Minimum site coverage required is 40%, site coverage will be provided at 21%.
- To Section 10.20.12.7. Fencing required to be a minimum of 0.6m to a maximum of 0.9m, the garbage enclosure screening shall be 1.8m tall.
- To Section 10.20.16.1. Minimum landscaping required to be 20% of site area, landscaping site coverage provided at 15%.

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

Development Officer Approvals are advertised on Wednesdays and Saturdays.

Advertisements can also be viewed at:

<https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2025-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, **prior to 4:30 p.m. on September 17, 2025.** 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 or contact appeals@reddeer.ca or call 403-342-8132.