

NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on Tuesday, July 14, 2026, at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall to consider:

1. Zoning Bylaw Amendment 3357/A-2026. An external application to create a site exception for Units #11 and #16, 7875 48 Ave to allow Merchandise Sales and Rentals and a Commercial Entertainment Facility as discretionary uses within these units.
2. Zoning Bylaw Amendment 3357/K-2026. An external application to rezone 6817 52 Ave, located in the Normandeau neighbourhood from Industrial Business Support Zone: I-1 to Major Area Commercial Zone: C-4 to allow for additional commercial opportunities.

You may view the proposed bylaws at 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. Members of the public may make a request to the Clerk to speak to a Public Hearing from a remote location. The request must be received by the Clerk by the end of the business day prior to the commencement of the Meeting during which the Public Hearing will be held. The Clerk will make reasonable efforts to accommodate the request.

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;
- Emailing your comments to 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, Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, July 3, 2026**.

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legislative Services by the deadline in order to be included in the published Council Agenda. Members can attend the Public Hearing to present their comments directly to Council during the Public Hearing. Members who wish to speak will have an opportunity to register directly prior to the commencement of the Public Hearing on a first come first serve basis.

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.

Members of the public may make a request to the Clerk to utilize technology to show images, videos, presentations and other visual aids during a Public Hearing. The request must be received by the Clerk by the end of the business day prior to the commencement of the Meeting during which the Public Hearing will be held. The Clerk will make reasonable efforts to accommodate the request.

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.

Effective May 9, 2022, new Public Hearing procedures are in effect in accordance with the City of Red Deer's Procedure Bylaw, for more information and to view our bylaw visit <https://www.reddeer.ca/city-government/bylaws> For more information on participation visit 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 Zoning Bylaw Amendment 3357/A-2026, please contact Dayna Facca, Senior Planner at 403-406-8703 or email dayna.facca@reddeer.ca or Planning, General at 403-406-8711 or email planning@reddeer.ca.

If you have questions about the proposed Zoning Bylaw Amendment 3357/K-2026, please contact Christi Fidek, Senior Planner at 403-406-8701 or email christi.fidek@reddeer.ca or Planning, General at 403-406-8711 or email planning@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.

DEVELOPMENT OFFICER APPROVALS

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

Permitted Use

Evergreen

1. MASON MARTIN HOMES – On Tuesday, June 16th, 2026, the Permitted Use of an Accessory Building (garage), with a variance to allow for a 0.3m Side Yard Setback where 0.9m is required and a variance to allow for 51% Site Coverage where only 45% is allowed, at 40 EVERGREEN WY, was approved.

Fairview

2. LOVELL, INEZ – On Wednesday, June 17th, 2026, the Permitted Use of an existing Accessory Building (Detached Garage), with a variance to allow for a 0.78m Rear Yard Setback where 0.9m is required, at 8 FOREST CL, was approved.

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

Development Officer Approvals are advertised on Wednesdays and Saturdays. Advertisements can also be viewed on The City of Red Deer's Website under [2026 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 Saturday July 11, 2026**. 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.

PUBLIC NOTICE

CITY OF RED DEER
ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
NOTICE OF DECISION

In accordance with section 70 of the Environmental Protection and Enhancement Act, the City of Red Deer has been issued an amendment to the existing Approval No. 1091-03-00 by Alberta Environment and Protected Areas. The amendment is to revise some clauses in the existing approval related to sludge disposal. The Red Deer Wastewater System is located at Section 34 Township 38 Range 27 West of the 4th Meridian.

The *Environmental Protection and Enhancement Act* may provide you a right of appeal against this decision to the Alberta Environmental Appeals Board. You should note that there are strict time lines for filing an appeal dependent on the type of appeal. If you choose to appeal this decision, please contact:

Office of the Registrar of Appeals
The Environmental Appeals Board
3rd Floor, 10011 - 109 ST
EDMONTON, AB T5J 3S8
Telephone: (780) 427-6207

A Notice of Appeal must be submitted within 30 days of the date of this notice. Please quote Application No. 061-1091.

The Public Notice of this application will also be posted on the Department's website at <https://avw.alberta.ca/PublicNoticesViewer.aspx>.

Copies of the approval application can be obtained from:

City of Red Deer
Attention: Geoff Stewardson
7980 40 AVE
RED DEER, AB T4P 3R6
Telephone: 403-342-8750
Email: geoff.stewardson@reddeer.ca