



CITY OF *Lethbridge*

Office of the City Clerk

November 3, 2021

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of a Development Permit by the Development Officer to build a secondary suite at 1610 – 10 Avenue North.

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, November 25, 2021
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, no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

The City is following the recommendations from the Province of Alberta and the City of Lethbridge with regards to social distancing.

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

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, November 25, 2021

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

TIME: 5:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 5:00 p.m.
SDAB No. 2021-06
APPEAL OF DEVELOPMENT PERMIT 13243

Appellant: Willy and Wendy Veldhuizen

Address: 1610 – 10 Avenue North

To construct a secondary suite

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

I am appealing
the Secondary Suite
for 1610 10 Ave North
Leth.

I have dogs that
I know will bark with
the added people / parties
that will happen with
the extra suite.

Plus the extra
cars that will come
with the extra peoples
guest when they party.

We already have
people parking across
and in front of my
house that live around
the corner.

I know Colleague
kids will live there.
The neighbours have
kids, older people
families live here

we want it to stay a family street. That's why we bought here.

PLUS I know am looking into cutting or move the Nice Tree to make room for my own family to have a parking spot. This is also extra cost to me.

please do not allow the extra suite to happen.

- ~~Wendy~~
 - Wendy Velthuisen
 - Wendy Velthuisen
- wvelthuisen@live.ca
403 345 3465,

Address: **1610 10 AVE N**
Legal: 8072HA;7;10

District: R-L

Applicant: NILSSON, JAMES
Address: 60 BEAVERRUN PL N LETHBRIDGE AB T1H 5Y6

Phone: 403-393-1317

Development Proposed A request for new secondary suite

District R-L LOW DENSITY RESIDENTIAL

Land Use SECONDARY SUITE, NEW - DISCRETIONARY

CONDITIONS OF APPROVAL

1. The secondary suite is approved and shall be developed in accordance with the plans submitted August 13, 2021. Any change to these plans requires the approval of the Development Officer.
2. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

Decision Date

Sep 08, 2021

Valid Date

Oct 05, 2021

Development Commencement

Provided this decision is not appealed, development shall commence:

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

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

Development Authority



JOSHUA BOURELLE, 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 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.

Permit No. DEV13243

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 1610 10 Ave N
1610 12 Ave N, Lethbridge AB T1H 1L4

Access Code
1610

Applicant
Name James Nilsson
Address 60 Beaverrun Place N
City Lethbridge Postal Code T1H 5Y6
Phone 4033931317
E-mail james.nilsson@hotmail.com
Signature *James Nilsson*

Property Owner
Name James/Angela Nilsson
Address 60 Beaverrun Place N
City Lethbridge Postal Code T1H5Y6
Phone 4033931317 B/L # _____
E-mail james.nilsson@hotmail.com
Signature *James Nilsson*

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, an any notices identifying any outstanding documents and information, by email.

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



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) 75.8 m²

Type of Work Being Performed: (Check all applicable)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Single Detached Dwelling | <input type="checkbox"/> Two-Unit Dwelling | <input checked="" type="checkbox"/> Secondary Suite (<input type="checkbox"/> Existing) | <input 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 |

Detailed Description of Work:

Upgrading partially finished basement to secondary suite.

Office Use Only		Development Fees to be charged	
Permit Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Overlay	Permit Fee <u>500.00</u>
Zoning	<u>R.C</u>	Development Permit #	Advertising Fee <u>100 + 10.00</u>
Allowable Use	<input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary	Building Permit #	Total <u>610.00</u>

Handwritten notes: DEV13243 Land title

Any personal information collected on this form is collected under the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits and planning & development purposes. Please Note that such information may be made public. If you have any questions about the collection, use, or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or by phone at 403-329-7329

Development Application Checklist

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

Project Address
1610 10 Ave N, Lethbridge AB, T1H 1L4

Access Code
1610

Base Requirements

One digital copy (PDF form) of each of the following:

Site Plan	<input checked="" type="checkbox"/>
Floor Plans	<input checked="" type="checkbox"/>
Building Elevation Drawings	<input checked="" type="checkbox"/>
Certificate of Title (within the last 30 days)	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>
Completed Application Form	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>

Office Use

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Base Information

Every Page of the submitted plans and drawings must contain the following information:

- Legal Information
- Municipal Address
- Drawing Date and Number
- Drawing Scale
- Project Name/Description

Specific Information

Site Plan

1. Must be oriented with north at the top of the page and show a north arrow

2. Must indicate in a text block:

the proposed land use(s)	<input checked="" type="checkbox"/>
the proposed density	<input checked="" type="checkbox"/>
number of regular parking spaces	<input checked="" type="checkbox"/>

Office Use

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

3. Shows dimensions in metric and identifies:

the subject parcel lines dimensioned in accordance with the registered plan	<input checked="" type="checkbox"/>
all easements, utility ROWs, and other applicable encumbrances	<input checked="" type="checkbox"/>
all the existing and proposed buildings on the subject parcel	<input checked="" type="checkbox"/>
the building setback distances and separation distances measured in accordance with the LUB definitions and shown with a dimension line	<input checked="" type="checkbox"/>
all driveways parking areas	<input checked="" type="checkbox"/>
the on-site and off-site connection to sidewalks and pathways	<input checked="" type="checkbox"/>
all areas to be landscaped (infill only)	<input checked="" type="checkbox"/>
the existing above ground utility structures	<input checked="" type="checkbox"/>

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Floor Plans

Shows dimensions in metric and identifies:

the layout of each floor including all door and window openings	<input checked="" type="checkbox"/>
---	-------------------------------------

<input type="checkbox"/>

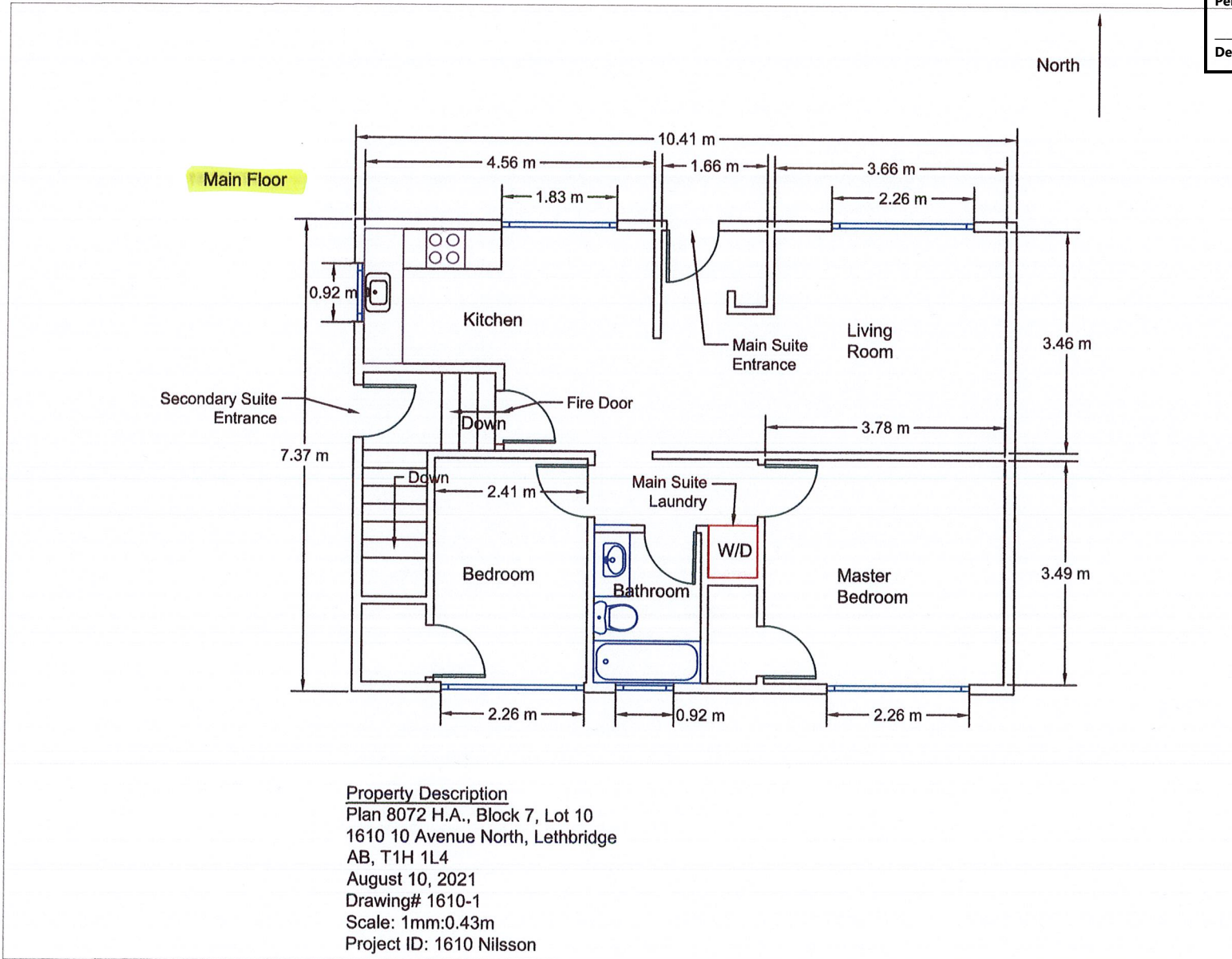
Building Elevation Drawings

Shows in colour, dimensions in metric, and identifies

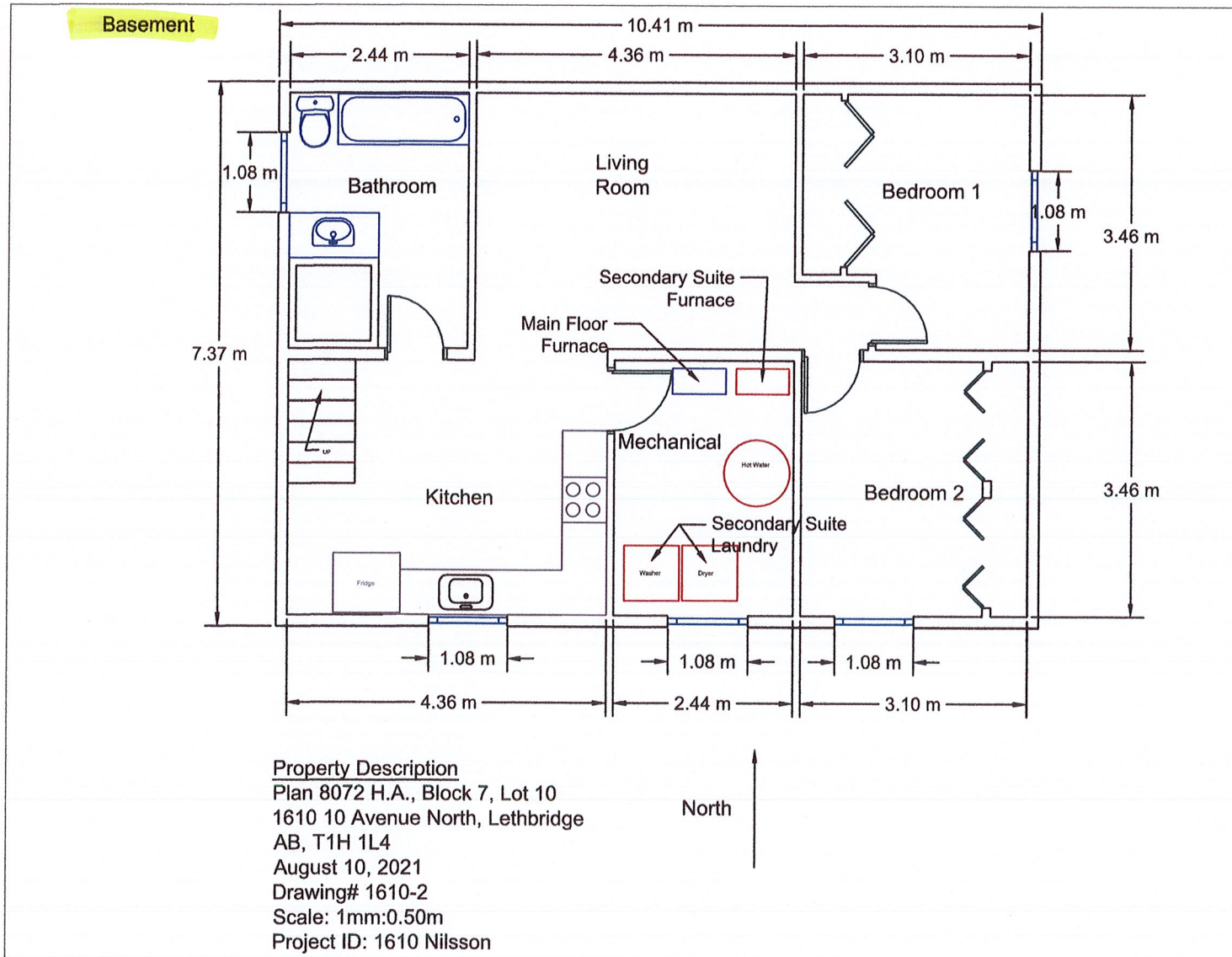
all building faces and grade lines with geodetic elevations noted	<input checked="" type="checkbox"/>
the roofs, eave overhangs, roof slope and roof structures	<input checked="" type="checkbox"/>
the building height the peak of the roof measured in accordance with the LUB definition for height, for all building faces	<input checked="" type="checkbox"/>
the façade finish materials and colour	<input checked="" type="checkbox"/>

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Any personal information collected on this form is collected under the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits and planning & development purposes. Please Note that such information may be made public. If you have any questions about the collection, use, or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or by phone at 403-329-7329



Property Description
Plan 8072 H.A., Block 7, Lot 10
1610 10 Avenue North, Lethbridge
AB, T1H 1L4
August 10, 2021
Drawing# 1610-1
Scale: 1mm:0.43m
Project ID: 1610 Nilsson



APPROVED

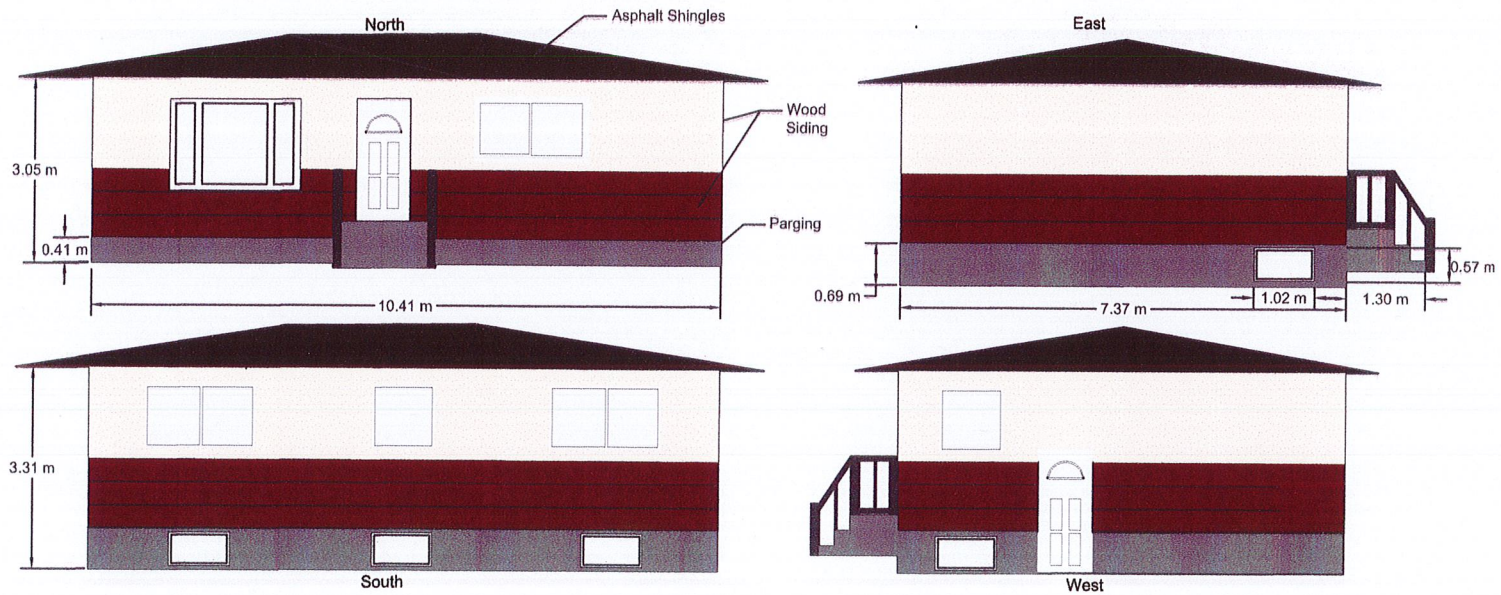
AS PER
LAND USE BYLAW 6300

Date: September 8, 2021

Permit #: DEV13243

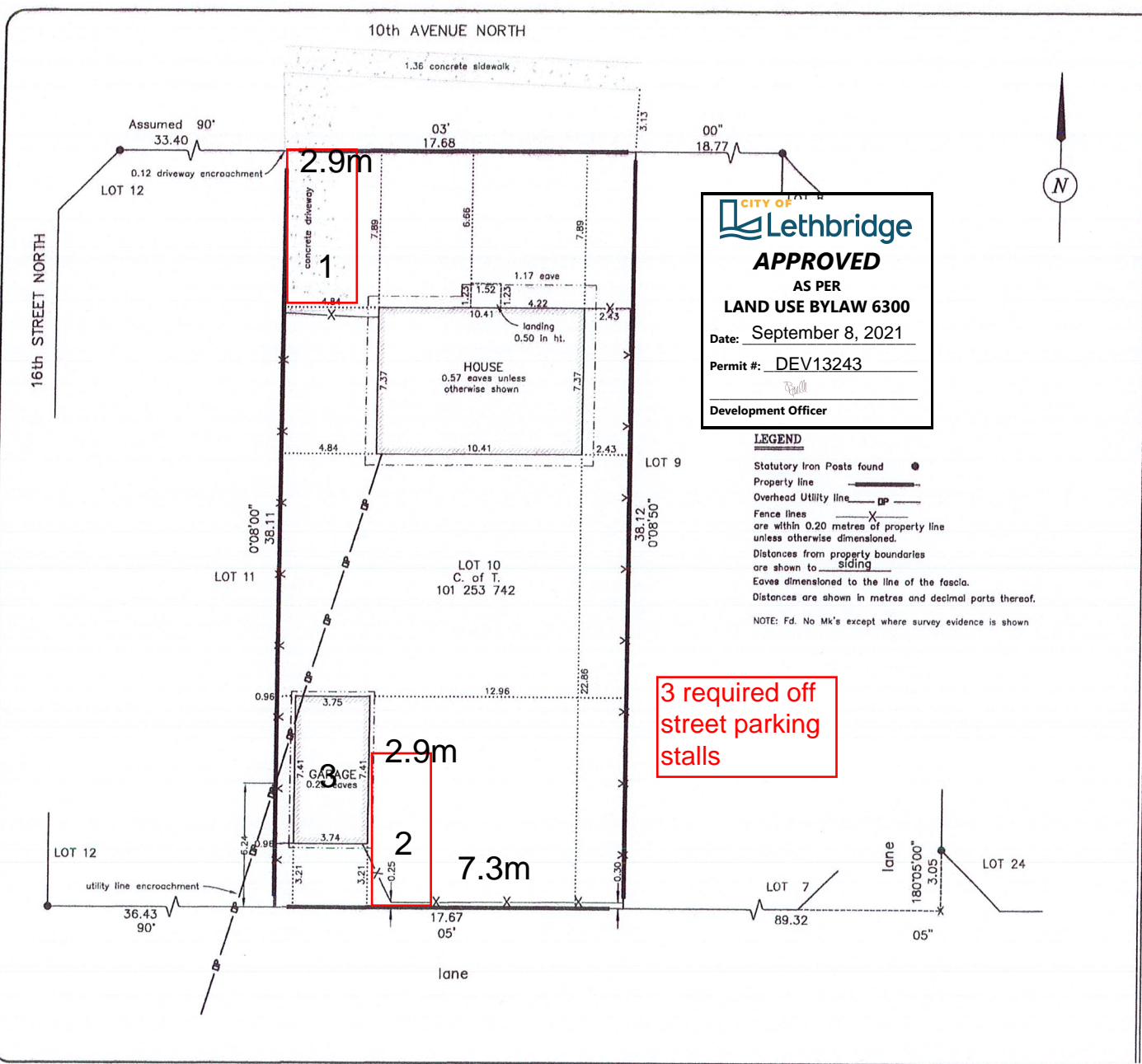
Full

Development Officer



Property Description
Plan 8072 H.A., Block 7, Lot 10
1610 10 Avenue North, Lethbridge
AB, T1H 1L4
August 10, 2021
Drawing# 16103
Scale: 1mm:0.34m
Project ID: 1610 Nilsson

MUNICIPAL ADDRESS:
1610 - 10TH AVENUE N., LETHBRIDGE




APPROVED
 AS PER
LAND USE BYLAW 6300
 Date: September 8, 2021
 Permit #: DEV13243
 Development Officer

LEGEND

Statutory Iron Posts found ●

Property line ———

Overhead Utility line —OP—

Fence lines —X—

Distances from property boundaries are shown to siding

Eaves dimensioned to the line of the fascia.

Distances are shown in metres and decimal parts thereof.

NOTE: Fd. No Mk's except where survey evidence is shown

3 required off street parking stalls

Alberta Land Surveyor's
Real Property Report

To: Kelko McFarland
337 - 21st Street
Coaldale, AB
TIM 0E9

PROPERTY DESCRIPTION ("THE PROPERTY")
PLAN 8072 H.A., BLOCK 7, LOT 10

CERTIFICATION

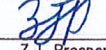
I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly, within those standards as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the Improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and rights-of-way affecting the extent of the title to the Property.
2. the Improvements are entirely within the boundaries of the Property.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property, **except for driveway & Utility line encroachment into Lot 11, as shown.**
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property.

PURPOSE

This Report and the related plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, a submission to the Municipality for a compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish property boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Lethbridge, Alberta
This 19th Day of March, 2021


Z.J. Prosper
Alberta Land Surveyor, 2021



boa brown okamura & associates ltd.
2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9
© copyright brown, okamura & associates ltd. 2021

Scale:	1:200	(metric)	Drawn: MJ
Job:	11208	Ref. file:	
Date of Title Search:	FEBRUARY 18, 2021		
Date of Survey:	MARCH 2, 2021		



Subdivision & Development Appeal Board

SDAB Meeting October 21, 2021



APPLICATION NO.

DEV13243

LOCATION

1610 10 Ave North

LAND USE DISTRICT

R-L Low Density Residential District

APPLICANT

James Nilsson

LANDOWNER

Sarah Becker

CURRENT DEVELOPMENT

Single Detached Dwelling – Existing;

PROPOSED DEVELOPMENT

A request for a new secondary suite

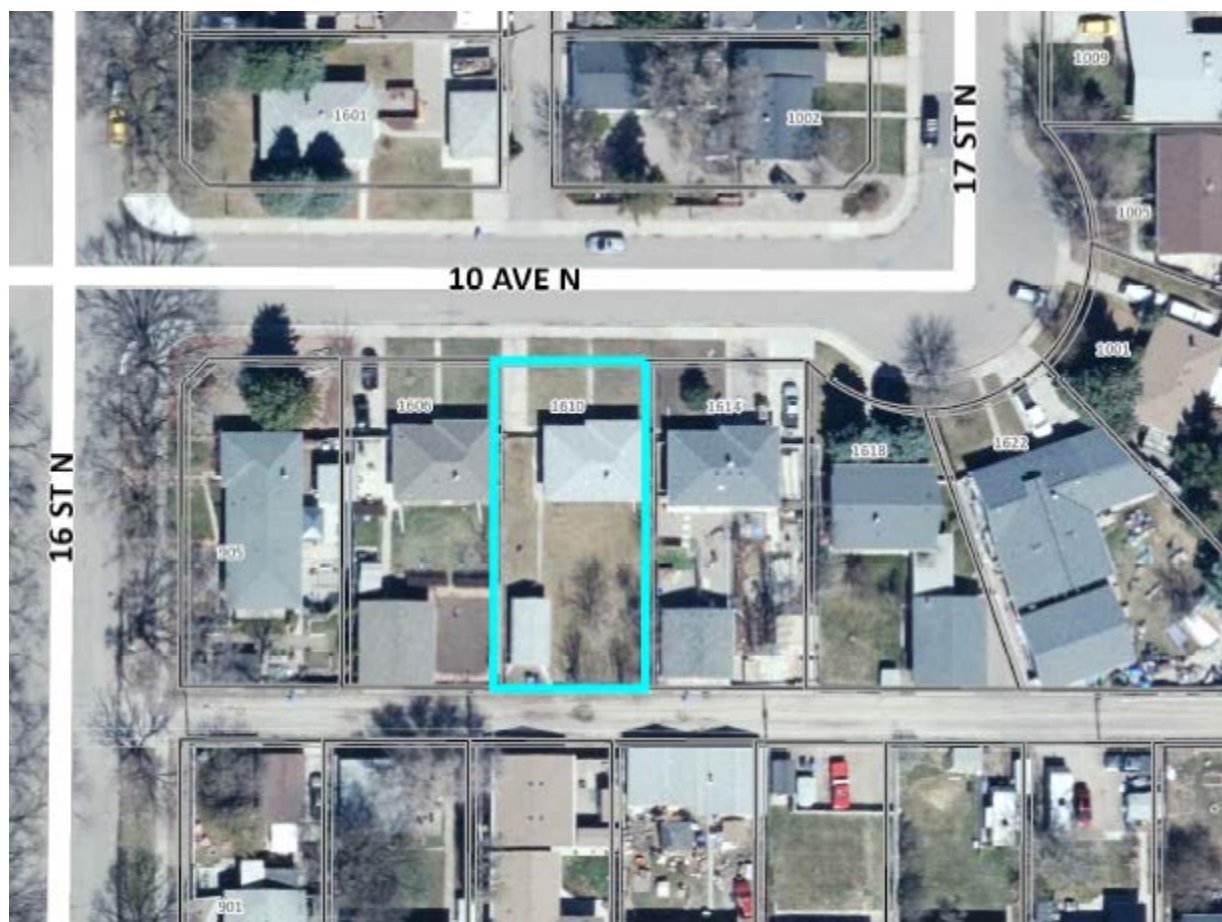
Appendix A: Drawings

ADJACENT DEVELOPMENT

North	Single Detached Dwelling
South	Single Detached Dwelling
East	Single Detached Dwelling
West	Single Detached Dwelling

CONTEXT MAPS





NOTIFICATION SUMMARY

Appendix B: Notification Letters, Map & Responses

Neighbourhood: Winston Churchill
Neighbourhood Associations(s): N/A

LAND USE BYLAW SUMMARY

Use: Secondary Suite, New - Discretionary

	Requirement	Provided	Waiver Requested
Parking	3 off-street stalls	3 off-street stalls	N/A

Number of Suites Allowed	1	1	N/A
Access To Suite	Separate Access from Exterior or Separate Entrance through Common Landing	Separate Access from Exterior	N/A
Parcel Subdivision	Shall Not Be Subject to Separation from Principal Dwelling through Condo Conversion	Will not be subdivided from Single Detached Dwelling	N/A

EVALUATION

Background

- An application to develop a secondary suite was received on August 16, 2021. No waivers were required or requested.
- Applications for secondary suites in the R-L district are to be circulated to the neighbors for comments.
- Neighbourhood Notification Letters were sent to residents within a 60m radius of the subject parcel on August 24, 2021 with the comment period ending on September 2, 2021.
- No comments were received before September 2, 2021.
- The permit was issued on September 8, 2021, and advertised in the September 11th, 2021 edition of the Lethbridge Herald.

CONTEXT

This application was heard before the Commission because:

- A neighbor appealed the decision

CONSIDERATIONS

- The Winston Churchill neighborhood is not subject to an Area Redevelopment plan.
- The subject parcel is under the rules and guidelines of the City of Lethbridge Land Use Bylaw 6300.

LEGISLATION & POLICY

Land Use Bylaw 6300

- Section 86(3) R-L discretionary uses
- Section 63(5) Parking & Loading Requirements
- Section 82(5) Secondary Suite Requirements

Municipal Development Plan

- Policy 58 Promote affordable housing by encouraging and facilitating the adequate supply of housing for all income groups.
- Policy 65 Ensure residential densities are increased in existing areas in a manner that respects built form and character, by preparing Area Redevelopment Plans which take into account the following criteria:
 - Age and classification of the neighbourhood,
 - Street layout type,
 - Location in relation to other land uses and transportation links,
 - Neighbourhood population demographics, such as age distribution,
 - Neighbourhood design and character,
 - Existing and planned infrastructure capacity,
 - Heritage preservation
- Policy 66 Promote increasing residential densities in existing areas in a manner that respects built form and character by:

- Encouraging residential development at an near to the University and College,
 - Encouraging residential development in the downtown,
 - Encouraging the development of increased residential density in and around existing or planned commercial areas and corridors,
 - Encouraging support for additional units in parcels that have not reached their maximum allowable density,
 - Encouraging beautification of commercial corridors to increase livability,
 - Discouraging 'downzoning' (i.e. Land Use Bylaw amendments from higher to lower density residential districts), except where required in order to comply with other policies in this MCP.
- Policy 67 Ensure a range of types and sizes of residential development in the downtown are enabled and encouraged by reviewing the regulatory and statutory environment to:
 - Ensure minimum parking requirements are not an obstacle to residential development or adaptive reuse of existing buildings in the downtown.
 - Enable and encourage a range of housing types and sizes.
 - Encourage active commercial frontages at ground floor level, while considering residential uses in appropriate forms and locations.
- Policy 68 Ensure a choice of housing is integrated throughout the city in future Area Structure Plans, Outline Plans and Area Redevelopment Plans, by:
 - Requiring future Area Structure Plans, Outline Plans, and Area Redevelopment Plans to include a variety of residential land use districts to ensure various housing types can occur such as: secondary suites, duplexes, multi-family housing, market housing, single room occupancy, shared housing with supports, and shared ownership arrangements.
 - Requiring any proposed higher density residential development to be located with good access to services (eg. commercial uses, schools, parks) and transportation links (including but not limited to transit).
- Policy 100 Promote walkable neighbourhood by encouraging:
 - A greater mix of appropriate land uses and infill development through policies in Area Redevelopment Plans.

- Growth areas to provide for a greater mix of land uses in Area Structure Plans and Outline Plans.
 - Development of accessible housing units in areas where ancillary neighbourhood facilities are currently available (eg. schools, parks, transit routes, groceries) or will be developed in the future, through land use plan preparation or consideration of applications for a change of land use.
 - Area Redevelopment Plans for areas with inadequate green space to identify how the supply can be increased and how this can be paid for.
 - Street-fronting and neighbourhood-oriented commercial development in new or existing neighbourhoods with a grid or modified grid street layout, through supporting appropriate land use amendments and identifying appropriate locations in Area Redevelopment Plans and Outline Plans.
 - Commercial development around higher density residential areas, in Area Redevelopment Plans and Area Structure Plan preparation, and Land Use Bylaw amendments.
- Policy 113 Promote a sustainable development pattern which makes efficient use of land, minimizes the need for motorized travel and facilities social cohesion, by encouraging:
 - The design of live, work, shop and play land uses in proximity to one another.
 - Mixed-use development with a mix of land uses in existing and future commercial areas.
 - The design of the built environment to facilitate walkability and rollability by providing complete networks of accessible sidewalks and crossing throughout the city.
 - The design of neighbourhoods to minimize driving distances and reduce automobile trip generation, through the use of grid or modified grid street layouts (where topography and storm water management solutions allow) and a mix of land uses which aims to allow residents to meet their daily needs within a 750 m walk of their homes.
 - A diverse range of housing forms and price points to be incorporated in all new neighbourhoods.
 - Mixed-use development in residential neighbourhoods, in locations which maximize commercial viability and ease of access for nearby residents.

- The creation of city and neighbourhood focal points that provide opportunities for community gathering, and that encourage interaction between all age groups and abilities.
- Neighbourhood design and public spaces to mitigate the impact of climatic extremes (temperature, wind, drifting snow).
- Through the city, architecture and streetscaping which contribute to a sense of place and civic pride.

South Saskatchewan Regional Plan 2014-2024

5. Efficient Use of Land

Objective:

- The amount of land that is required for development of the built environment is minimized over time.

Strategies:

- 5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to **consider the efficient use of land principles** in land-use planning and decision-making.

Principles:

2. Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.
3. Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.
4. Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

CONCLUSION

- The proposed secondary suite meets the above noted requirements for a secondary suite. No waivers are required or requested.
- The application followed the established process for secondary suites and no comments were received in the prescribed timelines.
- The application was subsequently approved.

RECOMMENDATION

That the appeal be denied, and that the Development Officer decision on DEV13243 be upheld.

ALTERNATIVES

Approval This application may be approved. Appropriate conditions should be cited.

If this application is approved:

- The applicant may appeal any of the conditions of approval.
- Any affected party present at the MPC meeting may appeal the approval.
- The approval is advertised in the upcoming Saturday paper and any affected party may appeal the approval.

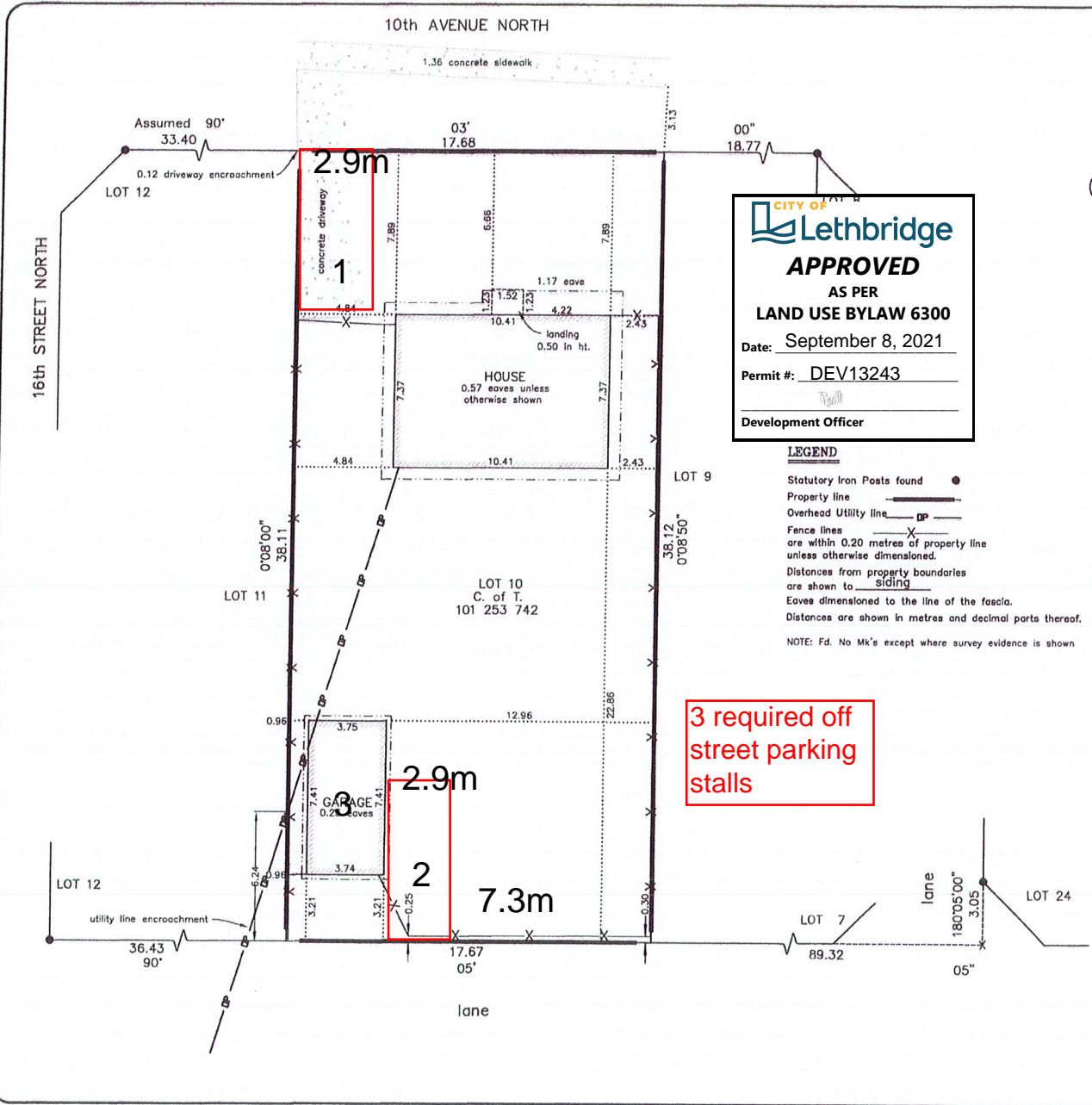
Refusal This application may be refused. Specific reasons for refusal must be cited.

If this application is refused:

- The applicant may appeal the refusal.
- The applicant may wait 6 months and reapply for the same development at the same location.
- The applicant may correct the aspects of the development that caused it to be refused and reapply before 6 months has elapsed.
- The applicant may make an entirely new application for the same proposal in a different location.

Tabling The application may be tabled: The cause of or reason for tabling should be cited. Conditions or a time frame for lifting it from the table should be cited. Instructions for re-advertising should be cited.

MUNICIPAL ADDRESS:
1610 - 10TH AVENUE N., LETHBRIDGE



CITY OF Lethbridge
APPROVED
 AS PER
LAND USE BYLAW 6300
 Date: September 8, 2021
 Permit #: DEV13243
 Development Officer

LEGEND

Statutory Iron Posts found ●

Property line ———

Overhead Utility line —OP—

Fence lines —X—

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NOTE: Fd. No Mk's except where survey evidence is shown

3 required off street parking stalls

Alberta Land Surveyor's
Real Property Report

To: Kelko McFarland
 337 - 21st Street
 Coaldale, AB
 TIM OE9

PROPERTY DESCRIPTION ("THE PROPERTY")
 PLAN 8072 H.A., BLOCK 7, LOT 10

CERTIFICATION

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly, within those standards as of the date of this report, I am of the opinion that:

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Dated at Lethbridge, Alberta
 This 19th Day of March, 2021

Z.J. Prosper
 Z.J. Prosper
 Alberta Land Surveyor, 2021

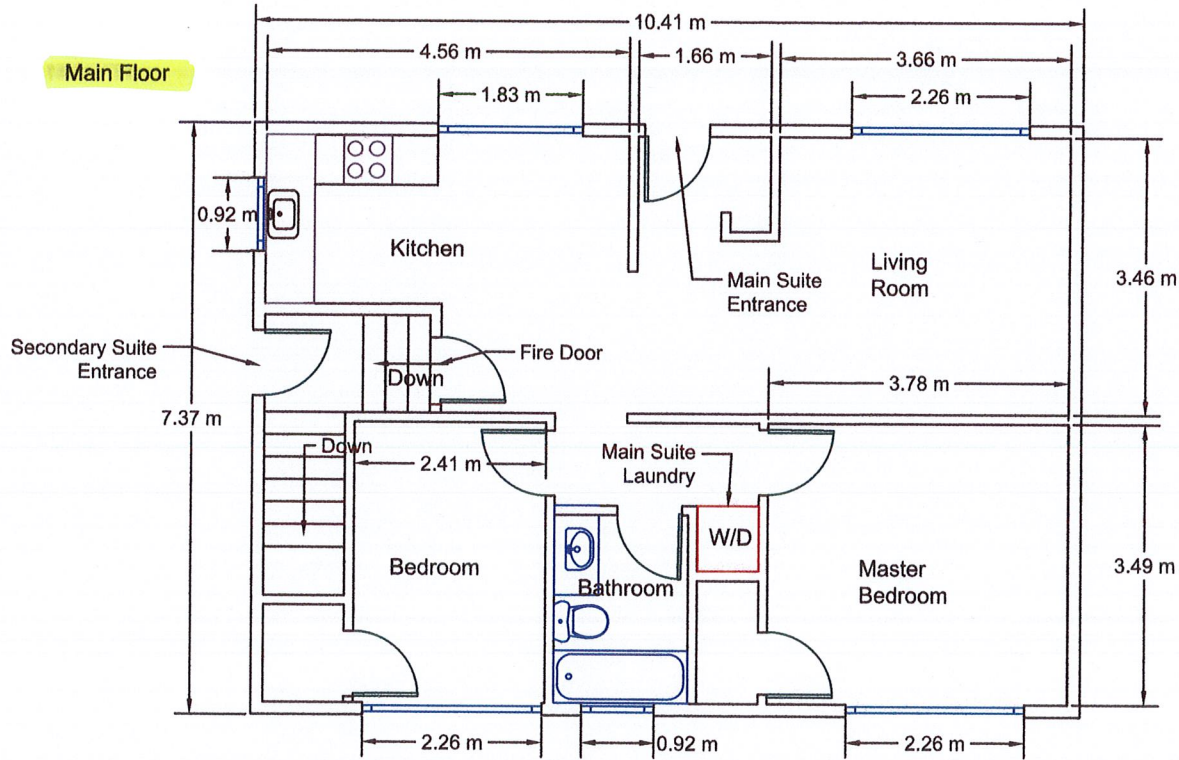


boa brown okamura & associates ltd.
 2830 - 12 Avenue North, Lethbridge, Alberta T1H 5J9
 © copyright brown, okamura & associates ltd. 2021

Scale:	1:200 (metric)	Drawn:	MJ
Job:	11208	Ref. file:	
Date of Title Search:	FEBRUARY 18, 2021		
Date of Survey:	MARCH 2, 2021		

Appendix A.2

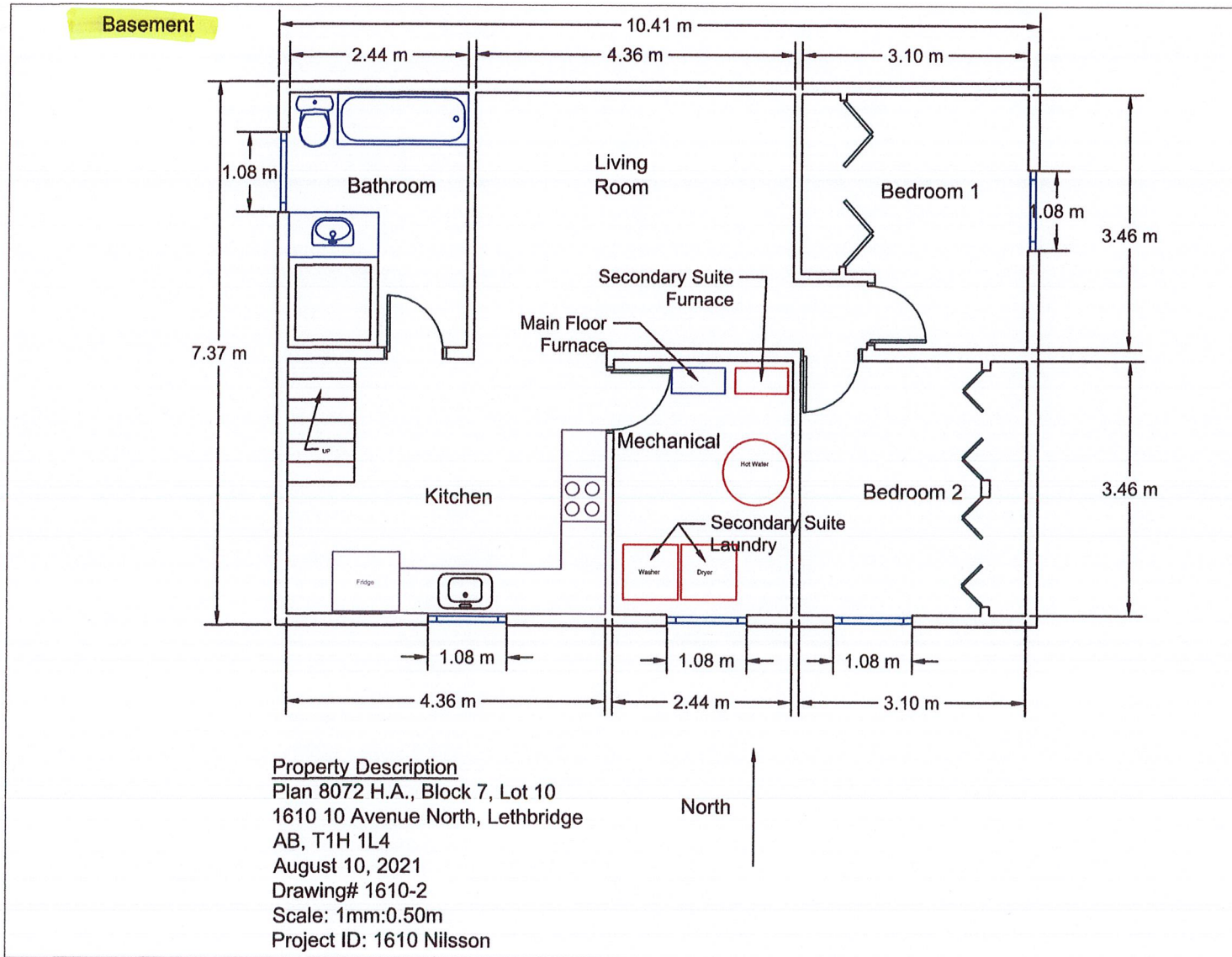
CITY OF Lethbridge
Page 20
APPROVED
AS PER
LAND USE BYLAW 6300
Date: September 8, 2021
Permit #: DEV13243
[Signature]
Development Officer



Property Description
Plan 8072 H.A., Block 7, Lot 10
1610 10 Avenue North, Lethbridge
AB, T1H 1L4
August 10, 2021
Drawing# 1610-1
Scale: 1mm:0.43m
Project ID: 1610 Nilsson

Appendix A.3

CITY OF Lethbridge
Page 24
APPROVED
AS PER
LAND USE BYLAW 6300
Date: September 8, 2021
Permit #: DEV13243
Development Officer



Property Description
Plan 8072 H.A., Block 7, Lot 10
1610 10 Avenue North, Lethbridge
AB, T1H 1L4
August 10, 2021
Drawing# 1610-2
Scale: 1mm:0.50m
Project ID: 1610 Nilsson

APPROVED

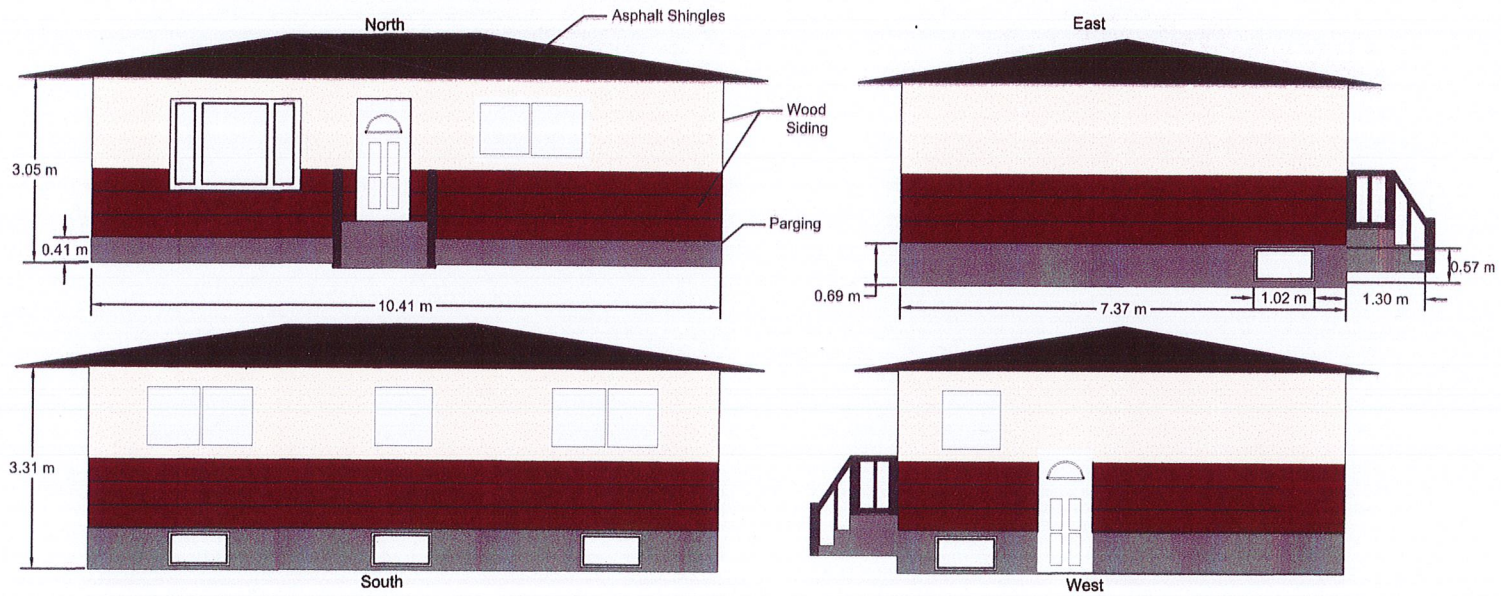
AS PER
LAND USE BYLAW 6300

Date: September 8, 2021

Permit #: DEV13243

Full

Development Officer



Property Description
Plan 8072 H.A., Block 7, Lot 10
1610 10 Avenue North, Lethbridge
AB, T1H 1L4
August 10, 2021
Drawing# 16103
Scale: 1mm:0.34m
Project ID: 1610 Nilsson

August 24, 2021

NOTICE TO NEIGHBOURS
This letter is being sent to property owners
within a 60 meter radius of:

1610 10 AVE N

An application has been received to develop a secondary suite in the existing single detached dwelling.

If you require any further information about this development application, please contact Planning & Design at 403-320-3920, by September 2, 2021.

We would appreciate any comments that you may have regarding this development. Comments either in-support-of or against the proposal are required to be provided in writing and must detail how and why the proposal may impact you, your property, and/or your community. Please note that all information you provide can be made public.

Sincerely,



Joshua Bourelle
Development Officer I

cc: Applicant
City of Lethbridge 311

To the Subdivision and Development Appeal Board,

Thank you for the opportunity to speak to our application for a secondary suite at 1610 10 Ave N.

This is my wife and my first endeavour into a revenue property. Like many through COVID, I have found myself between opportunities and through this we have evaluated different options and decided to engage in this opportunity to help our family create a separate source of income while investing in the community.

Through this process, we have reviewed different priorities of the City of Lethbridge and chose this specific property as it aligned with a number of the priorities the City has identified through documents such as the South Saskatchewan Regional Plan (SSRP <https://open.alberta.ca/publications/9781460139417>); the Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP <https://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/ICSP.MUNICIPAL%20DEVELOPMENT%20PLAN.pdf>); and nearby neighbourhood plans such as the Westminster Area Redevelopment Plan (WARP <https://www.lethbridge.ca/Doing-Business/Planning-Development/Planning/Pages/WARP.aspx>). These plans focus on efficient land use, revitalization of properties that are coming close to the end of the economic value, and investment into local neighbourhoods.

One of the concerns expressed in these plans is the prevalence of illegal suites utilized within the City of Lethbridge. We are intentionally going above and beyond in making sure that everything we do is approved, inspected, and brought up to current code. We are replacing all the existing plumbing, electrical, and HVAC systems, that would not pass current code. We are updating these systems throughout the house, not just the applied for secondary suite. While these investments are well beyond the minimum requirement to qualify for a secondary suite, we are doing this because it adds significant economic life to our property, as well as raising the comparable market value of all the properties in our neighbourhood. We believe that while these investments are a significant upfront cost, they will create value for not only our property, but everyone in our neighbourhood.

We believe that through this application and plan, we are aligning as close as possible to the priorities that the City of Lethbridge has expressed in their development plans.

To specifically address the concerns expressed by the appellant, I want to be clear, the concerns of the appellant are our concerns as well. I have no desire to have tenants that create a disturbance to the neighbourhood. Bad tenants are a frustration to the property owner as much as the neighbours. I can assure the appellant that the tenants will be vetted appropriately with credit checks, reference checks, and regular contact from us as property owners. We live just a few minutes away in the Uplands and are available to respond to any complaints or problems that may arise. While I cannot ensure that there will be no problems, I can do my best

to ensure that we will work with the neighbours to address concerns as they arise (I've met the neighbours' dogs next door through the fence over the past couple months working at the residence, and I can assure you they are good boys). We plan to own this property and be a part of the neighbourhood long term. A positive relationship with the neighbours is in our best interest.

To the concern about parking. It is unfortunate that the appellant felt the need to remove a beautiful tree to create additional parking on her property for fear of available spaces. While street parking does not belong to any particular property owner, it is worth pointing out that on the 1600 block of 10 Ave N, there is approximately 160m of street frontage. Subtract 4 driveways, an alley, and appropriate parking margins, a rough calculation based on parking space measurements for off street parking from the City of Lethbridge suggests that there is room for approximately 20 on street parking spaces in addition to the 12 allocated off street parking spaces. I would humbly suggest that parking is a minor concern for this neighbourhood.

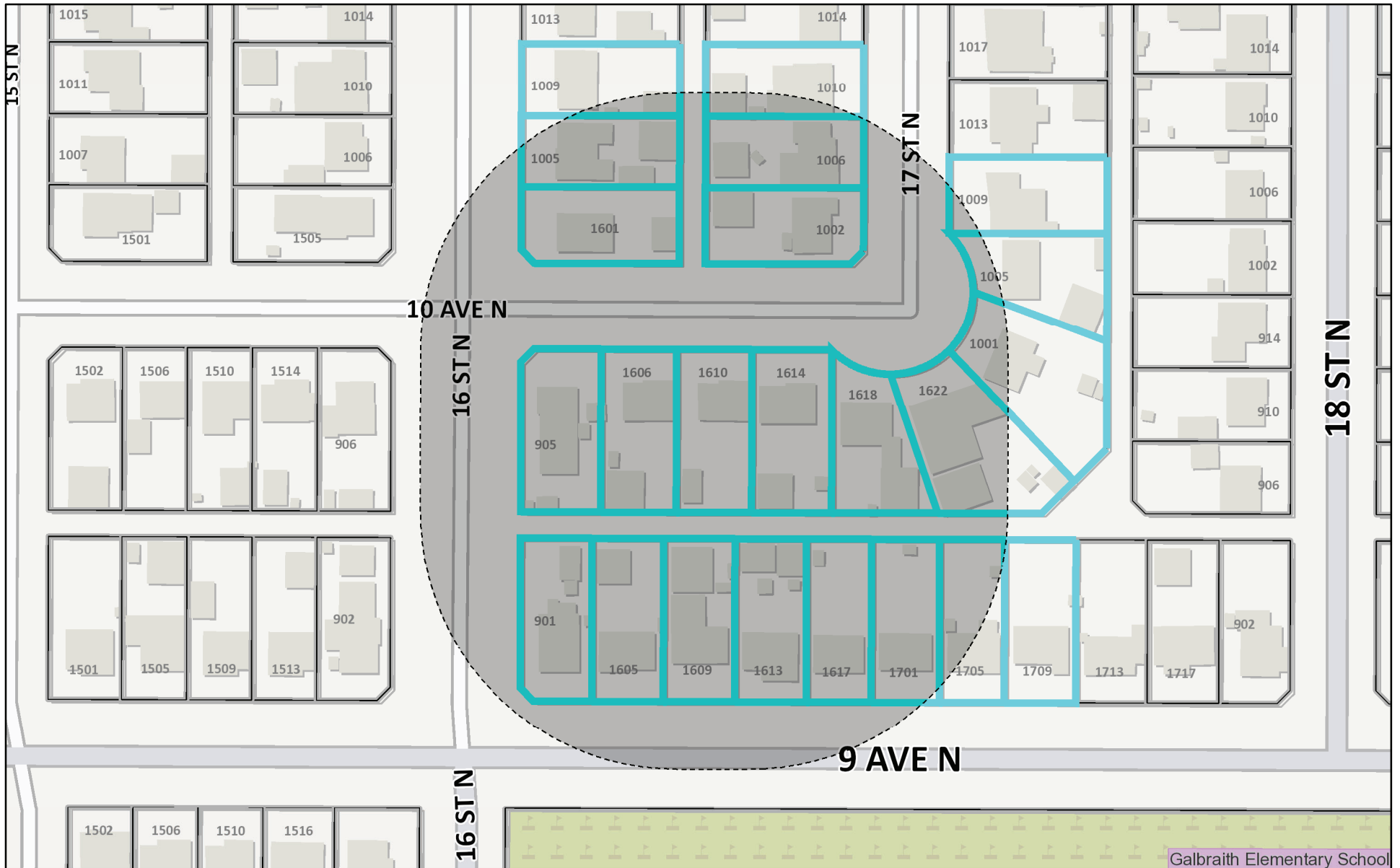
I thank you for your work as an appeal board as it is important to hear everyone's voice in changes that may significantly affect property owners. I hope that I have addressed those concerns in an appropriate way to give confidence to the proposed development application.

Thank you for your consideration.


Sincerely,

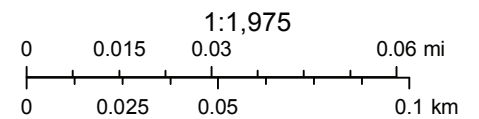
James and Angie Nilsson

Parcel Locator WebMAP



November 3, 2021

 Parcels



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