



CITY OF
Lethbridge

Office of the City Clerk

November 29, 2023

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed against the Stop Order issued by the Development Officer on November 10, 2023 for operating a resource centre, personal service, and medical and health offices (outpatient) without the necessary development permits at 323 4 Street South.

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 will also receive a copy of this letter.

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

DATE:	Thursday, December 21, 2023
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 via email at david.sarsfield@lethbridge.ca, including your full name and mailing address no later than 12:00 noon on Monday, December 18, 2023. 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



November 28, 2023

The Secretary
Subdivision & Development Appeal Board
Office of the City Clerk, 2nd Floor, City Hall
910-4th Avenue South
Lethbridge, AB T1J 0P6

Dear Sir,

RE: Stop Order File #DEN00704 – Contravention of Section 12 of Land Use Bylaw 6300

In accordance with sections 678 and 686 of the Municipal Government Act and The City of Lethbridge Bylaw 4749, we attach our appeal to the Subdivision and Development Appeal Board regarding a Stop Order issued November 10, 2023.

Please advise when we can expect the hearing to be held.

Yours truly,
STREETS ALIVE FAMILY SUPPORT ASSOCIATION

Ken Kissick, CFRE
Co-Founder/Director



CITY OF
Lethbridge

NOTICE OF APPEAL

Subdivision & Development Appeal Board

In accordance with sections 678 and 686 of the *Municipal Government Act* and The City of Lethbridge Bylaw 4749, an appeal to the Subdivision and Development Board must be filed within the legislated time frame.

Site Information			(Date Received Stamp)
Municipal Address of Appeal 323-4th STREET S.			
Legal Description of Site (must be completed for subdivision appeals) Plan 43533 Block 31 Lot 29			
Development Application Number or Subdivision Application Number 00-0383			
Appellant Information			(Office use Only)
Name STREETS ALIVE Family Support Association			
Mailing Address 323-4th STREET S			
City Lethbridge	Province ALBERTA	Postal Code T1J 1Z9	
Residence # /	Business # 403-320-1159	Email KEN@STREETSALIVE.CA	

APPEAL AGAINST (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Permit	Notice of Order
<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input checked="" type="checkbox"/> Notice of Order

REASONS FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

<p>The grounds for this appeal are as follows:</p> <p>ALL ACTIVITIES CONDUCTED ON-SITE ARE IN FULL COMPLIANCE WITH THE EXISTING PERMITTED USES OF THE PROPERTY. HAVING REVIEWED SUCH INFORMATION AS HAS BEEN PROVIDED BY BOTH THE CITY SOLICITOR'S OFFICE AND THE CITY'S OFFICE OF PLANNING AND DEVELOPMENT, STREETS ALIVE Family Support Association IS RESOLUTE THE NONE OF THE ACTIVITIES ARE NON-CONFORMING OR EXCEED THE SUPPLEMENTARY ACTIVITIES ALLOWED UNDER Religious Assembly, DESIGNATION, PERMIT 2000-0383. AS SUCH THERE IS NO CONTRAVENTION OF SECTION 12 OF LAND USE BYLAW 6300</p>

(Attach a separate page if required)

This Personal information is collected under the authority of the Freedom of Information and protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 6788 and 685 Note: **This information will form part of a file available to the public**, if you have any questions regarding the collection of this information, contact the FOIP Coordinator at (403) 329-7329.

Signature of Appellant 		Date YYYY MM DD 2023 11 28	
FOR OFFICE USE ONLY			
Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD	Date Appellant Notified YYYY MM DD

Planning & Design
Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

Our File #: **DEN00704**

Date: October 13, 2023

Streets Alive Mission
323 4 St S
Lethbridge AB T1J 1Z9

RE: Contravention of Development Permit DP2000-0383 for Religious Assembly

Subject: 323 4 ST S, Lethbridge, AB (the "Property")

Further to our letter of July 13, 2023, as you are likely aware, numerous site inspections were conducted by City staff between August 3 and September 6, 2023, to determine if the activities taking place at the Property are within the scope of the Development Permit for 'Religious Assembly' that was approved for the Property on May 2, 2000. Information was also requested and provided by your organization during and following the site inspections.

After careful review of the activities observed during these site inspections and the information provided to the City by your organization, it is the opinion of the Development Authority that some of the activities taking place at the Property do not conform with and/or exceed the supplementary activities allowed within the approved Use of 'Religious Assembly'. As such, the activities identified below require further development approvals outlined below. This property is zoned C-D (Downtown Commercial District), and the three additional Uses are permitted and discretionary Uses in this district.

The contravening activities are as follows:

1. The weekly attendance of the Community Paramedics;
2. The hair care services and Foot Fridays;
3. The operation of the Financial Administrator Program, PIN Clothing Bank, the provision of lockers for non-employees/volunteers of your organization, and the allowance of your Property to be used as a mailing address for non-employees/volunteers of your organization.

FOIP

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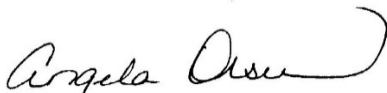
Your options to bring this property into compliance are:

1. **On or before October 31, 2023**, make a development permit application for the following Uses:
 - a. **'Medical and Health Office (Outpatient)'**, permitted use, for the weekly attendance of the Community Paramedics to attend the Property;
 - b. **'Personal Service'**, permitted use, for the hair care and the foot Fridays; and;
 - c. **'Resource Centre'**, discretionary use, for the PIN Clothing Bank, the Financial Administrator program, the allowance of your location to be used as an address for mailing non-employees/volunteers, and the provision of lockers to non-employees/volunteers of your organization.
2. **You cease all of the above noted activities that do not comply with the Development Permit for Religious Assembly on or before October 31, 2023.**

Failure to apply for a development permit for the identified Uses on or before October 31, 2023, or in the alternative, failure to cease the identified activities that do not comply with the Development Permit for Religious Assembly on or before October 31, 2023, will result in the Development Authority issuing a stop order to cease the applicable activities.

Please contact me at 403-320-4950 or by email at Angie.Olsen@lethbridge.ca by October 31, 2023 to advise whether you will be making an application for a development permit for the identified Uses or will be voluntarily ceasing the above noted activities.

Sincerely,

A handwritten signature in black ink that reads 'Angela Olsen'.

Angela Olsen
Development Manager, Planning and Design
403-320-4950
Angie.Olsen@lethbridge.ca
cc: Maureen Gaehring

FOIP

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October 30, 2023

Angela Olsen
Development Manager, Planning and Design
910-4th Avenue South
Lethbridge, AB T1J 0P6

Dear Ms. Olsen,

RE: File #DEN00704 – Contravention of Development Permit DP2000-0383

To your letter of October 13, 2023, and subsequent e-mail correspondence of October 23, 2023 and October 26, 2023, we are extremely disappointed that Development Authority has no ability to have discussions regarding opinions developed out of site inspections and information openly and gladly provided by our organization.

We are also disappointed that conclusions regarding certain activities of Streets Alive Mission have been drawn without information or evidence being provided as to how those conclusions were made.

We would like to remind the Development Authority that during the investigation, that was extensive, we continually reminded those conducting the investigation that our position for the past 30 years of which 20 years have been in our current location is that the activities of Streets Alive Mission are more than covered under the definitions of the City of Lethbridge's current land use bylaw. We provide for reference the following definitions from Land Use Bylaw 6300:

Religious Assembly means Development for *worship activities* and includes *supplementary religious instruction, philanthropic and social activities*, and staff residences. Amusement, fitness/recreational and community instructional activities may be incorporated as Accessory Uses. This term refers to Uses such as chapels, churches, convents, manses, monasteries, mosques, parish halls, rectories, synagogues, and temples.

Supplementary Use means a Use of land or Buildings which is *secondary or subsidiary to, but a part of or integral to*, the Principal Use of the same Parcel, Building or Site

Evangelical Christian worship is reverence and awe for our Heavenly Father demonstrated through obedience to His Word and active service. The activities of Streets Alive Mission are conducted firstly as our worship of Heavenly Father through active service. These activities create no harm, are not immoral, and benefit mankind and the community. Even if some were deemed to be secondary, they remain integral.

We provide the following Biblical references, which are not exhaustive but provide foundational truths for our worship and service.

Matthew 25:31-40 “But when the Son of Man comes in his glory, and all the angels with him, then he will sit upon his glorious throne. All the nations will be gathered in his presence, and he will separate the people as a shepherd separates the sheep from the goats. He will place the sheep at his right hand and the goats at his left. “Then the King will say to those on his right, ‘Come, you who are blessed by my Father, inherit the Kingdom prepared for you from the creation of the world. For I was hungry, and you fed me. I was thirsty, and you gave me a drink. I was a stranger, and you invited me into your home. I was naked, and you gave me clothing. I was sick, and you cared for me. I was in prison, and you visited me.’ “Then these righteous ones will reply, ‘Lord, when did we ever see you hungry and feed you? Or thirsty and give you something to drink? Or a stranger and show you hospitality? Or naked and give you clothing? When did we ever see you sick or in prison and visit you?’ “And the King will say, ‘I tell you the truth, when you did it to one of the least of these my brothers and sisters, you were doing it to me!’

Deuteronomy 15:11 For there will never cease to be poor in the land. Therefore, I command you, “You shall open wide your hand to your brother, to the needy and to the poor, in your land.”

Psalms 82:3-4 “Give justice to the poor and the orphan; uphold the rights of the oppressed and the destitute. Rescue the poor and helpless; deliver them from the grasp of evil people.

Isaiah 58:6-7 “Is not this the kind of fasting I have chosen: to loose the chains of injustice and untie the cords of the yoke, to set the oppressed (broken, crushed, discouraged, struggling) free and break every yoke? Is it not to share your food with the hungry and to provide the poor wanderer with shelter-when you see the naked, to clothe them, and not to turn away from your own flesh and blood?

Further we provide the following excerpts from the Canadian Charter of Rights and Freedoms, Section 2(a) – Freedom of Religion

Purpose

The purpose of section 2(a) is to prevent interference with profoundly held personal beliefs that govern one’s perception of oneself, humankind, nature, and, in some cases, a higher or different order of being.

Analysis

1. Freedom of religion General

Freedom of religion has been defined as “the right to entertain such religious beliefs as a person chooses, the right to declare religious beliefs openly and without fear of hindrance or reprisal, and the right to manifest religious belief by worship and practice or by teaching and dissemination.”

That "religion" typically involves: a particular and comprehensive system of faith and worship; a belief in a divine, superhuman or controlling power; and/or a personal conviction or belief that fosters a connection with the divine or with the subject or object of that spiritual faith.

Based on the preceding comments and information we remain resolute that none of our activities are non-conforming or exceed the supplementary activities allowed under the Religious Assembly permit 2000-0383. We also contend that they are protected under Section 2(a) of the Canadian Charter of Rights and Freedoms.

We advise that we see no reason to apply for any of the permits suggested in your letter of October 13, 2023.

Yours truly,
STREETS ALIVE FAMILY SUPPORT ASSOCIATION

A handwritten signature in blue ink, appearing to read 'Ken Kissick', with a stylized flourish extending to the right.

Ken Kissick, CFRE
Co-Founder/Director

Cc: Maureen Gaehring, Lloyd Brierley, Mayor and Council

STOP ORDER

Our File: **DEN00704**

Date: November 10, 2023

REGISTERED MAIL

STREETS ALIVE FAMILY SUPPORT ASSOCIATION
323 – 4 STREET SOUTH
LETHBRIDGE AB T1J 1Z9

AAROL LEE PENNY PATTENDEN
7 WESTWOOD ROAD
CALGARY AB T3Z 3J8

RE: Contravention of Section 12 of Land Use Bylaw 6300

**Subject: Resource Centre, Personal Service and Medical and Health Office (outpatient)
Located at 323 4 Street South, Lethbridge, AB (the "Property")
Plan 4353S Block 31 Lot Twenty nine (29) and the south half of Lot Thirty (30)
Current Zoning: C-D, Downtown Commercial District.**

The City of Lethbridge's ("City") Planning and Design department received complaints in July and August of 2023 about activities taking place at the Property, including allegations that the activities of a drop-in service, soup kitchen, clothing bank and public use of common spaces were taking place at the Property.

Our staff conducted an investigation that included scheduled and unscheduled site visits where we observed the following activities and learned of:

- Patrons accessing the People In Need (PIN) clothing bank, located in a large area of your basement, with organizational limits of one visit per week, per patron;
- Patrons attending appointments to access funds with Streets Alive staff administering funds for patrons;
- Patrons accessing washroom facilities and being provided access to water and coffee;
- The distribution of gender specific hygiene packages upon request;
- Community paramedics attending to patrons' wounds;

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E. PlanningandDesign@lethbridge.ca

- Patrons collecting mail and using lockers to store their belongings;
- A high volume of patrons attending the Property on certain days;
- Patrons typically attending inside the building for no longer than 15-30 minutes at a time;
- Two hair cutting stations and 1 hair wash station.

Our staff were also provided the following information from members of the Streets Alive Family Support Association ("Streets Alive"):

- Food is only distributed when it is donated and cannot be rerouted to the Food Bank or Soup Kitchen;
- The kitchen located at the Property is used by members of a recovery program for their own consumption;
- Patrons use the lockers to store their belongings when visiting the Court House across the street or when they are accessing the PIN bank;
- An Alberta Health Services ("AHS") mobile community paramedic attends the Property on Monday from 1 pm to 4 pm;
- Volunteers cut patrons' hair and do lice treatments at the hair cutting and wash stations;
- 3-4 retired health professionals volunteer on "Foot Fridays" to provide foot care services to patrons.

The Property was issued Development Permit DP 00-0383 for Religious Assembly Use. At the time the permit was issued, Land Use Bylaw 4100 defined **Religious Assembly** as: *development for worship activities, and includes supplementary religious instruction, philanthropic and social activities, and staff residences. Amusement activities may be incorporated as an accessory use. This term refers to uses such a chapels, churches, convents, manses, monasteries, mosques, parish halls, rectories, synagogues and temples.*

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E. PlanningandDesign@lethbridge.ca

The findings of our investigation determined that, due to their intensity and land use impacts, some of the activities occurring at the Property are no longer supplementary in nature to a Religious Assembly and require development approval. The following activities that we find are no longer supplementary, due to their intensity and land use impacts, are:

- i) The operation of the Financial Administrator Program;
- ii) PIN Clothing Bank;
- iii) the provision of lockers for non-employees/volunteers of Streets Alive; and
- iv) the use of the Property as a mailing address for non-employees/volunteers of Streets Alive.

The findings of our investigation further determined that some of the activities occurring at the Property do not conform with the definition of Religious Assembly. Those activities are:

- i) personal care services (haircuts, hair washing, foot care); and
- ii) the regular attendance of AHS mobile community paramedics.

We have determined, according to Section 4 of the City of Lethbridge Land Use Bylaw (6300), that the observed activities conform with the following Land Use definitions:

- i) the financial administration of funds for patrons, store-style clothing bank; provision of lockers for patrons' daily storage needs; and mail pick-up service for patrons conform with the definition of **Resource Centre** which is defined as: *Development that provides various social services aimed at addressing the special needs of people whose well-being is at risk. This Use does not include overnight accommodation. This Use may require provincial approval. Soup Kitchen, Food Bank, Drop-in Centre, Shelter, Supportive Housing, Medical and Health Facility, Medical and Health Office, Education Facility, Office and Government Service are separate Uses.*
- ii) the personal care services (haircuts, hair washing, foot care) conform with the definition of **Personal Service** which is defined as: *Development providing services for the personal care and appearance and includes the supplementary retail sale of associated products and may include therapeutic massage as an Accessory Use. This term refers to Uses such as beauty salons, barber shops and esthetic services/spas. Medical and Health Office (Outpatient) and Fitness Facility are separate Uses.*

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- iii) the regular attendance of mobile community paramedics conforms with the definition of **Medical and Health Office (Outpatient)** which is defined as: *Development providing medical and health care on an outpatient basis and may incorporate a dispensary which sells pharmaceutical and related medical supplies as an Accessory Use. This term refers to Uses such as medical and dental offices, clinics and health and wellness services such as physiotherapy, counseling, chiropractic, naturopathic and therapeutic massage.*

The findings of our investigation also determined that there was no evidence of a Soup Kitchen, Food Bank or Drop-In Centre operating at the Property.

Notification was sent to Streets Alive by mail, email and hand delivery on October 13, 2023, requiring development permit applications for a Resource Centre, Personal Service and Medical and Health Office (Outpatient) be submitted to the City of Lethbridge by October 31, 2023, or, alternatively, that the identified contravening activities cease by October 31, 2023.

The City has received no applications for development permits for the identified uses and has reason to believe that the above identified contravening uses are continuing.

Therefore, the use of the Property for the operation of a Resource Centre, Personal Service and Medical Health Office (Outpatient) is deemed to be in contravention of the City of Lethbridge Land Use Bylaw 6300, Section 12 which states:

Except as provided in Section 13, a person may not commence any Development unless the person has been issued a Development Permit in respect of it pursuant to this Land Use Bylaw.

Further, Section 645 of the Municipal Government Act and Section 40(1) of the City of Lethbridge Land Use Bylaw 6300 allows a Development Authority to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, or a development permit or subdivision approval.

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E. PlanningandDesign@lethbridge.ca

Accordingly, Street Alive Family Support Association & Aarol Lee Penny Pattenden are hereby Ordered to:

1. By no later than August 9, 2024, cease the use of the Property as:

Resource Centre (financial administration of funds for patrons; store-style clothing bank, provision of lockers for patrons' daily storage needs; mail pick-up service for patrons);

Personal Service (personal care services – haircuts, hair washing, foot care); and

Medical and Health Office (Outpatient) (regular attendance of mobile community paramedics).

or bring the uses into compliance by applying for the applicable Development Permits.

We are hereby providing notice pursuant to Sections 542 and 646 of the Municipal Government Act, that a site inspection will be requested by the Development Authority, on or around August 12, 2024, to assess compliance with this Order.

Failure to comply with this Order may result in a caveat being registered against the property, in addition to other remedies available to the Development Authority, including injunctive relief from the Courts, or other remedies available under applicable legislation.

Additionally, failing to comply with this Order may also result in an offence ticket, pursuant to Land Use Bylaw 6300, and the Provincial Offences Procedure Act of Alberta, which may result in a fine of up to \$10,000.00.

You have the right to appeal this Order to the Subdivision and Development Appeal Board within 21 days from the date of this Order.

Sincerely,



Maureen Gaehring
General Manager Planning & Design

cc: Secretary – Subdivision and Development Appeal Board
Director of Infrastructure Services, Development Manager and City Solicitor

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City of Lethbridge

Development Services

Permit No.
00-0383

DEVELOPMENT PERMIT

Address 323 4 ST S

Legal Description Plan: 4353S

Block: 31

Lot: 29

Applicant

REV. DARRIN PARKIN/EPISCOPAL CHURCH OF THE
SACRED HEART
PO BOX 555

LETHBRIDGE AB

T1J 3Z4 Phone 317-9541

Work Ph. 327-9715

Development To establish 5120 sq ft for the purpose of a religious assembly.

Proposed

District
C-D

Land Use

Religious Assembly

Duration of Approval
Permanent --

Discretionary Use

CONDITIONS OF APPROVAL

Off-street Parking: any existing spaces shall be maintained for this use.

Signs: prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

Note: emergency overnight accommodation is not permitted in this facility.

Development shall commence within 1 year of the date of release.

Date of Decision.....May 2, 2000

Signature

David Cronkhite, Development Officer

MAY 4 2000

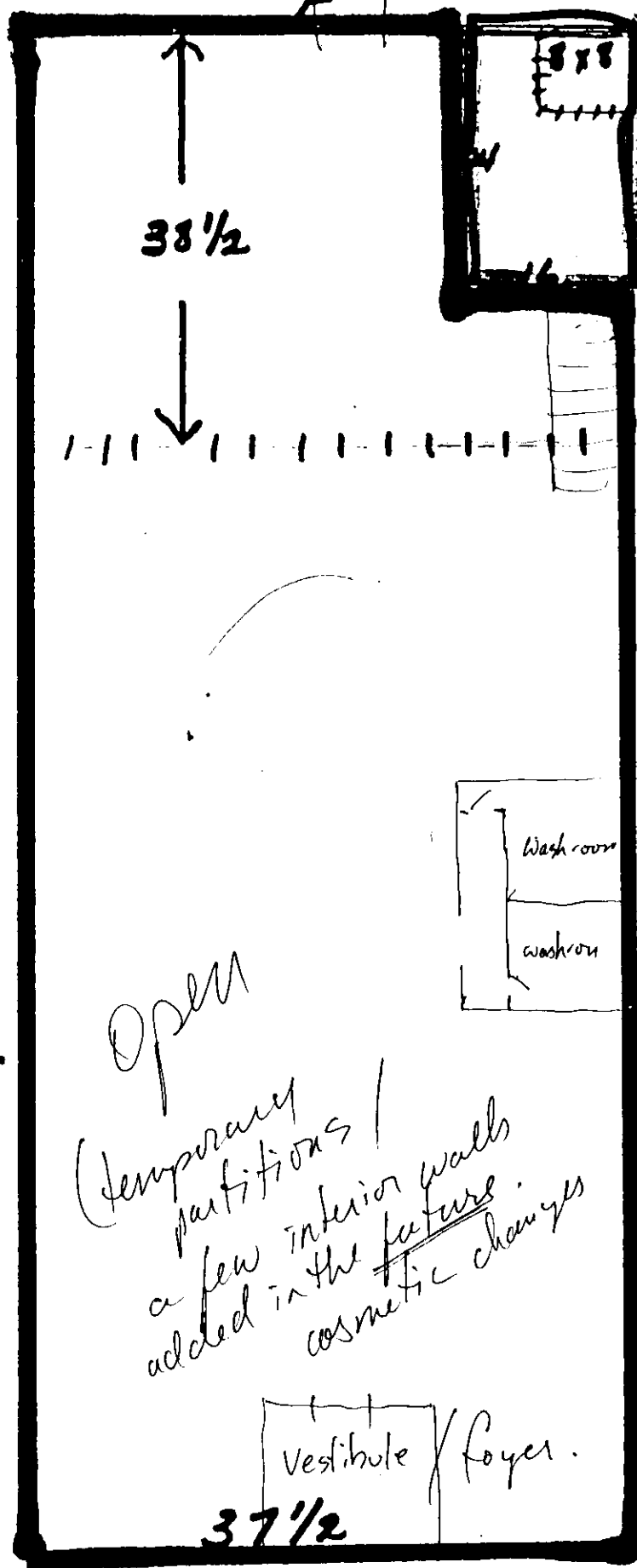
Date of Release

Date of Advertising.....May 6, 2000

APPEALS

The Land Use By-law provides that any person affected by a decision of the Development Officer or Municipal Planning Commission made under the By-law may appeal such decision to the Development Appeal Board. Such an appeal to the Development Appeal Board 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 Development Appeal Board not later than fourteen (14) days after the notice of the decision is deemed to have been received by the applicant. The notice is deemed to have been received 5 days (excluding Saturdays, Sundays and holidays) after the date it is released. Should an appeal be made, the Development Permit shall be null and void.

If a decision is not made within forty (40) days from the date of the receipt of the application in its complete and final form or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise the right of appeal as though a written notice of refusal had been received.



8x8 ON MEZZANINE
24x16 ON MAIN

448

N

S

110'

W

4125

N FLOOR
1/2 x 110

MEZZANINE
1/2 x 38 1/2

Open
(Temporary
partitions /
a few interior walls
added in the future.
cosmetic changes)

Vestibule / Foyer.
37 1/2

W



City of Lethbridge

Development Services

Permit No.
06-0794

DEVELOPMENT PERMIT

Address 323 4 ST S

Plan: 4353S Block: 31 Lot: 29
Legal Description

Applicant

DOWNTOWN LETHBRIDGE BRZ/TED STILSON

LETHBRIDGE AB

Phone

Work Ph. 327-9002

Development To complete exterior building alterations or improvements for the purpose of a wall mural.

Proposed

District

C-D

Land Use

exterior building alterations or improvements

Duration of Approval

Permanent --

Discretionary Use

CONDITIONS OF APPROVAL

The development shall be in accordance with the plans submitted August 2, 2006. Any change to these plans requires the approval of the Development Officer.

Informative:

It is the opinion of the Development Officer that the proposed exterior building changes constitutes a wall mural and not a fascia sign as the content is not being used to identify or advertise a business or activity.

Development shall commence within 1 year of the date of release.

Date of Decision.....August 2, 2006

Signature_____

Jason Price, Development Officer

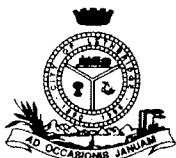
Date of Release AUG 03 2006

Date of Advertising.....August 5, 2006

APPEALS

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If a decision is not made within forty (40) days from the date of the receipt of the application in its complete and final form or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise the right of appeal as though a written notice of refusal had been received.



City of Lethbridge

Development Services

Permit No.
07-0874

DEVELOPMENT PERMIT

Address 323 4 ST S

Legal Description 4353S

Plan:

Block:
31

Lot:
29

Applicant

KEN KISSICK/STREETS ALIVE FAMILY SUPPORT
ASSOCIATION

323 4 ST S

LETHBRIDGE AB

T1J 1Z9 Phone

Work Ph. 320-1159

Development Proposed To establish 300 sq.ft. for the purpose of an office for janitorial and maintenance service. 4 parking stalls.

District
C-D

Land Use
Office

Duration of Approval
Permanent ..

Permitted Use

CONDITIONS OF APPROVAL

1. Off-street Parking: any existing spaces shall be provided and maintained for this use.
2. Signs: prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

cc. George Kuhl, Downtown Coordinator (320-3926)

Development shall commence within 1 year of the date of release.

Date of Decision.....July 11, 2007

Signature_____

Jason Price, Development Officer

III 16 2007

Date of Release _____

Date of Advertising.....

APPEALS

The Land Use By-law provides that any person affected by a decision of the Development Officer or Municipal Planning Commission made under the By-law may appeal such decision to the Development Appeal Board. Such an appeal to the Development Appeal Board 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 Development Appeal Board not later than fourteen (14) days after the notice of the decision is deemed to have been received by the applicant. The notice is deemed to have been received 5 days (excluding Saturdays, Sundays and holidays) after the date it is released.

If a decision is not made within forty (40) days from the date of the receipt of the application in its complete and final form or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise the right of appeal as though a written notice of refusal had been received.



CITY OF
Lethbridge
910 - 4 Avenue South
Lethbridge, Alberta T1J 0P6

CITY OF LETHBRIDGE
Development Services
DEVELOPMENT PERMIT

PERMIT NO.
DEV03034

Address: **323 4 ST S**
Legal: 4353S;31;29

District: C-D

Applicant: **STREETS ALIVE WORK FORCE**
Address: 323 4 ST S LETHBRIDGE AB T1J 1Z9

Phone: 403 330-5695

Development Proposed To erect a Fascia Sign for Streets Alive
Wall Area = 63.54 m2, Sign = 1.49 m2, Total Parcel Coverage = 2.34 %

District C-D DOWNTOWN COMMERCIAL

Land Use SIGN - DISCRETIONARY

CONDITIONS OF APPROVAL

The fascia sign(s) shall be developed in accordance with the plans submitted February 2, 2011. Any change to these plans requires the approval of the Development Officer.

NOTE:

- a) An electrical permit is required for all illuminated signs and an inspection may be required.
- b) An electrical inspection is required for all field-assembled "through wall" neon installations.
- c) All illuminated signs excepting field-assembled "through wall" neon must be CSA or comparably certified by the manufacturer with the certification sticker clearly visible on the exterior of each sign.

cc: George Kuhl, Downtown Revitalization Manager

Development shall commence within 1 year of the date of release.

Date of Decision.....Feb 03, 2011

Date of Release.....Feb 03, 2011

Date of Advertising.....Feb 12, 2011

Appeal Period Expiry Date.....Feb 28, 2011

Signature


PAM COLLING, DEVELOPMENT OFFICER

APPEALS

The Land Use By-law provides that any person affected by a decision of the Development Officer or Municipal Planning Commission made under the By-law may appeal such decision to the Development Appeal Board. Such an appeal to the Development Appeal Board 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 Development Appeal Board not later than fourteen (14) days after the notice of the decision is deemed to have been received by the applicant. The notice is deemed to have been received 5 days (excluding Saturdays, Sundays and holidays) after the date it is released.

FOIPP

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 4100 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.

If you have any questions about the collection or use of the personal information provided, please contact the Customer Service Manager of Development Services at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 320-3105.

Permit No. DEV03034

RECEIVED
FEB - 2 2011
DEVELOPMENT SERVICES
CITY OF LETHBRIDGE



~~ATTACHES SIGN WILL BE CENTERED AS SHOWN BY WHITE BLOCK~~

CITY OF *Lethbridge*
APPROVED PLANS
AS PER DEVELOPMENT

FEB - 3 2011

APPROVAL # *DEV03034*
SIGNATURE: *P. O'Connell*

APPROVED PLANS
LETHBRIDGE MAIN STREET PROJECT

DATE: *Feb. 2/2011*

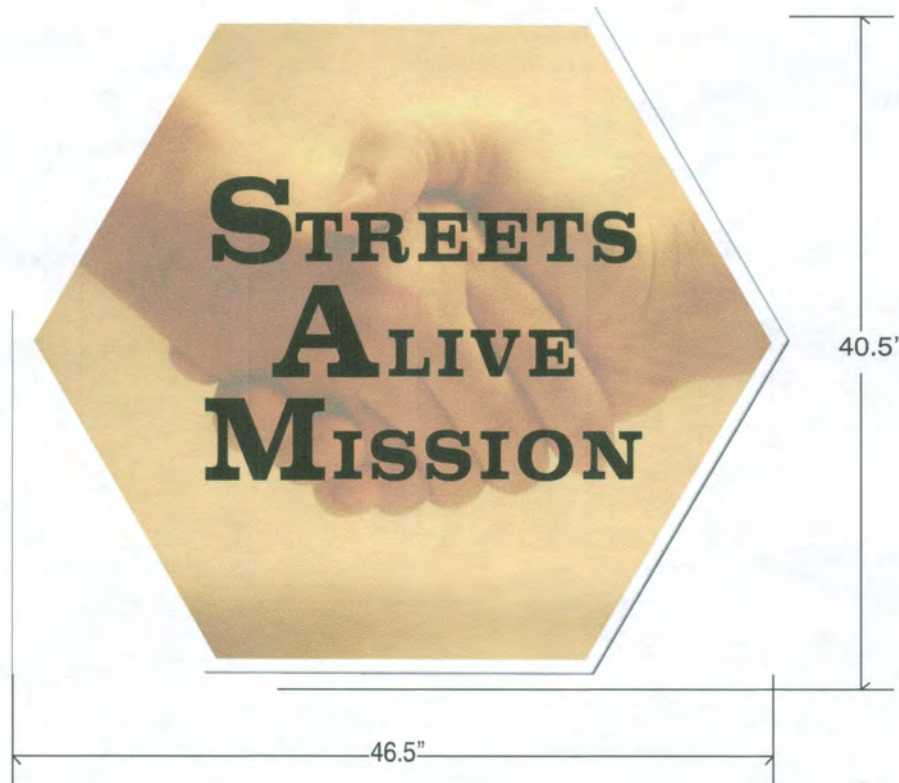
SIGNATURE: *[Signature]*



Ph:403-329-8901 Fax:403-328-6766
Email: graphics@aacleth.com

DATE Feb 1/2011
JOB Streets Alive
NAME Ken Kissick
PHONE 403.330.5695

ADDRESS _____
CELL. _____
FAX _____
e-mail _____



Alupanal Backing cut to shape
Komacel 1/2" Routed
Dementional letters.\$965.00 To
Produce Only Not installed
on building.

Quantity needed: 1

APPROVED PLANS
LETHBRIDGE MAIN STREET PROJECT

DATE: Feb. 2/2011

SIGNATURE: [Signature]
CITY OF Lethbridge

APPROVED PLANS
AS PER DEVELOPMENT

FEB - 3 2011

APPROVAL # DEV03034

SIGNATURE: P. Collins

- ☐ **PROOF**
☒ **QUOTATION**
☐ **WORK ORDER**

ALL ARTWORK IS THE PROPERTY OF AUTO APPEARANCE
This quote is only good for 30 days

CUSTOMERS AUTHORIZATION _____

DATE _____



CITY OF
Lethbridge
Land Use Bylaw 5700
DEVELOPMENT PERMIT

PERMIT NO.
DEV11793

Address: **323 4 ST S**
Legal: 4353S;31;29,30

District: C-D

Applicant: WESTCO CONSTRUCTION LTD
Address: 214 31 ST N LETHBRIDGE AB T1H 3Z3

Phone: (403)380-4084

Development Proposed A request to replace the existing stairs exiting the front of the building onto 4th Street South. Stairs will encroach onto City property and an encroachment agreement will be prepared.

District C-D DOWNTOWN COMMERCIAL

Land Use OTHER - PERMITTED

CONDITIONS OF APPROVAL

1. Compliance with the Plans:

The development shall be in accordance with the plans submitted November 26, 2019. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new Development application.

2. Encroachment Agreement:

That an encroachment agreement be entered into with the City of Lethbridge.

3. Mobility & Accessibility:

A detectable warning surface shall be used to identify the potential hazard of the stairs. The detectable warning surface shall use a change in texture and color and be: cane detectable, visually contrasting with the surrounding area and be placed on the full width of the bottom step to aid the visually impaired.

4. Repair of Existing Sidewalk:

The sidewalk shall be repaired upon removal of the existing steps and landing. The design and materials to be used for the sidewalk repair must be to the satisfaction of the City of Lethbridge Transportation Department. See Informative (i).

Informative:

(i) Please contact Richard Brummund or Stan Maier in the City of Lethbridge's Transportation Department to obtain approval of the design and materials to be used for the sidewalk repair. They can be reached through the 311 Information line.

Decision Date

Dec 02, 2019

Valid Date

Dec 02, 2019

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.



CITY OF
Lethbridge
Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV11793**

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.

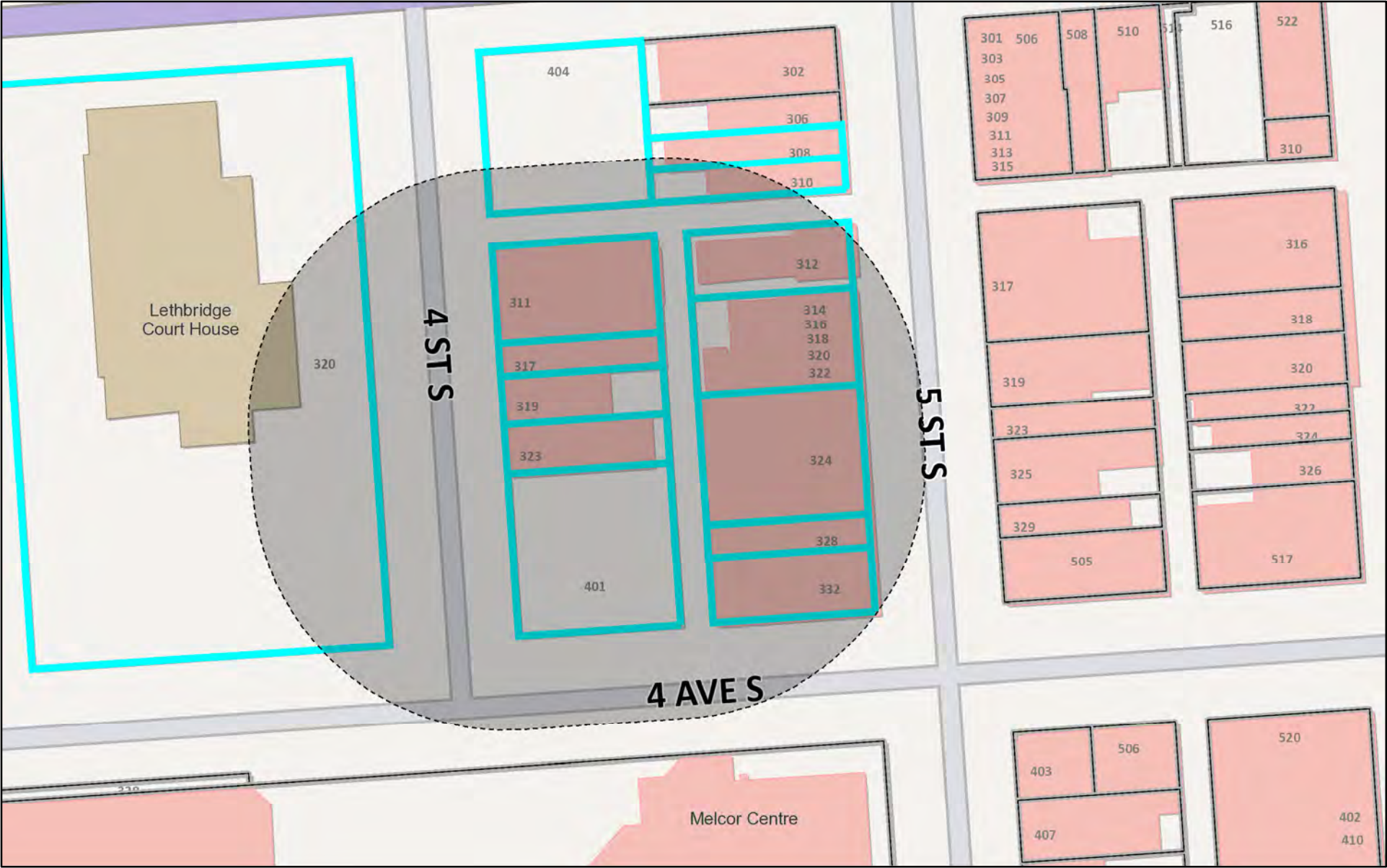
FOIP

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) 329-7329, or email developmentsservices@lethbridge.ca.

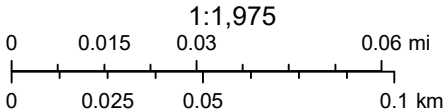
Permit No. DEV11793

Parcel Locator WebMAP



November 28, 2023

 Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri