



CITY OF *Lethbridge*

Office of the City Clerk

December 22, 2023

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed against the Development Application refusal of the Development Officer on December 18, 2023 to allow for the construction of an addition on the front of the dwelling at 302 Laval Boulevard West.

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, January 11, 2024
TIME:	5:00 p.m.
LOCATION:	Council Chamber, 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 the Tuesday 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 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 302 LAVAL BLVD W		
Legal Description of Site (must be completed for subdivision appeals) 731348; 5; 10		
Development Application Number or Subdivision Application Number DEV 14968		
Appellant Information		
Name MATTHEW BALDOCK		
Mailing Address 309 10th St S		
City Lethbridge	Province AB	Postal Code T1J 0J4
Residence #	Business # 403-634-9650	Email matt@resideconstruction.com

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

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.

The grounds for this appeal are as follows:

* SEE ATTACHED *

** Submitted by: Reside Custom Builders

(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 12 21
FOR OFFICE USE ONLY		
Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD
		Date Appellant Notified YYYY MM DD

*This is an exact copy of an email sent on Dec 20th, 2023 to Leda Kozak-Tittsworth.

Good afternoon Leda. I am emailing with the express consent of the homeowners, with their full knowledge and approval.

Thank you for your time yesterday when I visited City Hall. Below, I have provided some information, thoughts, and rationale that we feel will potentially contribute to a reconsideration of the decision to deny the waiver application for the project at 302 Laval Blvd W.

Can you please review and provide a response?

1. "Front setback waiver request is excessive, and not in keeping with the prevailing neighborhood patterns"

This is completely arbitrary and opinion-based criteria.....What is excessive? If we had asked for an extra 3' instead of 5' for the waiver, would this have been approved? There is no definition of the word "excessive" provided.

2. "Proposed addition does not appear to be part of the house, as it is a separate music studio, which is not in keeping with the performance standards for a home occupation"

Our design team took great pains to make sure that the addition, for whatever purpose it serves now or in the future, looked and felt like it had always been there. We matched roof lines, will be using matching and complimentary materials on the exterior. For the time being, it would be utilized as a Music Studio, but it would be used as a separate suite for rental purposes (timeframe TBD). Regarding the "performance standards" of a home occupation, the owners already operate a music studio in the existing structure, for which they've obtained a legal business license and pay taxes on. The quantity, and frequency, of people inside the complete structure will not change moving forward, and in fact will remain consistent with customer and client patterns from the last several years. We are unaware of any formal complaints or issues with this from any individual in the area.

3. "The proposed addition could have a detrimental impact on neighboring properties"

This reasoning uses the word "COULD"..... This, again, is subjective and completely opinion based. There is no way to quantify impact at all, either negative or (most likely in this scenario) positive impact on the community. The immediate use would be for a *PIANO* Music Studio for children. This is not a proposal for any type of business that is widely considered as a "negative" in the general community. This is no way, shape, or form, changing the existing quantity and frequency of people inside the structure. The current business license terms explicitly stipulate that there are certain maximum capacities that are allowed, and having this addition will not change that fact. The owner is very serious about compliance in this regard. The currently fully licensed and approved business will in no way change. Furthermore, due to the nature of the proposed addition and the fact that it has been designed, and will be built, to match the existing style and structure of the current home, will not prove to be a "detrimental" impact on the community.

- **Bylaw 6300, Section 51(1)(e): “No aspect of the Home Occupation may be visible from the outside of the dwelling or building”**

The owner will not be posting signage, advertising, or anything outside the structure. Construction will not be using “commercial” materials on the exterior or interior, and in any way making this addition seem like anything other than a “new” part of the home. If the current owner decides to, for any reason, sell the property, this addition could be easily used as a separate rental suite (fully code compliant), or easily converted to add square footage to the existing home. At no time, unless visiting the property as a client, would there be any realistic way of anyone knowing that there is a music studio being operated inside.

Many homes in the area have multiple entrances to gain access, and a **major consideration should be this.....considering the family circumstances, with one of the owners having a Spinal condition (“Occipital Neuralgia” in addition to professionally diagnosed Spina Bifida & Scoliosis) that could require Universally Adaptive Access, this addition could not only be easily justified, but required in terms of full legal code compliance, and deserved as a basic and fundamental Right, for Persons with Disabilities. Moving the studio further away from the main living quarters of the existing structure would help both the owner living with disability, but also improve the quality of life for the entire family. The addition would be accessible now for clients, and in the future for possible tenants, and fall under all applicable by-laws and provincial regulations for Universal Access for anyone who may potentially use the space in the future, be it the current owner or someone else.**

I have confirmed with Darrin Harsch that there are currently no code issues or concerns, and that the addition of a door or passage between the existing structure and the addition would not change this in any way. We have separate heating and cooling, and regardless of use, the space is at or above code compliance.

NOTE: There is precedent in the immediate area. Approximately 1 block away from this property, there is another home business (Daycare on the exact same street, and arguably more visible) THAT HAS FULL SIGNAGE and LIGHTING used to highlight the business, which seemingly violates Land Use Bylaw 6300 noted above. The south portion of this home sits “proud” of the rest of the homes along McGill Blvd by at least 15-20’. Also, this particular structure is also a 2-storey segment that sits proud, and not a 1-storey addition we are proposing. SEE ATTACHED FOR REFERENCE. I am curious about why a Piano Studio for Children would be so heavily scrutinized and not a Daycare....?

We are appealing to the City of Lethbridge to allow this waiver to be considered and passed. This will have a massive positive impact on the quality of life for the owner’s family (freeing up the space currently being used as a studio will mean more room for the occupants and easier access for the owner dealing with disability).

All parties involved obviously have a vested interest in finding a common ground in this matter, so please tell me how we can work together to find a solution. We are of the understanding that we are fully within our rights to build an addition up to a certain point, and this will proceed regardless of the waiver being approved or not. That being said, an extra amount of space will make a major difference, and as outlined above have no “provable” or quantifiable negative impact on the daily lives of any

individual outside the property and could be easily argued would enhance the community due to the nature of consideration being put into the project, and the type of business being operated there.

Thank you for your consideration in this matter, any guidance on how to proceed and assuage the City's concerns is welcome. I look forward to your response.

Matt Baldock, BBM **Client Experience & Operations Manager**

© 403-634-9650

matt@resideconstruction.com

www.resideconstruction.com



Address: **302 LAVAL BLVD W**
Legal: 731348;5;10

District: R-L

Applicant: MITTEN, MATTHEW
MITTEN, LAUREN
Address: 302 LAVAL BLVD W LETHBRIDGE AB T1K 3W5

Phone: (403) 317-3878
Phone: (403) 317-3878

Development Proposed To construct an addition on the front of the dwelling. Requesting a front (short front) setback waiver.

District R-L LOW DENSITY RESIDENTIAL

Land Use DWELLING, SINGLE DETACHED - PERMITTED

Waiver FRONT YARD SETBACK (LN ACCSS)

REASONS FOR REFUSAL

1. The front setback waiver request is excessive, and not in keeping with the prevailing neighbourhood patterns.
2. The proposed addition does not appear to be part of the house, as it is a separate music studio, which is not in keeping with the performance standards for a home occupation.
3. The proposed addition could have a detrimental impact on neighbouring properties.

INFORMATIVE:

Land Use Bylaw 6300, Section 53(1)(e) states: No aspect of the Home Occupation may be visible from outside the Dwelling or Building.

Decision Date

Dec 18, 2023

Development Authority

Leda K. Jittsworth

LEDA KOZAK TITTSWORTH

STATUTORY PLANS

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

COMPLIANCE WITH OTHER LAWS AND AGREEMENTS

The City of Lethbridge assesses applications according to the development requirements and standards of the Land Use Bylaw in force at the time of application. This Development Permit does not relieve the owner, the applicant, or the owner's authorized agent from full compliance with (i) the terms and conditions of any easement, covenant, building scheme or other agreement affecting the property, or (ii) the requirements of any other applicable laws and regulations.

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.

Permits which were the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, or by the Minister of Environment and Parks must be appealed through the Land and Property Rights Tribunal.

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 6300 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 planninganddesign@lethbridge.ca.

Application No. DEV14968



Revised: Jan 11, 2023

Development Permit Application

Low Density Residential - Single Detached Dwelling, Two-Unit, Secondary Suite

All of the following information is necessary to facilitate a thorough and timely evaluation and decision of your application. All materials submitted must be clear, legible and precise. Only applications that are complete will be accepted. PLEASE NOTE: this application is ONLY for a development permit. If a building permit is also required, you must apply for it separately.

Project Address
302 Laval Blvd W, Lethbridge, AB T1K 3W5

Access Code

Applicant
 Name: Lauren Mitten
 Address: 302 Laval Blvd W
 City: Lethbridge Postal Code: T1K 3W5
 Phone: 403-317-3878
 E-mail: lauren.mitten85@gmail.com
 Signature: *L Mitten*

Property Owner
 Name: Lauren Mitten
 Address: 302 Laval Blvd W
 City: Lethbridge Postal Code: T1K 3W5
 Phone: 403-317-3878 B/L #: _____
 E-mail: lauren.mitten85@gmail.com
 Signature: *L Mitten*

Providing an email means you consent to receiving documents or communications related to this application, including but not limited to development permit decisions, acknowledgments confirming an application is complete, or any notices identifying any outstanding documents and information, by email.

Have you reviewed all registrations on title pertaining to the property? Yes

I acknowledge and agree that this application does not relieve the owner, the applicant, or the owner's authorized agent from full compliance with (i) the terms and conditions of any easement, covenant, building scheme or other agreement affecting the property, or (ii) the requirements of any applicable laws and regulations.

Signature: *L Mitten* Date: Nov 23/23

As the applicant I affirm:

- I am the registered owner of the above noted property
- I have entered into a binding agreement to purchase the above noted property with the registered owner(s)
- I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit

RECEIVED
By Leda Kozak Tittsworth at 1:54 pm, Nov 29, 2023

Description of Work:

Has a dwelling(s) existed on this lot previously? Yes No
 Is a waiver required? Yes No
 Square footage of dwelling(s) (not including basement and garage spaces) 54.8 m²

Type of Work Being Performed: (Check all applicable)

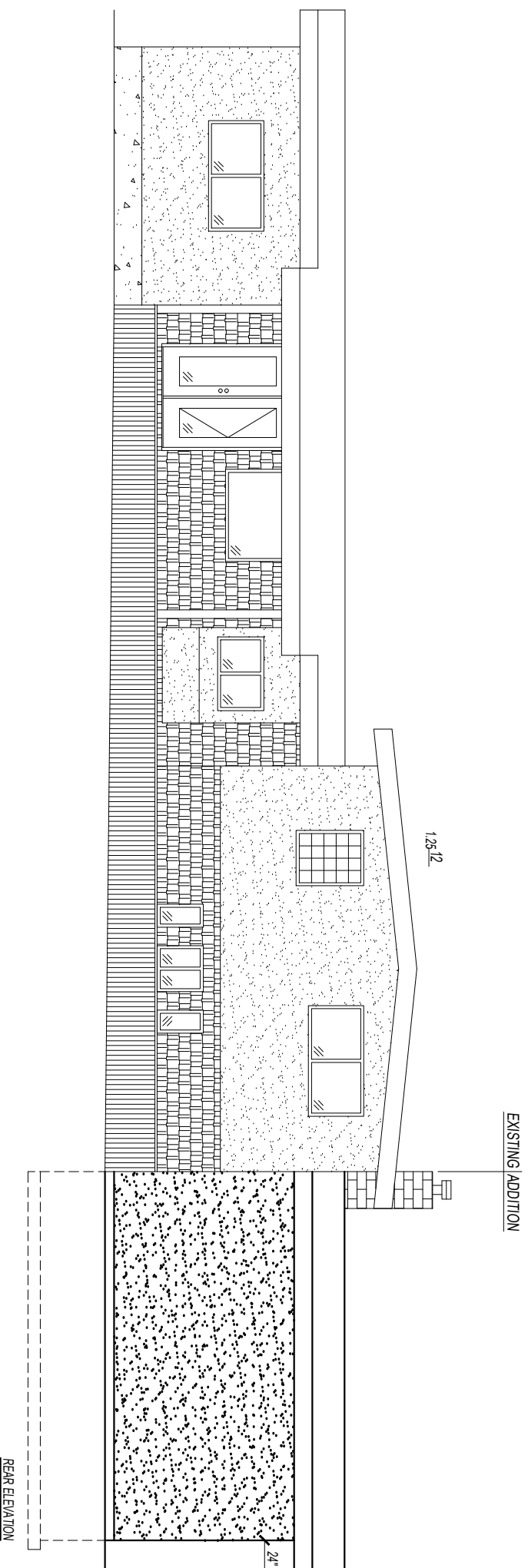
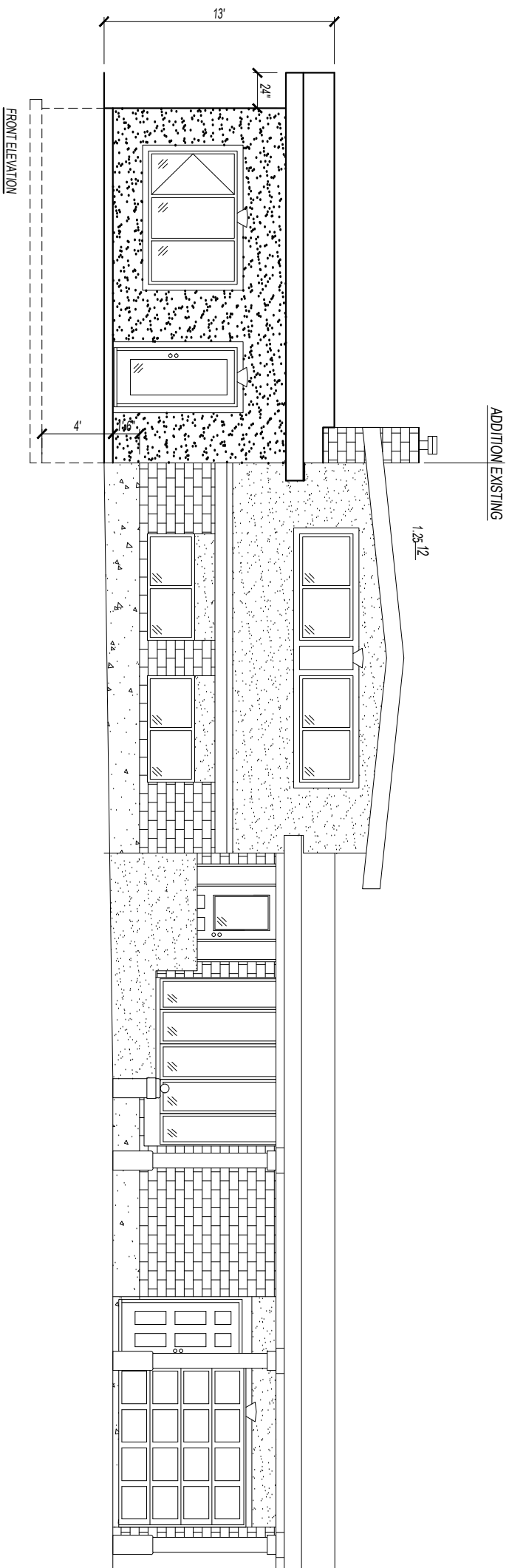
- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Single Detached Dwelling | <input type="checkbox"/> Two-Unit Dwelling | <input type="checkbox"/> Secondary Suite (<input type="checkbox"/> Existing) | <input checked="" type="checkbox"/> Addition |
| <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Shed | <input type="checkbox"/> Carport |
| <input type="checkbox"/> Covered Deck | <input type="checkbox"/> Uncovered Deck | <input type="checkbox"/> Fence (Over-height) | <input type="checkbox"/> Compliance Waiver |

Description of Work:

Office Use Only		Development Fees to be charged	
Permit Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Overlay	Permit Fee \$ 365
Zoning	<u>R-L</u>	Development Permit #	Advertising Fee \$ 100
Allowable Use	<input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary	Building Permit #	Total \$ 465

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 Phone (403) 553-0014
 email: henry@dimensionaldesign.ca

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES.
 IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.
 ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER.
 CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS.

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FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH 2019 ABC FLASHING REQUIREMENTS

CONSTRUCTION TO CONFORM TO HIGH INTENSITY RESIDENTIAL FIRE REQUIREMENTS AS PER ABC 2019

DO NOT SCALE DRAWINGS.

TITLE:
ELEVATIONS



PROJECT:
**302 LAVAL BOULEVARD W.
 LETHBRIDGE, ALBERTA**

FILE: c:\josh\reside\2023-2025\302\laval
 DATE: NOVEMBER 22, 2023

DRAWN BY: *Henry*
 SHEET 1 of 7

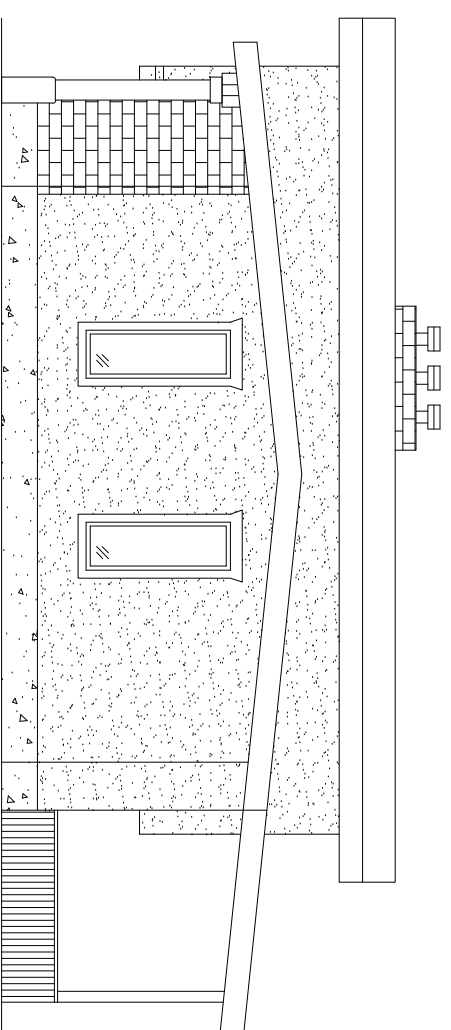
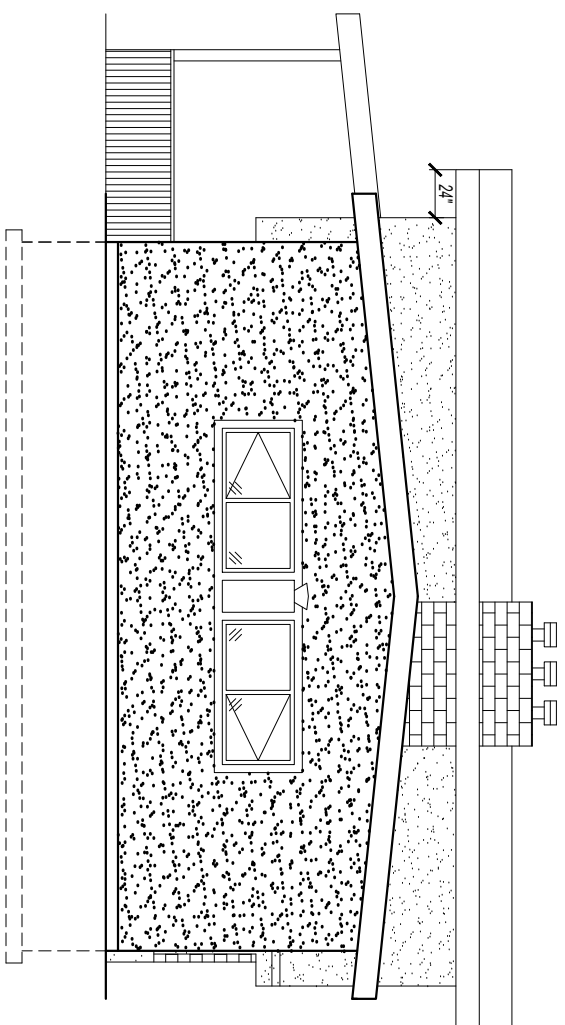
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REVISION: 11/30/23 - ADD DIMENSIONA TO SITE PLAN

RECEIVED
 By Leda Kozak Tittsworth at 4:10 pm, Nov 30, 2023

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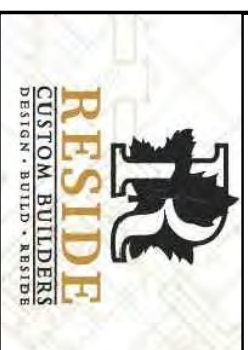
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TITLE:
ELEVATIONS



PROJECT:
**302 LAVAL BOULEVARD W.
 LETHBRIDGE, ALBERTA**

FILE: c:\jost\reside\2023-2025\302\laval
 DATE: NOVEMBER 22, 2023

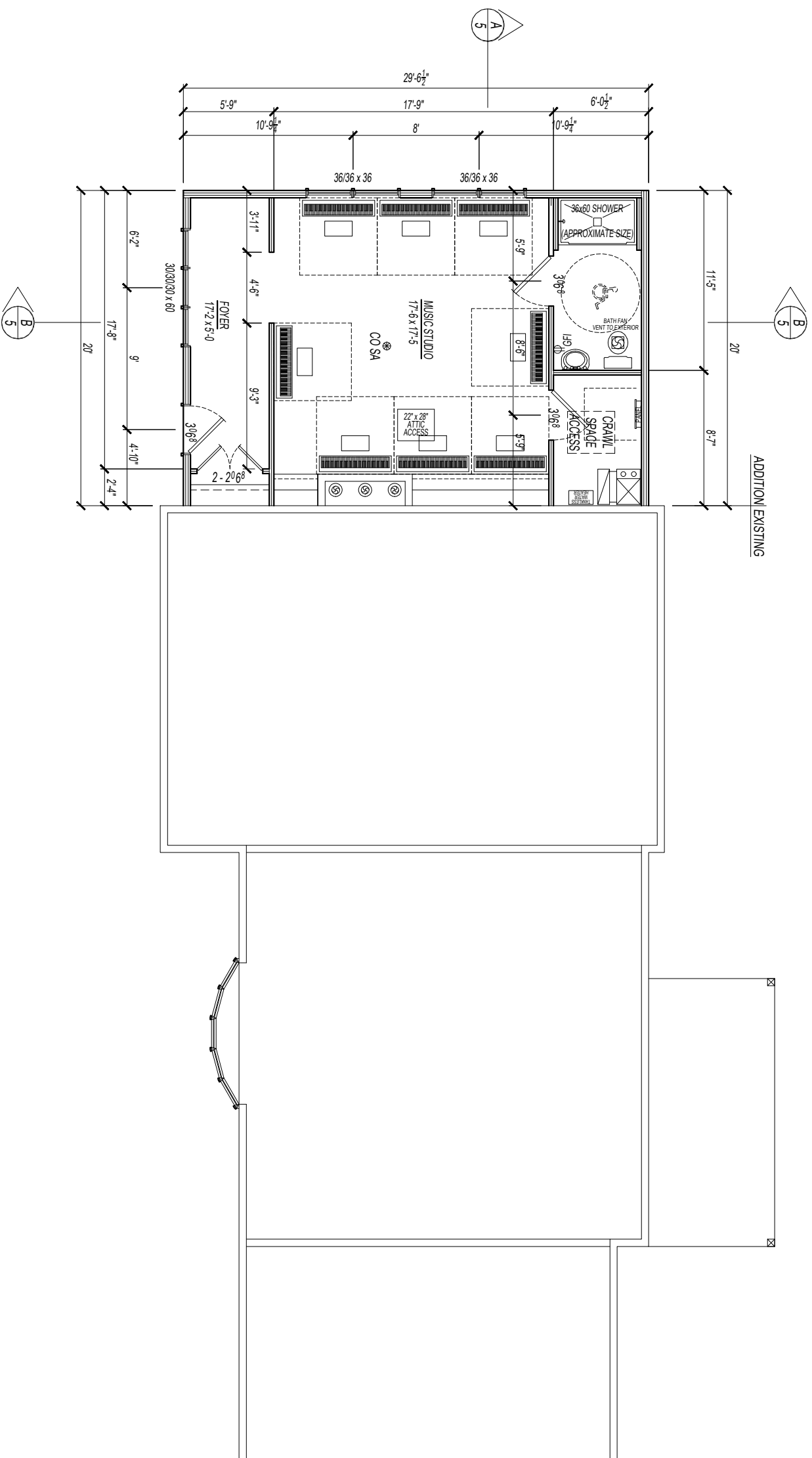
DRAWN BY: *Henry*
 SHEET: 2 of 7

SCALE: 1/8" = 1'-0"

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EXISTING MAIN FLOOR ± 1405 S.F.
 EXISTING GARAGE ± 336 S.F.
 STUDIO ADDITION 591 S.F.



Phone (403) 553-0014
 email: henry@dimensionaldesign.ca

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TITLE:
MAIN FLOOR PLAN



PROJECT:
**302 LAVAL BOULEVARD W.
 LETHBRIDGE, ALBERTA**

FILE: c:\jost\reside\2023-2025\302\laval
 DATE: NOVEMBER 22, 2023

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 SHEET 3 of 7

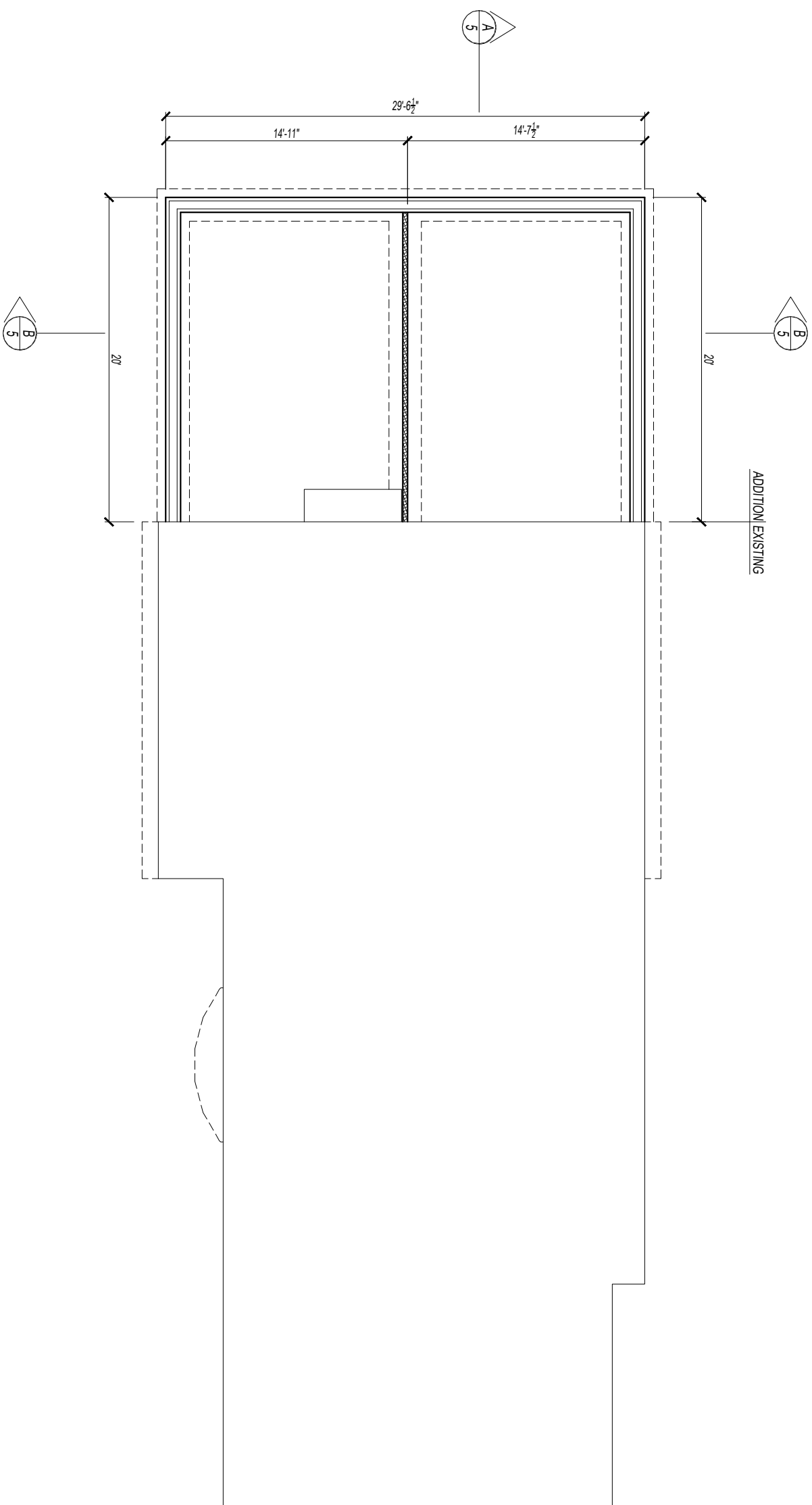
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REVISION: 11/30/23 - ADD DIMENSIONA TO SITE PLAN

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 By Leda Kozak Titsworth at 4:11 pm, Nov 30, 2023

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TITLE:
**FOUNDATION
 PLAN**



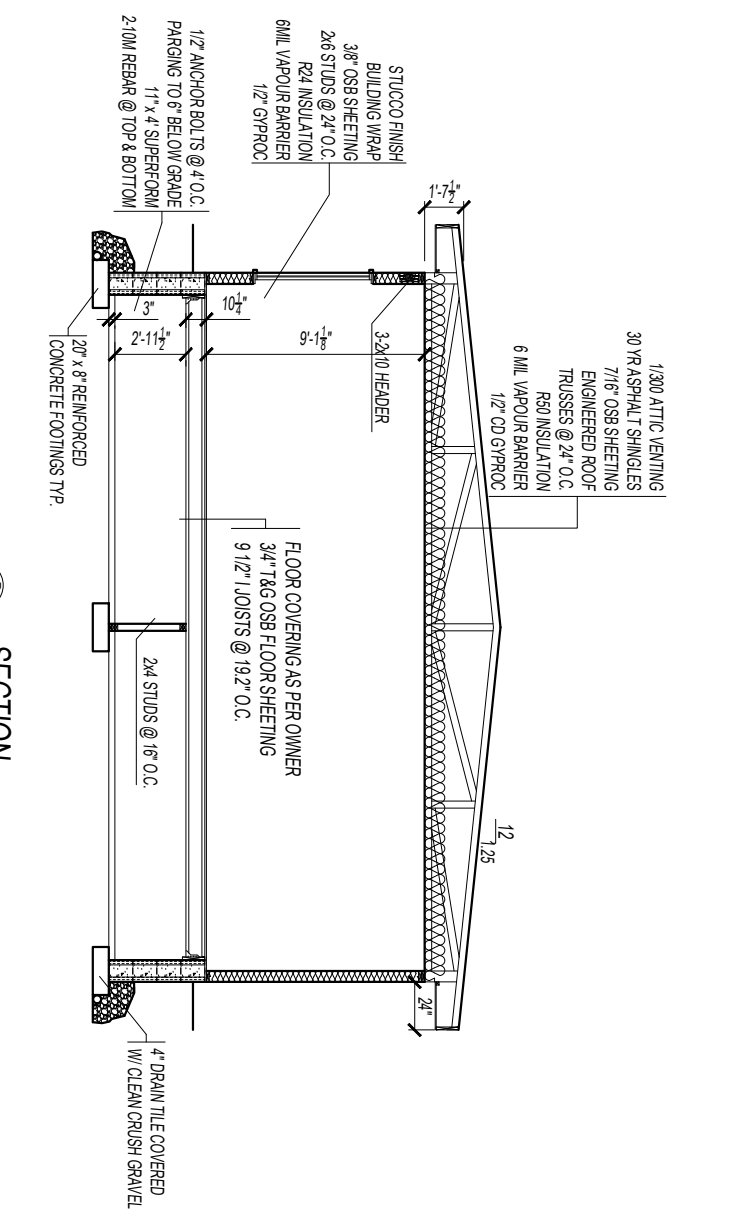
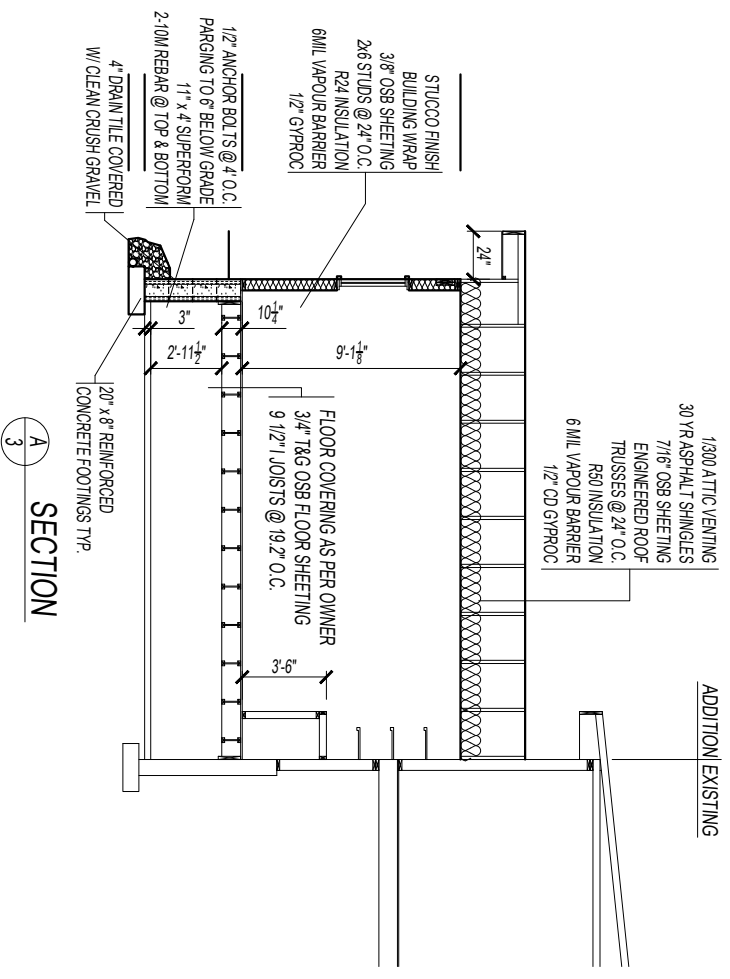
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 LETHBRIDGE, ALBERTA**

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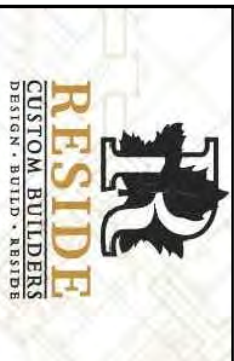
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Edwards

SCALE: 1/8" = 1'-0"

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PROJECT:
**302 LAVAL BOULEVARD W.
 LETHBRIDGE, ALBERTA**



FILE: c:\jost\reside\2023-2025\302Laval
 DATE: NOVEMBER 22, 2023
 DRAWN BY: *Henry*
 SHEET: 5 of 7
 SCALE: 1/8" = 1'-0"

TITLE:
**CROSS
 SECTIONS**

IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.
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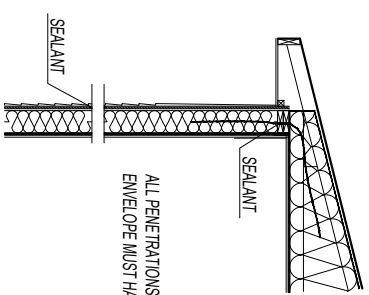
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 # DRAFTING LTD.
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 email: henry@dimensionaldesign.ca

BUILDING DESIGNED TO ABC 9.36.2 - 9.36.4 ENERGY EFFICIENCY COMPLIANCE OPTION (PRESCRIPTIVE)

FOUNDATION WALL ASSEMBLY (NO HRV & HRV)			
MATERIAL	RSI	R	
WATERPROOFING	0	0	
ICF FORM	11" SUPERFORM	3.73	21.179
CONCRETE CORE	0'-6"	0.06	0.341
VAPOUR BARRIER	6 MIL POLY	0	
GYPSUM	1/2"	0.08	0.454
INTERIOR AIR FILM		0.11	0.625
TOTAL EFFECTIVE RSIR VALUE		3.98	22.6

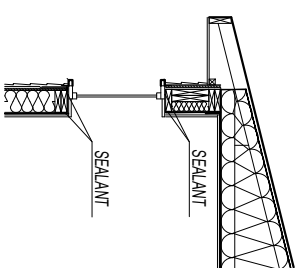
CEILING ASSEMBLY - BELOW ATTIC (NO HRV & HRV)			
MATERIAL	RSI	R	
ROOF	ASPHALT SHINGLES	0	0
SHEETING	7/16" OSB	0	0
OUTSIDE AIR FILM		0.03	0.17
TRUSS ASSEMBLY	24" O.C. FRAMING FACTOR 7%		
INSULATION	19"1 GLASS FIBRE LOOSE FILL	8.46	48.036
VAPOUR BARRIER	6 MIL POLY	0	0
GYPSUM	0-0 1/2"	0.08	0.454
INTERIOR AIR FILM		0.11	0.625
TOTAL EFFECTIVE RSIR VALUE		8.88	49.29

RSI & R REQUIREMENTS ZONE 6			
COMPONENT	RSI VALUE	R VALUE	
CEILING BELOW ATTICS	8.67	49.23	
CATHEDRAL CEILINGS & FLAT ROOFS	4.67	26.52	
WALLS (NO HRV)	3.0800	17.49	
FLOORS OVER UNHEATED SPACES	2.9700	16.86	
FLOORS OVER UNHEATED SPACES	4.6700	26.52	
BELOW GRADE			
COMPONENT	RSI VALUE	R VALUE	
FOUNDATION WALL	2.9800	16.92	
UNHEATED FLOORS BELOW FROST LINE	UNINSULATED	UNINSULATED	
UNHEATED FLOORS ABOVE FROST LINE	1.9600	11.13	
HEATED FLOORS	2.3200	13.17	
SLAB ON GRADE WITH INTEGRAL FOOTING	1.9600	11.13	



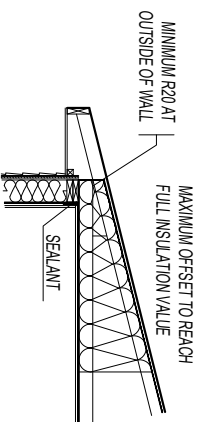
ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL

TYPICAL WALL PENETRATION DETAIL



WINDOW DETAIL

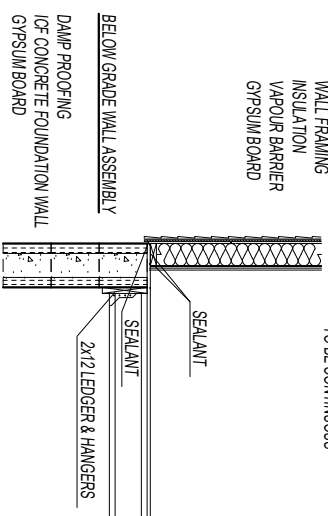
WALL ASSEMBLY - ABOVE GROUND (NO HRV)			
MATERIAL	RSI	R	
OUTSIDE AIR FILM		0.03	0.17
CLADDING	15mm STUCCO	0.014	0.079
BUILDING WRAP		0	0
SHEETING	3/8" OSB	0.093	0.528
STUD WALL & INSULATION	2x6 @ 24" WITH R24	2.8	15.898
VAPOUR BARRIER	6 MIL POLY	0	0
GYPSUM	0-0 1/2"	0.08	0.454
INTERIOR AIR FILM		0.11	0.625
TOTAL EFFECTIVE RSIR VALUE		3.13	17.76



WALL TO ROOF DETAIL

ROOF ASSEMBLY
SHINGLES
SHEATHING
TRUSSES
INSULATION
VAPOUR / AIR BARRIER
GYPSUM BOARD

ABOVE GRADE WALL ASSEMBLY
SIDING
BUILDING WRAP
WALL SHEETING
WALL FRAMING
INSULATION
VAPOUR BARRIER
GYPSUM BOARD

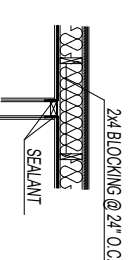


BELOW GRADE WALL ASSEMBLY

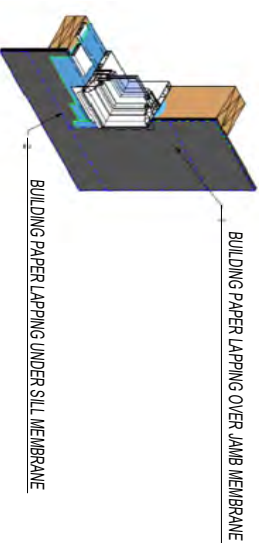
DAMP PROOFING
ICF CONCRETE FOUNDATION WALL
GYPSUM BOARD

BEADS OF SEALANT TO BE CONTINUOUS

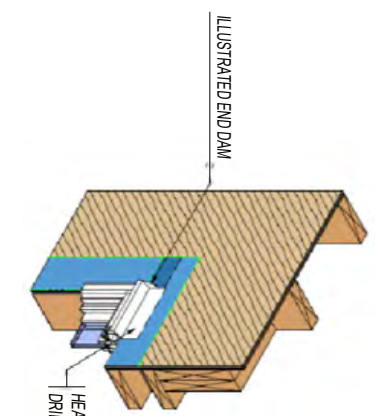
TOP OF FOUNDATION WALL TO FLOOR ASSEMBLY



EXTERIOR / INTERIOR WALL CONNECTION



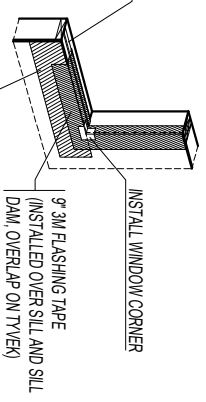
BUILDING PAPER LAPPING UNDER SILL MEMBRANE



ILLUSTRATED END DAM

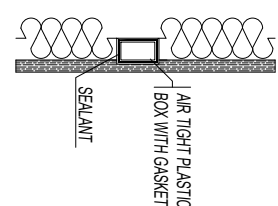
INSTALL WINDOW HEADER FLASHING ABOVE HEADER WALLING FLANGE AND OVER PREVIOUSLY

1/4" x 1-1/2" SILL DAM (MIN. 2-1/2" TO INSIDE OF WOOD FRAME)

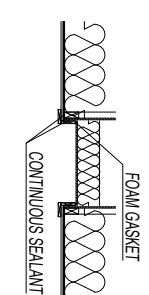


INSTALL WINDOW CORNER
9" 3M FLASHING TAPE (INSTALLED OVER SILL AND SILL DAM OVERLAP ON TYVEK)

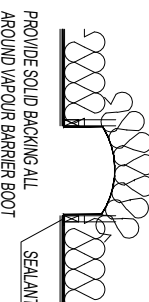
8" STRIP OF TYVEK AT SILL



TYPICAL ELECTRICAL BOX DETAIL



ATTIC HATCH DETAIL



FAN / POTLIGHT DETAIL

3 DIMENSIONAL DESIGN LTD.
Phone (403) 553-0014
email: henry@dimensionaldesign.ca

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES. IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.

ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS. ALL WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE SIZES ONLY. ROUGH OPENING SIZES WILL VARY DEPENDING ON SUPPLIER. CONSULT WITH SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES.

FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH 2019 ABC FLASHING REQUIREMENTS. CONSTRUCTION TO CONFORM TO HIGH INTENSITY RESIDENTIAL FIRE REQUIREMENTS AS PER ABC 2019. DO NOT SCALE DRAWINGS.

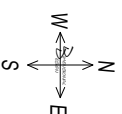
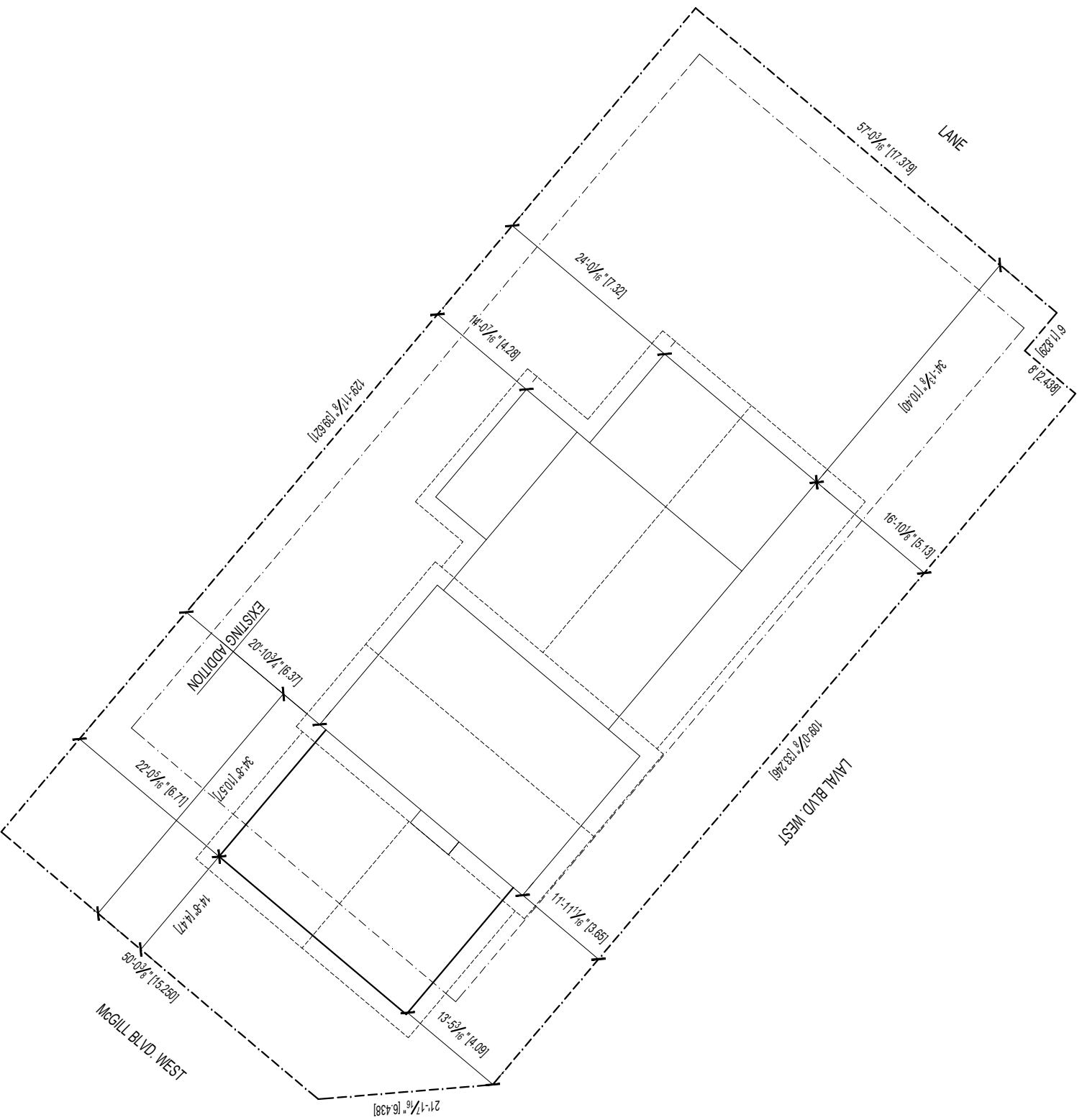
ABC 9.36 ENERGY EFFICIENCY DETAILS

RESIDE
CUSTOM BUILDERS
DESIGN • BUILD • RESIDE

PROJECT:
302 LAVAL BOULEVARD W.
LETHBRIDGE, ALBERTA

FILE:	c:\jobs\reside\2023-2025\302Laval	DATE:	NOVEMBER 22, 2023
DRAWN BY:	Henry	SHEET	6 of 7

SCALE: 1/4" = 1'-0"
REVISION: 11/30/23 - ADD DIMENSIONA TO SITE PLAN



BUILDING AREA = 2417 S.F.
 LOT AREA = 8289 S.F.
 COVERAGE = 29.2%

RECEIVED
 By Leda Kozak Tittsworth at 4:11 pm, Nov 30, 2023

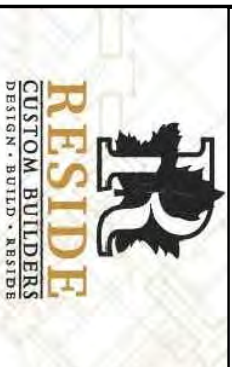
D:\work\Jobs\Reside Construction\2023-2025\302 Laval Blvd W\302 final 1a.dwg, 11/30/23 10:28:46 AM

3 DIMENSIONAL DESIGN
 & DRAFTING LTD.
 Phone (403) 553-0014
 email: henry@dimensionaldesign.ca

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES.
 IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.
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ALL WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE SIZES ONLY. ROUGH OPENING SIZES WILL VARY DEPENDING ON SUPPLIER CONSULT WITH SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES.
 FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH 2019 ABC FLASHING REQUIREMENTS
 CONSTRUCTION TO CONFORM TO HIGH INTENSITY RESIDENTIAL FIRE REQUIREMENTS AS PER ABC 2019
 DO NOT SCALE DRAWINGS.

TITLE:
PLOT PLAN
LOT 10, BLOCK 5
PLAN 731 348



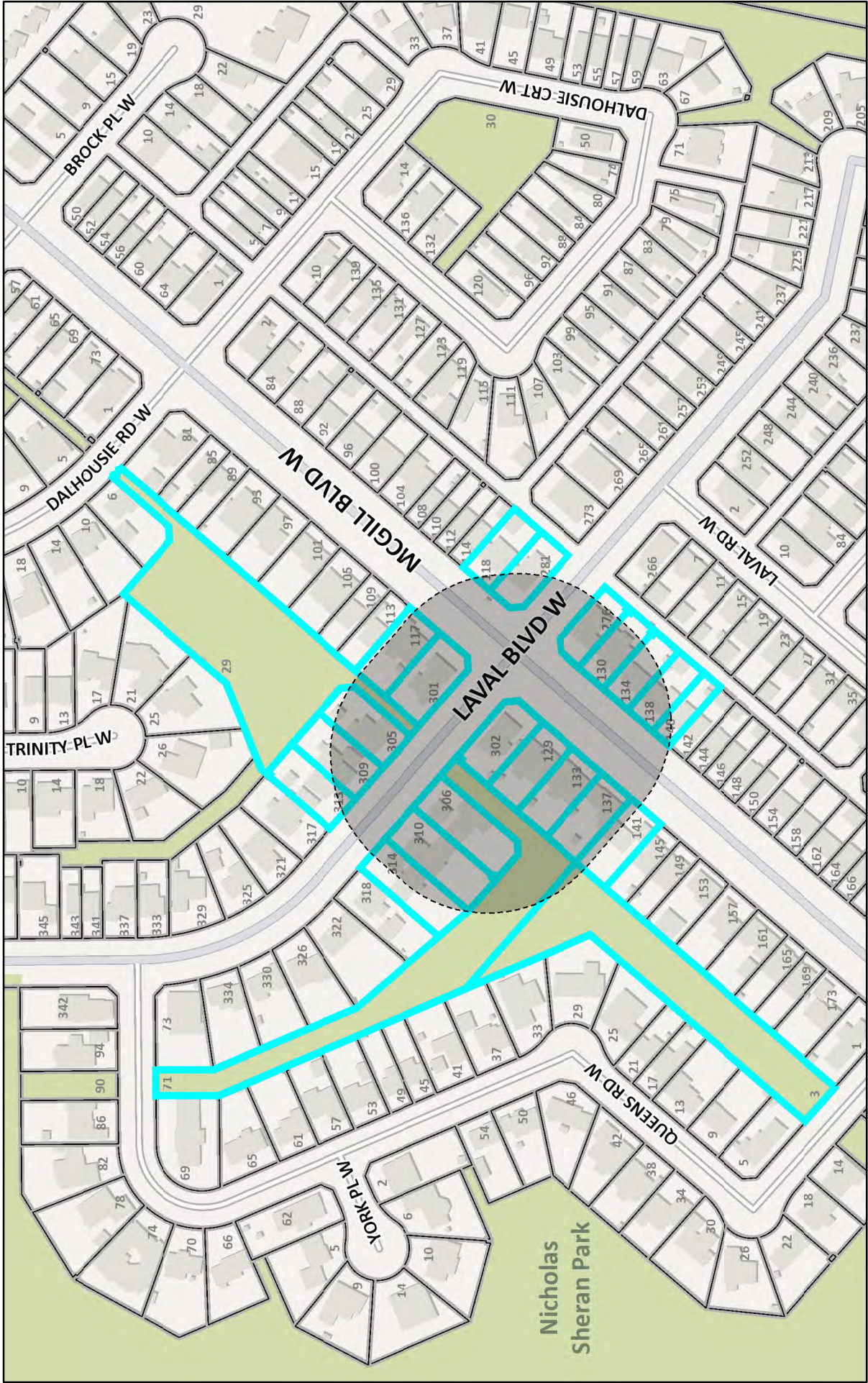
PROJECT:
302 LAVAL BOULEVARD W.
LETHBRIDGE, ALBERTA

FILE: c:\jobs\reside\2023-2025\302Laval
 DATE: NOVEMBER 22, 2023

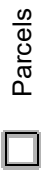
DRAWN BY: *Henry* SHEET 7 of 7
Endicott

SCALE: 1:200
 REVISION: 11/30/23 - ADD DIMENSIONA TO SITE PLAN

Parcel Locator WebMAP

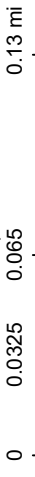


December 22, 2023



Parcels

1:3,950



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

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Development Authority's Written Submission

For the Subdivision and
Development Appeal Board
Hearing on January 11, 2024



APPLICATION NO.

DEV14968

LOCATION

302 Laval Boulevard West

LAND USE DISTRICT

R-L Low Density Residential

APPELLANT

Matthew Baldock

APPLICANT / LANDOWNER

Lauren Mitten

Matthew Mitten

CURRENT DEVELOPMENT

Single Detached Dwelling, Permitted
Type C Home Occupation, Discretionary

PROPOSED DEVELOPMENT

Appendix A: Drawings

A request to construct an addition on the front of the dwelling, for the purpose of a music studio. Requesting a 1.53 m front (short front) setback waiver to allow for a 4.47 m front setback.

ADJACENT DEVELOPMENT

North

Single Detached Dwelling

South

Single Detached Dwelling

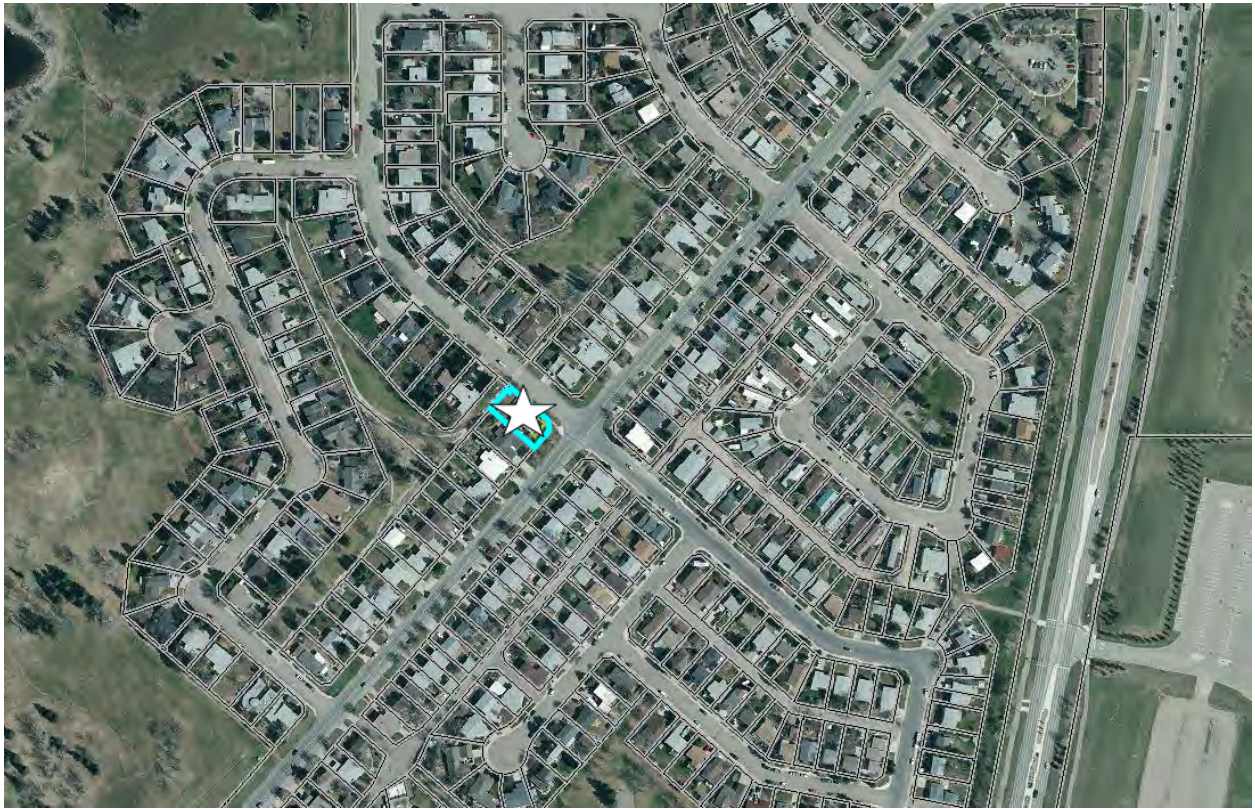
East

Single Detached Dwelling

West

City park walkway and Single Detached Dwelling

CONTEXT MAP



NOTIFICATION SUMMARY**Appendix B: Notification Letters, Map & Responses**

Neighbourhood: Varsity Village

Neighbourhood Associations(s): N/A

LAND USE BYLAW SUMMARY

Use: Addition for a commercial business.

	Requirement	Proposed	Waiver Requested
Front (short) setback	6.0 m	4.47 m	1.53 m

EVALUATION**Background**

- An application to construct an addition, for the purpose of a music studio and requesting a front (short front) setback waiver, was received on November 24, 2023.
- The home was approved a Type C Home Occupation for a piano teacher in 2019. Under that approval, a maximum of 15 students per day with a maximum of 5 at a time, was permitted.
- A review of the Applicant's page on the MYC website (<https://www.myc.com/members/lmitten>) indicates there is a grand piano, an upright acoustic piano, and 7 digital keyboards in the house. It also indicates that parents are to accompany each child and to participate in the class.
- Type C Home Occupations are considered a Discretionary Use for the Low Density Residential (R-L) district and are to be subordinate or incidental to the principal use of the parcel.
- The sole purpose of the proposed addition was for the use of the commercial business and not for the home.
- The addition would result in the Home Occupation being noticeable from outside the dwelling.
- Properties directly adjacent to the property have a front setback of 10.15 m (301 Laval Blvd W) and 9.14 m (129 McGill Blvd W). Front setbacks for other nearby properties range from 6.05 m to 7.70 m. Therefore the proposed addition was

considered out of character for the area and not in keeping with the prevailing neighbourhood patterns.

- The application was circulated November 29, 2023. The following comments were received:
 - Comments from Transportation: *"Laval Blvd W is stop controlled at this intersection with a wide boulevard along McGill Blvd W, so sight triangles shouldn't be an issue. Recommend circulating to Electrical and other shallow utilities, as they are the ones who typically use front easements and need workspace and buffer space in front yards."*
 - Comments from Right of Ways: *"No concerns from ROW coordination."*
 - Comments from Electric Utilities: *"No concerns from Electric Utility."*
 - Comments from Senior Building Safety Codes Officer: *"The common wall between the house and addition would need to be 1hr separation. They have the separate heat and ventilation so it shouldn't be a big stretch." And "The barrier free washroom as shown would not comply with Code and will need to be redesigned."*
- Further comments from Senior Building Safety Codes officer to the Appellant, December 19, 2023, following refusal of application: *"I am not sure I understand what Code requirements you are trying to satisfy. If the intent is to have the addition be a separate space for either a business or for a suite, then the door between doesn't change the intended use and would have no impact on Code requirements."*
- Neighbourhood Notification letters were sent to residents within a 60 m radius of the subject parcel on December 1, 2023 with the comment period ending December 15, 2023. The letter indicated the application was for an addition, requesting a waiver, but did not state the additions proposed use as a music studio. No comments were received.

Context

This Application was heard before the Appeal Board because:

- The contractor for the proposed development, submitted the appeal.

LEGISLATION & POLICY

Land Use Bylaw 6300

- Section 22(2)(a) Authorized Waivers
Certain provisions of this Bylaw, described in Section 22(4), may be waived if the resulting proposed development:

- (a) Conforms with the Use prescribed for the land or Building in this Bylaw, and
 - (i) Would not unduly interfere with the amenities of the neighbourhood, or
 - (ii) Would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- Section 53 Home Occupations
 - 1) Performance Standards
 - a) Customer or student visits: Maximum of 15 students per day; no more than five at a time.
 - b) Minimum onsite parking spaces: As required by the Development Authority
 - c) Supplier visits: 1 visit per week
 - d) Employees: No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation.
 - e) Visibility and/or signs: No aspect of the Home Occupation may be visible from outside the Dwelling or Building. Signs are not permitted.
 - f) Vehicles: A vehicle used in the Home Occupation, that may visit or be parked at the Parcel, must be either: a passenger vehicle, or a truck or van (excluding a cube van) with maximum one tonne capacity and 6.0 m length.
 - g) Storage: No outside storage of goods, materials or equipment is allowed.
 - h) Offensive Impacts: No offensive impacts on the Household or neighbouring Households, including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed.

APPLICATION OF FACTS

- The subject property was approved a Type C home occupation for piano lessons, allowing for a maximum of 15 students per day, and no more than five at a time.
- The proposed addition was for a commercial business space, and not for the home.

CONCLUSION

The application to construct an addition on the front of the dwelling and requested front (short front) setback waiver was refused for the following reasons:

1. The front setback waiver request is excessive, and not in keeping with the prevailing neighbourhood patterns.
2. The proposed addition does not appear to be part of the house, as it is a separate music studio, which is not in keeping with the performance standards for a home occupation.
3. The proposed addition could have a detrimental impact on neighbouring properties.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

302 Laval Boulevard West

DEV14968

INTRODUCTION

Application No.:

DEV14968

Location:

302 Laval Blvd W

Land Use District:

R-L Low Density Residential

Current Development:

Single Detached Dwelling, Permitted

Type C Home Occupation, Discretionary

Proposed Development:

A request to construct an addition on the front of the dwelling, for the purpose of a music studio. Requesting a 1.53 m front (short front) setback waiver to allow for a 4.47 m front setback.



VISUAL CONTEXT



LAND USE BYLAW 6300

Definitions

Home Occupation means the Accessory Use of residential property by the occupant or occupants for an occupation, trade, profession or craft.

Accessory Use means a Use of Land or Buildings which is subordinate or incidental to the Principal Use of the same Parcel, Building, Site or Dwelling Unit.

Home Occupation Type C means a home business that offers music instruction to students.

Type C Home Occupation Requirements

- Customer/Student Visits: Max. 15 students per day; no more than **five** at one time.
- Visibility: No aspect of the Home Occupation may be visible from outside the Dwelling.

R-L Purpose

Primarily for the Development of Single Detached Dwellings and compatible Uses.

WAIVER APPLICATION CONSIDERATIONS

Would the proposed development:

- Conform with the Use prescribed for the R-L district and existing development?
- Not unduly interfere with the amenities of the neighbourhood?
- Not materially interfere with or affect the use, enjoyment or value of neighbouring properties.

CIRCULATION

- The application was circulated on November 29, 2023.

- Comments received from the Transportation Engineer:

"Laval Blvd W is stop controlled at this intersection with a wide boulevard along McGill Blvd W, so sight triangles shouldn't be an issue. Recommend circulating to Electrical and other shallow utilities, as they are the ones who typically use front easements and need workspace and buffer space in front yards."

- Comments from ROW:

"No concerns from ROW Coordination."

- Comments from Electric:

"No concerns from Electric Utility."

- Comments from Senior Building SCO:

"The common wall between the house and addition would need to be 1hr separation. They have the separate heat and ventilation so it shouldn't be a big stretch."

"The barrier free washroom as shown would not comply with Code and will need to be redesigned."

- Further comments from Senior Building SCO to Appellant, December 19, 2023, following refusal of application:

"I am not sure I understand what Code requirements you are trying to satisfy. If the intent is to have the addition be a separate space for either a business or for a suite, then the door between doesn't change the intended use and would have no impact on Code requirements."

EVALUATION SUMMARY

- The requested addition was for the purpose of a commercial business and not for the home.
- The proposed addition would create a situation in which the Home Occupation would be visible from outside the dwelling, and no longer appeared as an accessory use of the home, but rather a mixed use of the property.
- A review of the Applicant's page on the MYC website (<https://www.myc.com/members/lmitten>) indicates there is a "grand piano, an upright acoustic piano, and 7 digital keyboards." As well, it indicates parents attend with their children. This would demonstrate the Home Occupation is not operating in accordance with approvals, which allow a maximum of 15 students per day; no more than five at a time.
- Properties directly adjacent to the property have a front setback of 10.15 m (301 Laval Blvd W) and 9.14 m (129 McGill Blvd W). Front setbacks for other nearby properties range from 6.05 m to 7.70m. Therefore the proposed addition was considered out of character for the area and not in keeping with the prevailing neighbourhood patterns.

CONCLUSION

The application for the construction of an addition on the front of the dwelling and requested front (short front) setback waiver was REFUSED for the following reasons:

1. The front setback waiver request is excessive, and not in keeping with the prevailing neighbourhood patterns.
2. The proposed addition does not appear to be part of the house, as it is a separate music studio, which is not in keeping with the performance standards for a home occupation.
3. The proposed addition could have a detrimental impact on neighbouring properties.

Lauren Mitten
 302 Laval Blvd W
 Lethbridge, Alberta T1K 3W5

January 5, 2024

Secretary of the Subdivision and Development Appeal Board
 910 4 Avenue South
 Lethbridge, Alberta T1J 0P6

Subject: Request for Approval of Home Addition - Permit 14968

Attention: David Sarsfield,

I am writing to provide additional information and address concerns related to the proposed home addition at 302 Laval Blvd West, Lethbridge, for which I have submitted Development Permit 14968.

The purpose of this addition is to enhance our family's work/life balance. In 2017, my husband faced some health challenges shortly after the birth of our second daughter and has been largely bed ridden and on long-term disability since then. To support our family financially and be available for our daughters, I started a home-based piano teaching studio, which has been in operation for five years with no complaints.

As our daughters have grown, my husband and I recognize the need to separate the studio from our living space, providing them with an environment for uninterrupted activities such as playing together, have friends over, practicing their singing and cello, and completing school homework. Our 4-level split home lacks the distinct separation between living spaces that is easily achieved in many bi-level or 2-story homes. Therefore, we have decided to build an addition to our home, initially intended as a studio, but with future adaptability for my husband's potential accessibility needs or as a rental space.

Here are several points addressing concerns and highlighting the compatibility of the proposed development:

1. **Continuity of Home Occupation:** The proposed development does not alter anything about the current home occupation, which has successfully operated for five years without any complaints.
2. **Consideration of north side yard:** We considered building the addition on the north side of the home; however, this would take up the entirety of our backyard. If we were to extend the backyard to the south end, we are required to have a shorter fence, which would not allow for any privacy, and our backyard would be adjacent to our neighbor's (129 McGill Blvd W) front yard. We would also require a waiver for a fence for a similar

sized backyard. The yard space would also be adjacent to two main artery roads and a bus stop, providing little to no privacy or enjoyment of the space as we currently find on the north side of our home. Additionally, the utility connections are all located on the south side of the yard.

3. **Moving Potential:** We considered moving for better suitability; however, despite actively searching, we haven't found a home offering the unique features and support an addition to our current home would provide for a comparable price. Additionally, due to my husband's disability, we can't undertake a move at present. We're committed to finding solutions while maintaining stability. Moving would also involve transferring my business license, potentially requiring re-zoning and neighbor appeals.

4. **Neighborhood Patterns:** The following list of homes in the immediate neighbourhood all have smaller front-side distances from the curb than our waiver is requesting. While the following list of corner parcels is not exhaustive, it serves to highlight similar front-side allowances as our waiver request. More details surrounding these comparable parcels are found in Appendix A.

- 62 Queens Rd W is approximately 15 meters away
- 2 Queens Rd W is approximately 16 meters away
- 10 Laval Rd W is approximately 15.5 meters away
- 1 Dalhousie Rd W is approximately 20 meters away from the front-side curb, not including the additional front fenced area that extends to the edge of the front-side property line.
- 266 Laval Blvd W is approximately 16 meters away
- 87 Laval Rd W is approximately 16 meters away
- 10 Dalhousie Crt W is approximately 15.5 meters away
- 190 Laval Blvd W is approximately 15 meters away
- 180 Laval Blvd W is approximately 13.5 meters away
- 8 Laval Blvd W is approximately 13 meters away
- 342 Laval Blvd W is approximately 11 meters away

Additionally, of these addresses, 3 of the homes have shorter front-side setbacks than the 6 meter set back requirements as well:

- 2 Queens Rd – 2.3 meters from home to property line
- 342 Laval Blvd W – 2.7 meters from home to property line
- 180 Laval Blvd W – 5 meters from home to property line

It is worth noting that 2 Queens Rd W also has a bus stop and fire hydrant on the front side, the same street as our home faces. Many of the other corner parcels listed also have fire hydrants on their front-side curbs like ours as well.

Our current home is currently situated 24.5 meters away from the front-side curb, and the proposed development is situated approximately 18.5 meters away from the curb

and 4.5 meters away from the property line, consistent with, and often exceeding many comparable front-side distances in the immediate neighbourhood.

5. **Seamless Integration:** The proposed plans seamlessly integrate with the existing home, ensuring a cohesive appearance and revealing nothing of the home occupation inside.

6. **Adaptability:** The addition is not exclusively for teaching purposes. Given my husband's health conditions (occipital neuralgia, scoliosis and spina bifida), described as "degenerative" by doctors, we plan to use the space for his potential future needs or as a rental opportunity, aligning with the city's goals for housing diversity.

7. **Municipal Development Plan Support:** Page 120 of The City of Lethbridge's Municipal Development plan reads:

"Due to national and international trends toward smaller household sizes, many of Lethbridge's older neighbourhoods now support populations significantly smaller than they were originally designed for. This means fewer people are using the infrastructure and services in these neighbourhoods, from roads, to schools, to neighbourhood retail stores. The City must work with developers to find ways to incorporate infill development in existing neighbourhoods in a way that maintains what current residents love about their neighbourhood. Expanding housing choice such as secondary suites, duplexes and laneway housing, as well as higher density development along major roadways, are just some of the ways that older areas can effectively regain the population they once had."

Allowing the addition as a potential rental aligns with the Municipal Development Plan's goal of incorporating infill development in existing neighborhoods, particularly those close to the University of Lethbridge.

8. **Compliance with Land Use Bylaw:** We adhere to Land Use Bylaw 6300, ensuring no visibility of the home occupation from outside the dwelling and avoiding any storage or offensive impacts on the household or neighboring properties.
9. **Privacy Consideration:** The addition does not have west-facing windows to respect the privacy of neighboring properties.

10. **One-Story Addition:** The addition is one-story, following the existing neighborhood pattern of primarily single-story homes, and not taking away from any neighbour's property enjoyment.

11. **City Land Ownership:** Beyond the edge of the property line, there is an additional approximately 13 meters of land owned by the City of Lethbridge, providing a total of approximately 18.5 meters of free land from the curb to the edge of the addition, ensuring no obstruction in vision for traffic, pedestrians, or otherwise.

12. Setback Variance Request: It is our understanding we are permitted to build an addition 15 ft wide without a waiver of any sort. We are requesting an additional 5 feet into the 6-meter setback to allow for better flow in the space and future flexibility in its use. After reading the denial letter citing 5 ft as excessive, our contractor asked for clarification on what is an acceptable limit and was directed to the appeal process. We are open to working with the board to determine a non-excessive distance, although we do not consider 5 ft excessive. We seek clarification on the threshold and welcome feedback.

I believe that the proposed addition is in harmony with the neighborhood, follows established patterns, is not detrimental to the neighborhood or excessive, and addresses the evolving needs of our family.

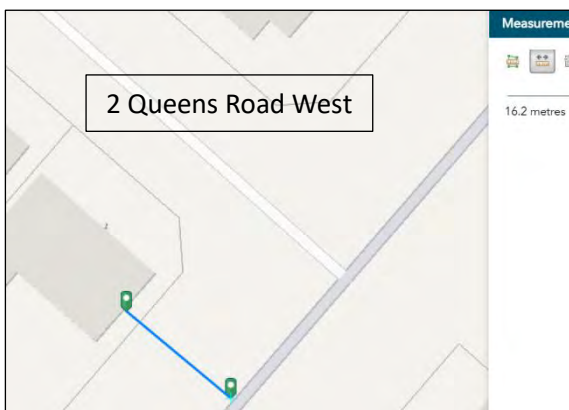
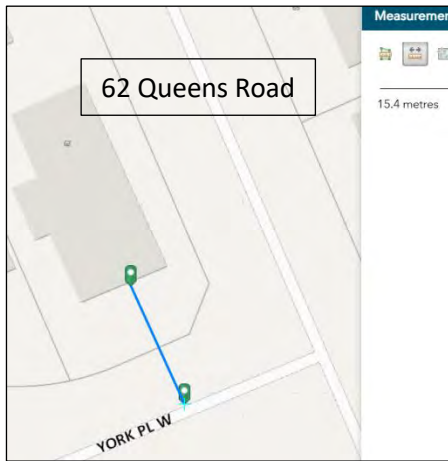
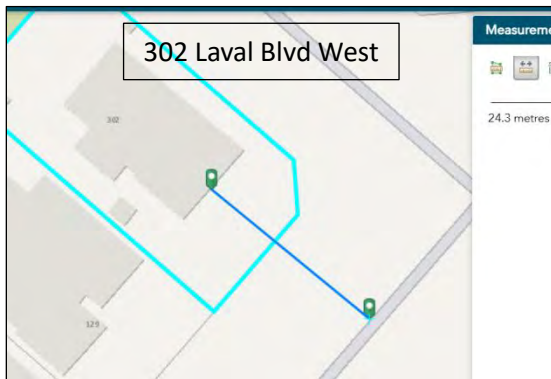
I have discussed these plans and decisions with our immediate neighbours located at 129 McGill Blvd, 306 Laval Blvd, and 301 Laval Blvd, and understand they have written in to convey their support with our plans for an addition as well, as they do not see any detrimental impact.

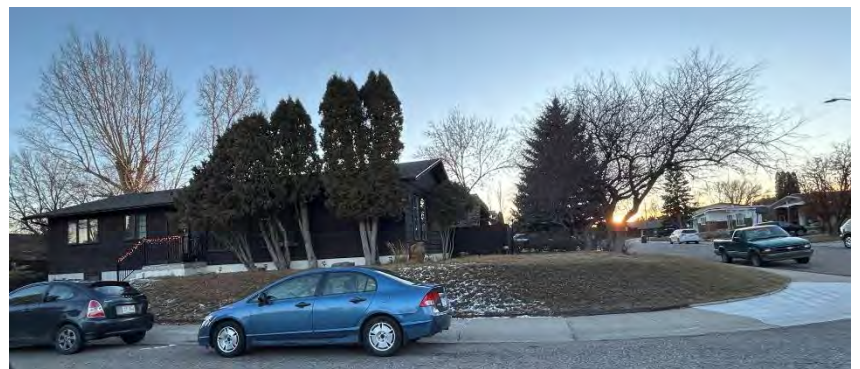
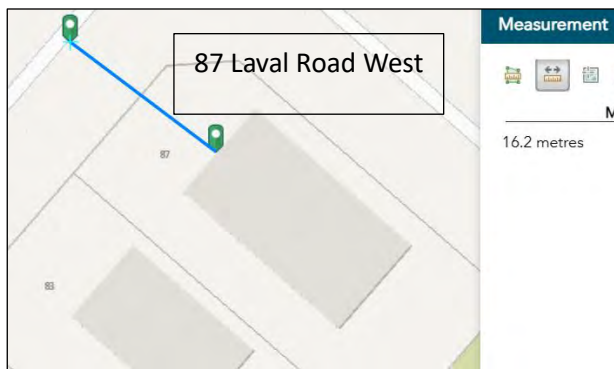
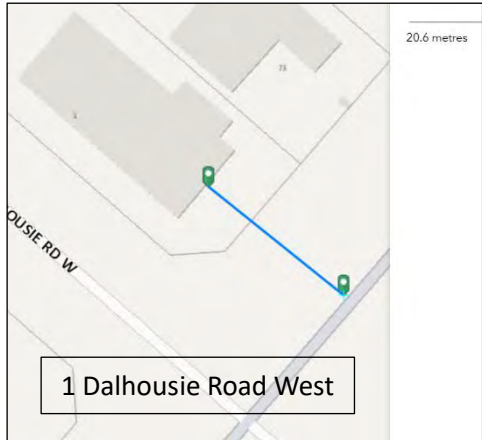
I appreciate your time and consideration of our concerns and reasons supporting the development permit. I firmly believe that there is no merit in denying the permit, and approval would contribute positively to our family's well-being, the local arts, and the neighborhood.

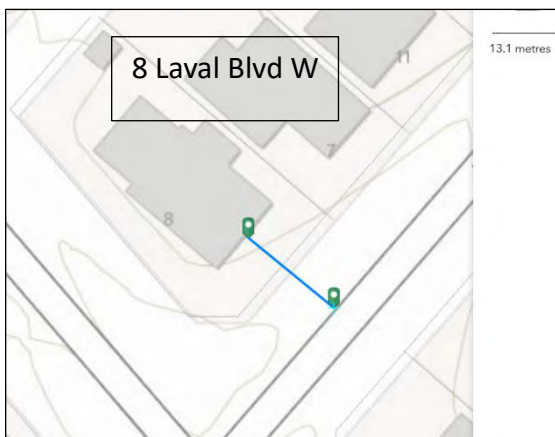
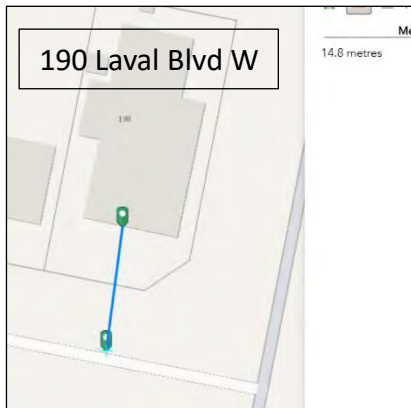
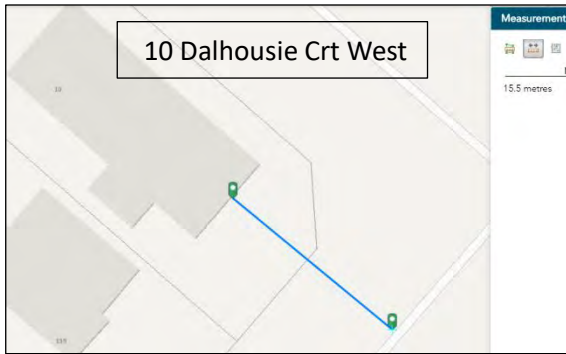
Thank you for your attention to this matter.

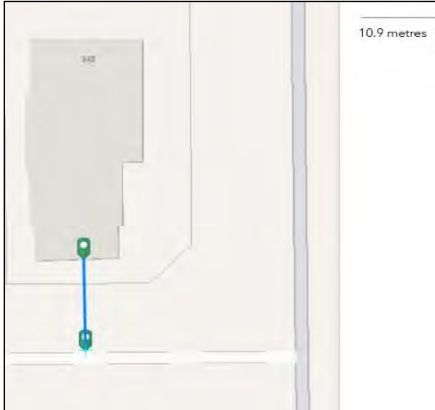
Sincerely,
Lauren Mitten

Appendix A







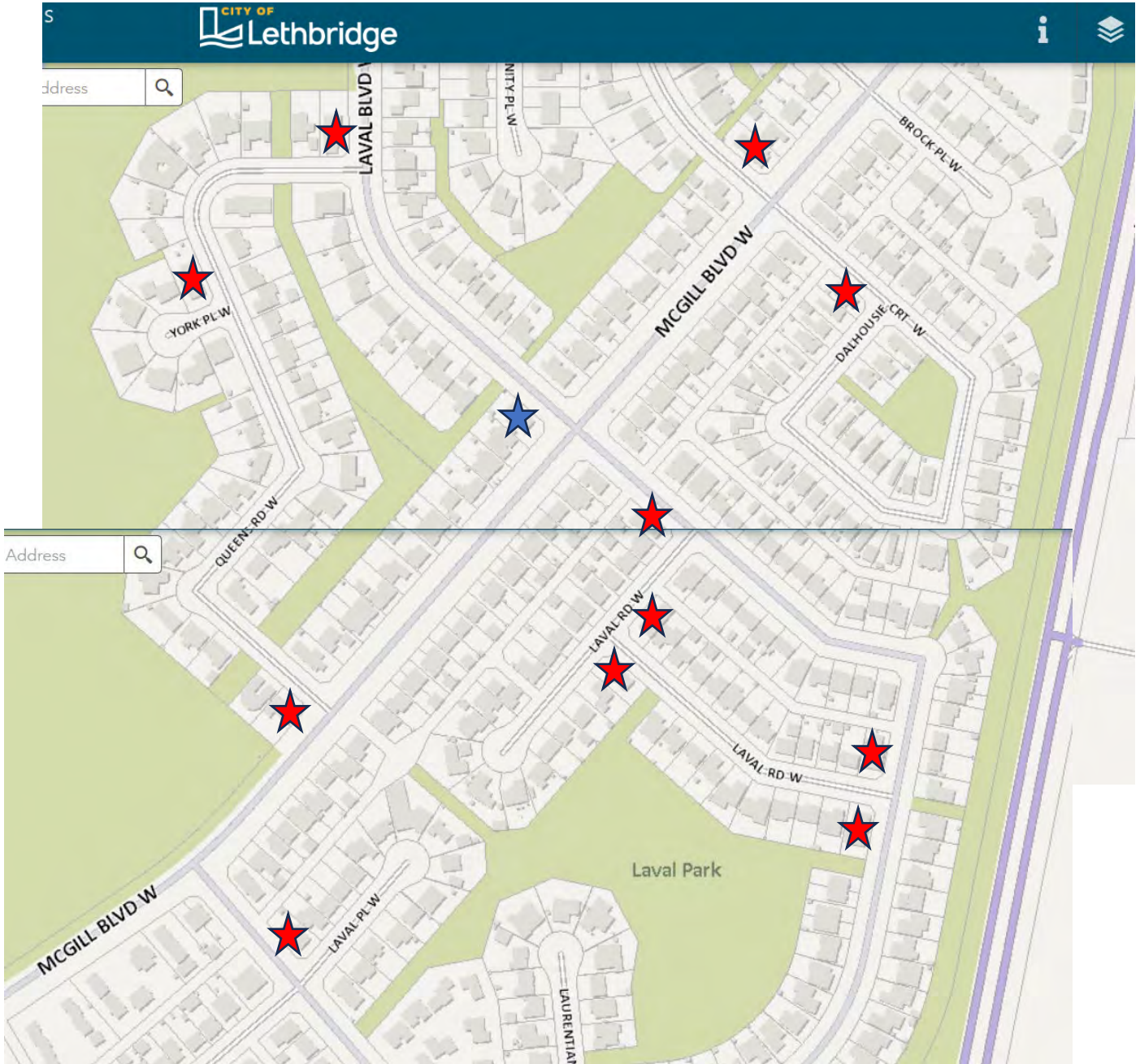


Map of Properties Included in Appendix A

Legend:

★ 302 Laval Blvd West

★ Neighboring properties included in Appendix A



From: [Jade Daniels-McBain](#)
To: [David Sarsfield](#)
Subject: [External] Re: Support for Development Permit Application 14968
Date: Sunday, January 7, 2024 9:48:43 PM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cameron McBain
Jade Daniels-McBain
137 McGill Blvd W
Lethbridge, Alberta T1K 3V9

January 6, 2024

City of Lethbridge
Development Services
910 4 Avenue South
Lethbridge, AB T1J 0P6

Subject: Support for Development Permit Application 14968

We would like to voice our support for Permit Application 14968 submitted by Lauren Mitten. Since we cannot attend the meeting, we are writing this letter to provide our full support for this development. We are neighbors that live two houses down from the Mitten's residence. We have carefully looked over the plans for the development and believe this addition would be a benefit for our neighborhood.

After reviewing the plans and specifications provided in the application, we feel that the addition to the property would complement the neighborhoods architecture as it reflects the established character of the neighborhood. In no way do we feel that this development would have a negative effect on neighboring properties.

We feel that the reasoning for the denial of the application is unwarranted. The Mitten's home provides a positive contribution to our neighborhood. It serves to support the musical interests of the children in the neighborhood and is a wonderful addition to the cultural tapestry of our area. The development put forward by the Mitten's would only strengthen the homes importance in and to the neighborhood.

We hope the City of Lethbridge will reconsider its decision and allow this development to proceed.

Thank you for your time,

Cameron McBain

Jade Daniels-McBain

Elisa Altamirano Quintero
Esteban Villanueva Soto
301 Laval Blvd West
Lethbridge, Alberta T1K 3W6

January 2, 2024

City of Lethbridge
Development Services
910 4 Avenue South
Lethbridge, AB T1J 0P6

Subject: Support for Development Permit Application 14968

As we are unable to attend the hearing, we are writing to express our full support for the development permit application number 14968 submitted by Lauren Mitten. As residents and neighbors living across the street, we have carefully considered the details of the proposed development and would like to convey our endorsement for its approval.

We have reviewed the plans and specifications provided in the application. The design of the development is in harmony with the surrounding properties and seamlessly integrates with the existing structure, resembling an extension of the home.

We want to emphasize that there are no material issues associated with the development that would negatively impact the neighborhood or neighboring properties.

Furthermore, it is noteworthy that the development would follow side setbacks as previously allowed at other corner parcels in the immediate vicinity. This adherence to established norms ensures visual harmony and preserves the character of the neighborhood.

We do not foresee any detrimental impacts on our property or other neighboring properties resulting from the approval of this development. On the contrary, it represents a positive contribution to our community, supporting both the arts and local families.

We appreciate the City of Lethbridge's dedication to thoughtful urban planning and development. We trust that, after careful consideration, the city will recognize the merits of this application and grant the necessary approvals.

Thank you for your time and attention to this matter.

Sincerely,

Elisa Altamirano Quintero and Esteban Villanueva Soto

From: [Jen Visser](#)
To: [David Sarsfield](#)
Subject: [External] 302 Laval Blvd W
Date: Tuesday, January 2, 2024 6:32:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening David,

I wanted to send an email to express our support of the addition to our neighbour's dwelling at 302 Laval Blvd W.

Jordan and Jen Visser
129 McGill Blvd W
Lethbridge, AB
T1K 3V9

Get [Outlook for iOS](#)

From: [David Clyde Walters EdD](#)
To: [David Sarsfield](#)
Subject: [External] appeal board RE: DEV 14968
Date: Sunday, December 31, 2023 9:26:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is a letter of support for the hearing of an appeal for the development of a Music Studio in a residence in our neighbourhood. We received a notice letter in the mail and we live just two doors down from the proposed property.

We have no objection to the proposed development. On the contrary, we would much rather have a music studio in our neighborhood, than a day care or another cannabis outlet. We believe it would have a positive impact on our community. The case made by the appellant, Reside Construction on behalf of the homeowner / piano teacher seems reasonable to us as neighbors.

Please reconsider and approve the application.



David Clyde Walters
davidclydewalters@gmail.com
cell: 403-330-3131

Danielle Lenaour
Kristopher Kantrud
306 Laval Boulevard West
Lethbridge, AB T1K 3W5

January 9, 2024

City of Lethbridge
Development Services
910 4 Avenue South
Lethbridge, AB T1J 0P6

Subject: Support for Development Permit Application 14968

To whom it may concern,

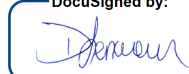
We are writing to express our support for development permit application number 14968 submitted by Lauren Mitten regarding the addition to the house located next door to our property at 302 Laval Boulevard West, Lethbridge. After reviewing the documentation in the appeal package, we wish to express our full endorsement of the application and addition to the house.

The addition would have no negative impact on our property, nor do we believe on any other neighbouring properties. The extension to the house very much appears to be in keeping with the properties in the area and well integrated into the existing building. Notably, there are a number of other homes nearby with similar types of building extensions and the proposed extension by L. Mitten would integrate well into the existing properties.

We believe the addition would be a positive contribution to our neighbourhood through enhanced property values and support of the arts in our area. Our understanding is that the addition is not intended to increase the volume of piano students, only to make the entire property more functional for the family to support work and health needs. The plans for the addition appear to indicate the space to be flexible in use outside of the current intended use as a piano studio. This seems appropriate if the family currently residing there chooses to make alternative use of the space or move from the residence in the future.

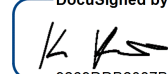
Thank you for considering our support for the application. If you require any additional information, please feel free to contact us directly. We are confident the addition to the building will yield positive results for the family currently residing there, for those residing in neighbouring properties, and to support ongoing access to the arts in the Lethbridge community.

Regards,

DocuSigned by:

3191F9CEC2C845E...

1/9/2024

Danielle Lenaour

DocuSigned by:

9269DDB2087B45E...

1/9/2024

Kristopher Kantrud