



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 construct a secondary suite in the basement of the existing single detached dwelling at 725 18A Street North, Development Permit DEV09899.

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:** 5:00 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, 1<sup>st</sup> Floor  
City Hall - 910 - 4<sup>th</sup> Avenue South

**TIME:** 5:00 p.m.

### AGENDA:

1. CALL TO ORDER

### PRESENTATIONS:

- 2.1 5:00 p.m.  
SDAB No. 2018-02  
APPEAL OF DEVELOPMENT PERMIT 09899

Appellant: Westminster Village Committee  
Address: 725 18A Street North

To construct a secondary suite in the basement of the existing single detached dwelling

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

**From:** Darlene McLean [<mailto:frivory@telusplanet.net>]  
**Sent:** Monday, March 12, 2018 4:19 PM  
**To:** Pam Colling  
**Cc:** Jeff Greene; 120 City Council Mailbox  
**Subject:** Re: Neighbourhood Notification Letter - 725-18A Street North

Sorry, we didn't get back to you earlier. However , the newspaper says letter of appeal by March 12,2018.

As:1)the majority of lots in the westminster neighbourhood do not meet current lot size requirements of the land use bylaw etc. (neighbourhood study ,data from 1977)

2) Currently no updated neighbourhood study

3) Other neighbourhoods not allowed suites and or only in restricted areas

4) Every 2 to 3 weeks this area is informed that yet another suite or duplex has been approved by the development officer, so it can go to S.D.A.B. . As only 60 m notification( have seen other neighbourhoods allowed 90 m and more notification areas)

5) The ICSP says balanced development thru out the city. Yet many areas- riverstone ,gold creek etc. are not expected to take on continual densification and in fill.

6) Many other neighbourhoods get to go to M. P. C. first and then SDAB.

7) Westminster area has been SYSTEMICALLY EXCLUDED from other avenues (density bonus systems) such as London Road and M.P.C.(not since 2005) for London Road and other neighbourhoods.

8) We have been informed by a community planner at a meeting at city hall that our area was good for low income housing(counter to ICSP). We can show that westminster is approved for more infill etc. by a large margin than many other neighbourhoods.

9) A com. planner in council chambers has said ,yet again as recently as Jan. 2018, that the city still does not have a way to map density. Then how can the city development department keep ghettoizing westminster, with more and more density,in our narrow streets and alleys?

10) For this and many other reasons(older neighbourhoods study) Westminster Village Committee -a resident's association, (with all residents on our board)does not approve of this yet more increased density.

11) Has this gone by inspection by the fire department,first before we were and the neighbours were notified? In other words has it passed inspection by the fire department? If it has and if the owners spent money etc. to bring it up to safety standards BEFORE it went thru a neighbourhood approval process , we think that is the cart before the horse.

12) As you are aware , westminster neighbourhood association concentrates on the running of the pool and the hall and many of their board do not live in westminster. Sorry, just got home from work and just had time to finish this rough copy before a wvc meeting.

Darlene McLean on behalf of wvc.

----- Original Message -----

**From:** [Pam Colling](#)

**To:** [Westminster Neighborhood Association](#) ; [Westminster Village Committee](#)

**Sent:** Tuesday, January 30, 2018 3:10 PM

**Subject:** Neighbourhood Notification Letter - 725-18A Street North

Good afternoon,

Attached please find a Neighbourhood Notification Letter and Map regarding an application for a secondary suite at 725 – 18A Street North. If you have any questions, please feel free to contact me at any time.

Please have any comments or concerns back to us in writing by 4:30 p.m. on February 9<sup>th</sup>, 2018.

Have a great afternoon!

***Pam Colling***

**Development Officer**

**City of Lethbridge**

**403-320-4140**

**[Pam.Colling@lethbridge.ca](mailto:Pam.Colling@lethbridge.ca)**



CITY OF  
*Lethbridge*

**Land Use Bylaw 5700  
DEVELOPMENT PERMIT**

**PERMIT NO.  
DEV09899**

Address: **725 18A ST N**  
Legal: 6716HC;1;16

District: R-L(W)

Applicant: WATT, AMY A  
Address: 725 18A ST N LETHBRIDGE AB T1H 3J1

Phone: (403) 593-5344

**Development Proposed** To construct a secondary suite in the basement of the existing single detached dwelling. The three required off-street parking stalls will be provided.

**District** R-L LOW DENSITY RESIDENTIAL

**Land Use** SECONDARY SUITE, NEW - DISCRETIONARY

**CONDITIONS OF APPROVAL**

1. The secondary suite is approved and shall be developed in accordance with the plans submitted January 30, 2018. Any change to these plans requires the approval of the Development Officer.
2. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

**Decision Date**

Feb 12, 2018

**Valid Date**

Mar 13, 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 [developmentsservices@lethbridge.ca](mailto:developmentsservices@lethbridge.ca).

**Permit No. DEV09899**

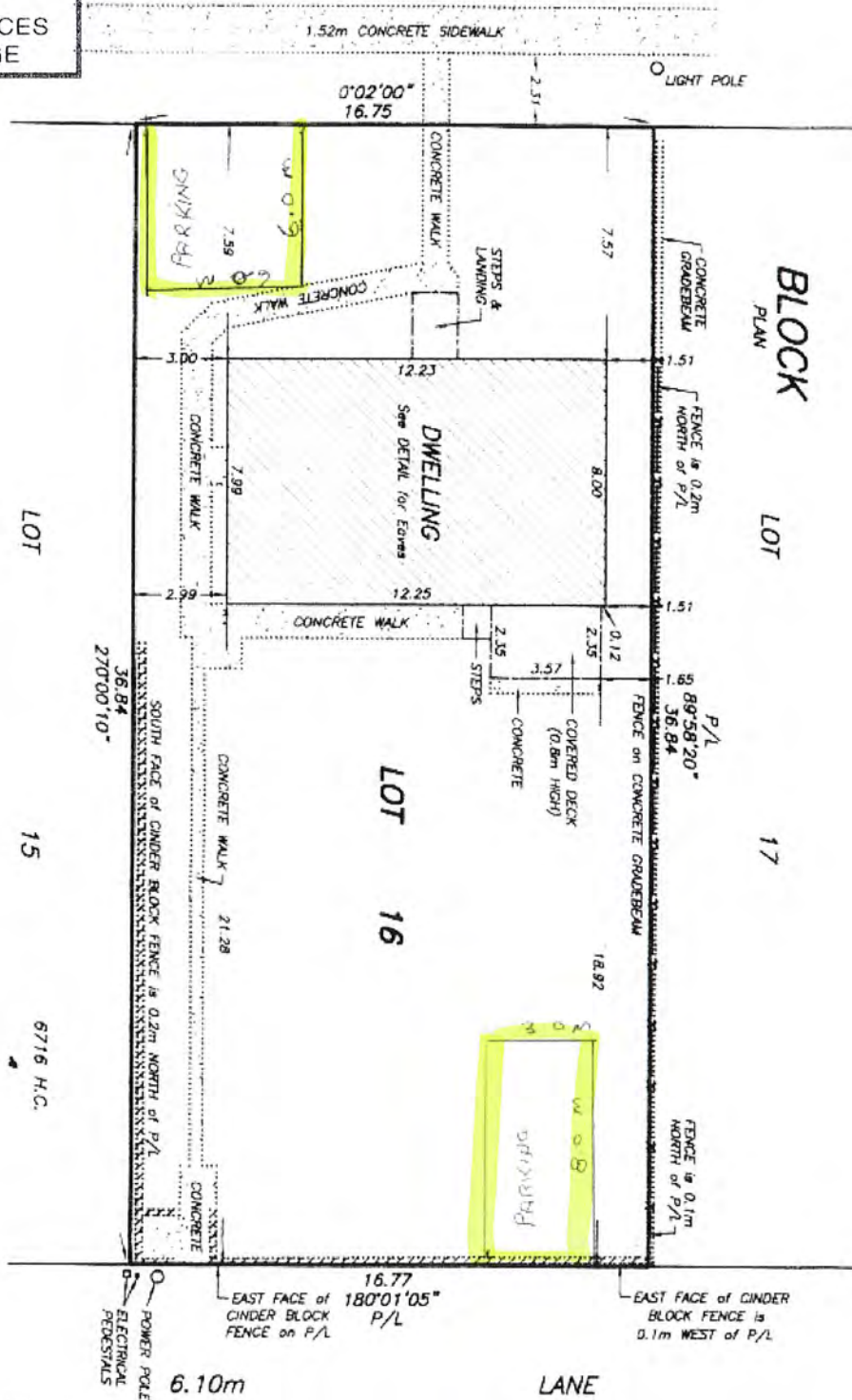


# RECEIVED

JAN 30 2018

DEVELOPMENT SERVICES  
CITY OF LETHBRIDGE

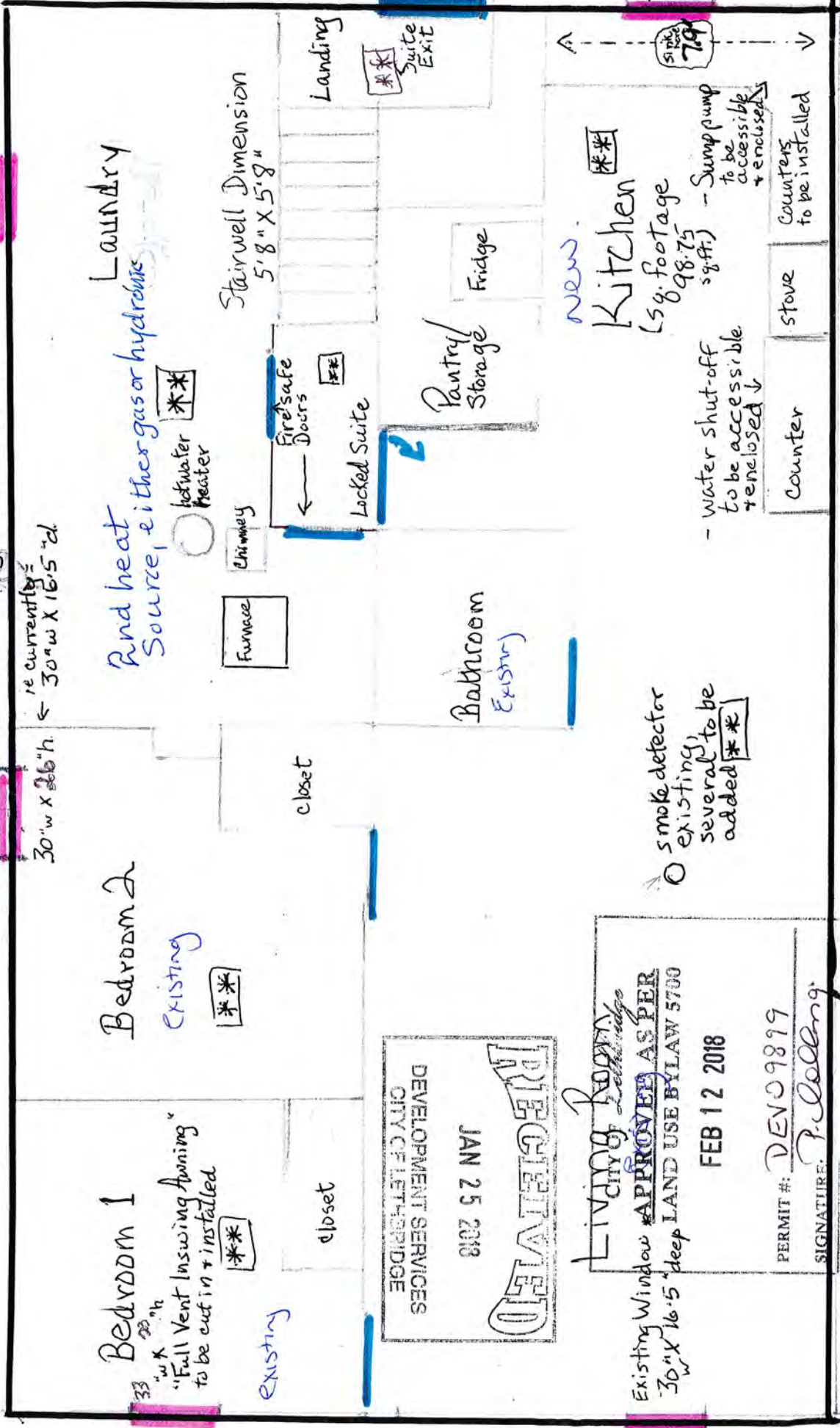
## 18th STREET 'A' NORTH



CITY OF *Lethbridge*  
**APPROVED AS PER**  
LAND USE BYLAW 5700  
**FEB 12 2018**  
PERMIT #: DEV09899  
SIGNATURE: *P. Delling*

# Re 725-18 A. St. N. Amy Watt Drawing for Development Permit Application, Basement Suite

"Full Vent In-swing Awning" to be installed, extra cutting to code dimension



30" w x 16'5" d ← re currently =

Laundry  
Rnd heat Source, either gas or hydro

Bedroom 2  
Existing

Bedroom 1  
"Full Vent Inswing Awning" to be cut in + installed  
Existing

Stairwell Dimension  
5'8" X 5'8"

Furnace

closet

Existing

Existing

Existing

Landing

Fire safe Doors  
Locked Suite

Chimney

Hot water heater

Existing

Existing

Existing

DEVELOPMENT SERVICES  
CITY OF LETHBRIDGE  
JAN 25 2018  
RECEIVED

Pantry Storage

Bathroom Existing

Existing

Existing

Existing

new

Kitchen  
(59.75 sq. ft.) - Sump pump to be accessible + enclosed

Stove  
Counter to be installed

Water shut-off to be accessible + enclosed

Smoke detector existing, several to be added

Existing

Existing

LIVING ROOM  
CITY OF LETHBRIDGE  
APPROVED AS PER  
LAND USE BYLAW 5700  
FEB 12 2018  
PERMIT #: DEVO 9899  
SIGNATURE: P. Colling

12'5" (1 inch = 4ft)

Smoke Detector Wired in

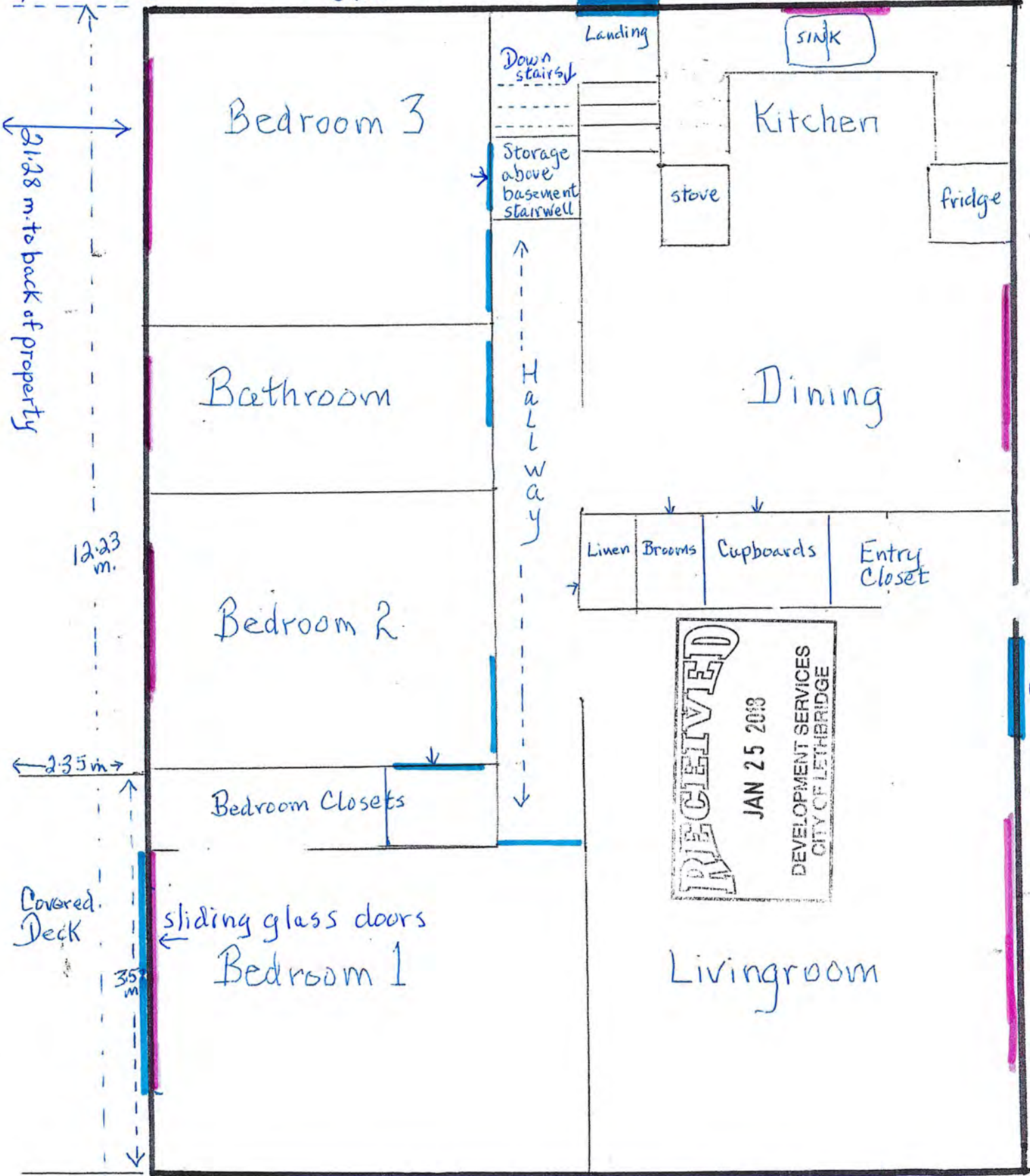
Windows

Doors



Re 725-18 A St. N. Amy Watt re Kitchen installation  
 Main Floor Lay-Out

2.99m set-back  
 8m.  
 Side Door Suite Private Exit downstairs



RECEIVED  
 JAN 25 2018  
 DEVELOPMENT SERVICES  
 CITY OF LEATHERIDGE

Doors ——— Windows ——— Set-back 0.12m



**City of Lethbridge**

**Planning and  
Development  
Services**

910 - 4<sup>th</sup> Avenue South  
Lethbridge, AB  
T1J 0P6

General #: 403-320-3920  
Inspection #: 403-320-3830  
Fax #: 403-327-6571

**Development Permit Application**

LAND USE BYLAW 5700 - FORM A

BP \_\_\_\_\_  
DEV 09899

Project Address: \_\_\_\_\_

Unit / Bay # \_\_\_\_\_

Civic Address 725-18A St N

Date: Jan 25/2017

Access Code: \_\_\_\_\_

**Property Owner**

Name: Amy Watt

Address: 725 18A St N

Phone: 403 593 5344

Signature: x Amy Watt

Applicant

Paid

**Land Owner Consent**

The owner of this property knows the full details of the proposed development and knows I am making this development application.

Yes

No

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Email: \_\_\_\_\_

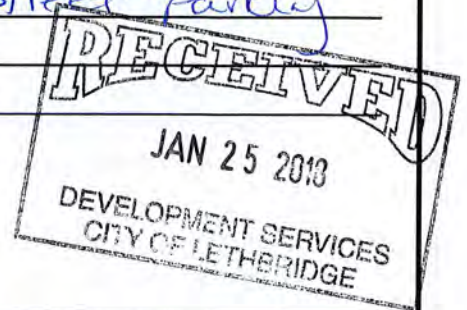
B/L #: \_\_\_\_\_

Applicant

Paid

**Details of Proposed Development**

New secondary suite  
30ft street parking



R.L(w)

\$460 + 50 (advertising) = \$510.00

**Be Advised**

Although the Development Officers of the City of Lethbridge are in a position to advise on the principle or details of proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that the applicant shall not proceed with the development based on comments made by the Development Officers prior to the issuing of a development permit.

**Confirmation**

The information I have provided herein and herewith is true, and to the best of my knowledge and abilities, accurate and complete.

Signature: Amy Watt

Date: Jan 25/2017

Version Date: December 27, 2017

**From:** [Office Coordinator](#)  
**To:** [Pam Colling](#)  
**Subject:** Re: Neighbourhood Notification Letter - 725-18A Street North  
**Date:** Thursday, February 8, 2018 11:32:34 AM

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Good Morning Pam, The Westminster Neighbourhood Association – Board of Directors does not have any concerns at all with 725 – 18 A Street North.

Thank you,  
Marney Brown  
WNA

**From:** [Pam Colling](#)  
**Sent:** Tuesday, January 30, 2018 2:10 PM  
**To:** [Westminster Neighborhood Association](#) ; [Westminster Village Committee](#)  
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Have a great afternoon!

***Pam Colling***  
**Development Officer**  
**City of Lethbridge**  
**403-320-4140**  
[Pam.Colling@lethbridge.ca](mailto:Pam.Colling@lethbridge.ca)





CITY OF  
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## 725 - 18A Street North

DISCLAIMER: This map is illustrative only. The City of Lethbridge offers this information in good faith, but makes no warranty or representation, expressed or implied, with regard to the correctness, accuracy and/or reliability of this data.

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