



CITY OF
Lethbridge

Office of the City Clerk

March 19, 2018

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of the Development Officer to establish a Type B Home Occupation for the purpose of massage therapy at 215 Dieppe Boulevard South, Development Permit DEV09976.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 200 feet or 60 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property, the applicant of the development permit, the Community Association and the person(s) who filed the appeal will also receive a copy of this letter.

The Subdivision and Development Appeal Board (SDAB) will hold a Public Hearing as follows:

DATE: Thursday, March 29, 2018
TIME: 6:30 p.m.
LOCATION: Council Chambers, Main Floor, City Hall
910 – 4 Avenue South

Persons affected by this development have the right to present a written, verbal and/or visual submission to the Board. When making a presentation, keep in mind that in accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. It is recommended that you limit your presentation to five minutes.

If you wish to submit written material to the Board, it should be delivered to the Secretary of the SDAB, no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403 329 7329 if you have any questions.

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, March 29, 2018

PLACE: Council Chambers, 1st Floor
City Hall - 910 - 4th Avenue South

TIME: 6:30 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 6:30 p.m.
SDAB No. 2018-001
APPEAL OF DEVELOPMENT PERMIT 09976

Appellants: Ryan Gloer; Derek Jensen
Address: 215 Dieppe Boulevard South

To establish a Type B Home Occupation for the purpose of massage therapy

Land Use District: R-L (Low Density Residential)

Ryan Gloer
217 Dieppe Blvd. South
Lethbridge, AB. T1K 0T9
403-332-0279
ryangloer@gmail.com
March 6, 2018

Secretary of the Subdivision and Development Appeals Board
City Clerk's Office
City of Lethbridge
2nd Fl. 910 – 4th Ave. South
Lethbridge, AB. T1J 0P6

Dear Secretary of the Subdivision and Development Appeals Board:

I am writing in regards to a development permit application DEV09976. I am concerned with the development application of a home business at the location of 215 Dieppe Blvd, the house recently sold and the new home owner has not yet moved into this house and seems to be unaware of the potential parking issue with having an in home business of this nature. There is already little street parking, everyone has more than one vehicle. I myself have a narrow single car driveway directly adjacent to theirs. I need street parking to fit both vehicles at my home. The Development permit states that the applicant must maintain one off street parking spot, this doesn't seem adequate to me. Their home has a two car driveway and no parking in the rear. With this type of customer care business I think it safe to assume that there could often be two clients at their home as one is coming and one is going. The Applicants house has got a cross walk directly in front of the home. So there is no street parking there. I urge the city to reconsider granting this application. And advise the home owner to find an adequate commercial space to run this business.

Sincerely,

Ryan Gloer

March 9, 2018

Derek Jensen
219 Dieppe Blvd South
Lethbridge, AB T1J 3W8
derek.jensen@altagas.ca

Secretary of the Subdivision and
Developments Appeal Board
City Clerks Office
City of Lethbridge
2nd Floor, 910 – 4th Avenue South
Lethbridge, AB T1J 0P6

RE: Permit No. DEV09976

Dear Secretary of the Subdivision and Development Appeals Board,

In regards to development permit application DEV09976 for a home owners business at 215 Dieppe Blvd South. The new home owners plan is to start a home business that will be in operation from 8:00 a.m. to 4:00 p.m. six days a week.

Clientele will be coming to and from the residence during those hours and at some point in time, will require two parking spots which will cause an on street parking issue even if one stall in the driveway is designated for business.

On street parking in that area is at a premium. By adding to it will only frustrate the home owners when they come home from work and have to park a block away in front of someone else's house because of a home business. Also, the applicant's house has a cross walk directly in front of it which makes the issue even worse.

The city needs to take into consideration the long term residents in the area and their needs as tax payers.

Unless an alternate form of parking can be devised to eliminate any possibility of on street parking for this home business, I respectfully request the City reconsider the granting of this application.

Sincerely,



Derek Jensen



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV09976**

Address: **215 DIEPPE BLVD S**
Legal: 7510721;5;4

District: R-L

Applicant: HEALING ENERGY 4 ALL
Address: 215 DIEPPE BLVD S LETHBRIDGE AB T1J 3W8

Phone: (403) 308-2041

Development Proposed To establish a Type B Home Occupation for the purpose of Massage Therapy with a maximum of six customer visits to the home per day, one at a time, by appointment only. Hours of operation: Monday through Saturday 8:00 a.m. to 4:00 p.m. One additional off-street parking stall provided for customer visits.

District

Land Use HOME OCCUPATION, TYPE B - DISCRETIONARY

CONDITIONS OF APPROVAL

1. That this home occupation be conducted in accordance with Section 9.12 (Type B) of Land Use Bylaw 5700. (attached).
2. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are Monday through Saturday 8:00 a.m. to 4:00 p.m.
3. That one off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking layout plan submitted February 22, 2018.

Decision Date

Feb 23, 2018

Valid Date

Mar 27, 2018

Development Commencement

Provided this decision is not appealed, development shall commence:

- on or after the valid date, and
- within one year of the valid date.

Development may commence before the valid date only if the applicant has signed the "Voluntary Waiver of Claims" and is in receipt of this signed permit.

Development Authority

PAM COLLING, DEVELOPMENT OFFICER

STATUTORY PLANS

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

APPEALS

The applicant has the right to appeal this decision to the Subdivision and Development Appeal Board. An appeal shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than twenty-one (21) days after the decision date indicated on the Development Permit or 'Development Permit Application - Refused' letter.

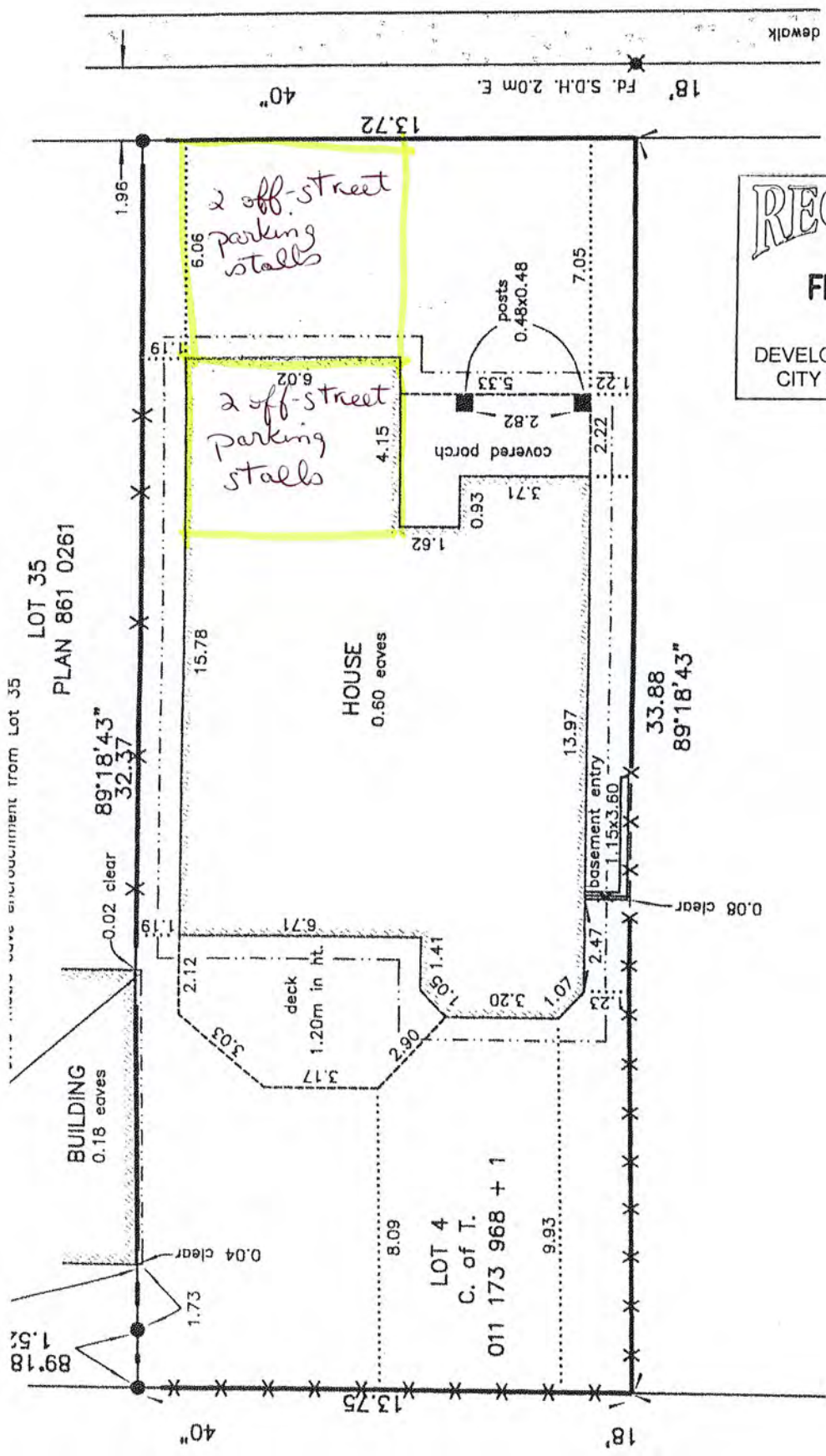
FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 320-7329, or email developmentservices@lethbridge.ca.

Permit No. DEV09976

RECEIVED
FEB 22 2018
DEVELOPMENT SERVICES
CITY OF LETHBRIDGE



LOT 35
PLAN 861 0261

BUILDING
0.18 eaves

HOUSE
0.60 eaves

LOT 4
C. of T.
011 173 968 + 1

