



## DEVELOPMENT OFFICER APPROVALS

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

### Permitted Use

Anders on the Lake

**1. ARGENT, MIKE & ARGENT, KIM** - On Monday, May 11<sup>th</sup>, 2026, The Permitted Use of a Rear Yard fence with a variance to allow for a height of 2.4m where 2m is allowed at 47 Anders Close, was approved.

Timberlands

**2. BAJWA, RAJINDER** - On Tuesday, May 12<sup>th</sup>, 2026, The Permitted Use of a House, with a variance to the Zoning Bylaw section 3.290.2 requiring that Side-by-Side Sites with front Driveways, Parking Pads, or both must group them in pairs at 42 Tenhove Street, was approved.

Eastview

**3. GREEN GROWTH INDUSTRIES LTD** - On Wednesday, May 13<sup>th</sup>, 2026, The Permitted Use of a Home Occupation Minor (Landscaping & Gardening Services) with a variance to allow two commercial vehicles where only one commercial vehicle is permitted to be parked on-site at 3851 Eastwood Close, was approved.

### Discretionary Use

Riverside Meadows

**4. 2798328 ALBERTA LTD** - On Monday, May 11<sup>th</sup>, 2026, The Discretionary Use of Merchandise Sales and Rentals excluding adult-oriented merchandise, with a parking variance to allow 6 parking stalls where 9 parking stalls are required at 5912 54 Avenue, 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](mailto:appeals@reddeer.ca), **prior to 4:30 p.m. on Saturday June 6, 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](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 Tuesday June 9, 2026, at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall to consider:

1. Lancaster South Neighbourhood Area Structure Plan Bylaw 3217/C-2026 & Zoning Bylaw 3357/V-2026 – an amendment to remove Direct Control Zone 35 and permit house suites in duplexes across all zones where duplexes are allowed. Should DC zone 35 be removed three (3) properties with this current zoning would be rezoned back to their previous zone including:
  - a. 34 Rutherford Dr - Rosedale Estates (Residential Duplex Zone: R-D)
  - b. 170 Lancaster Dr - Lancaster Green (Residential Duplex Zone: R-D)
  - c. 3802 47 St - Eastview (Residential Medium-Density Zone: R-M)
2. Zoning Bylaw Amendment Bylaw 3357/M-2026. An external application to rezone to I-C Industrial Commercial (Mixed-Use) Zone to better align with the intended use of the site and to support broader economic and community objectives. The proposed designation will enable the landowner to operate a business that requires a blend of industrial functionality and commercial accessibility.
3. Zoning Bylaw Amendment 3357/W-2026. An internal application to provide City staff and the public with clarity on how to process applications for charitable distribution centres. The proposed amendment aims to add "Charitable Distribution Centre" as a defined use, identify parking requirements, exclude it as a temporary use in residential zones, and allow it as a discretionary use in C-1 City Centre Commercial, C-1A City Centre West Commercial, C-4 Major Arterial Commercial, I-1 Industrial Business Service, I-C Industrial Commercial (Mixed-Use), PS Public Service (Institutional or Government), except 4240 59 St.

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. 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](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, 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, May 29, 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](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 3217/C-2026, 3357/V-2026 or 3357/W-2026, please contact Christi Fidek, Senior Planner at 403-406-8701 or email [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca) or Planning, General at 403-406-8711 or email [planning@reddeer.ca](mailto:planning@reddeer.ca).

If you have questions about the proposed bylaw 3357/M-2026, please contact Dayna Facca, Senior Planner at 403-406-8703 or email [dayna.facca@reddeer.ca](mailto:dayna.facca@reddeer.ca) or Planning, General at 403-406-8711 or email [planning@reddeer.ca](mailto: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](mailto:publichearings@reddeer.ca).