



CITY OF
Lethbridge

Office of the City Clerk

November 29, 2018

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of the Development Officer to change of use – “Warehouse, Retail & Commercial School.” Includes a request for a 4 space parking waiver at Bay A & B, 234 12B Street North, Development Permit DEV10804.

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

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

DATE: Thursday, December 20, 2018
TIME: 5:00 p.m.
LOCATION: Council Chambers, Main Floor, City Hall
910 – 4 Avenue South

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

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

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403 320 3030 if you have any questions.

Yours truly,

Wendy Smith
Acting Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, Dec. 20, 2018

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. 2018-08

APPEAL OF DEVELOPMENT PERMIT 10804

Appellants: Con Schultz
Condo Association #0511747

Address: Bay A & B, 234 12B Street North

To request for a change in use – “Warehouse, Retail & Commercial School.” Includes a request for a 4 space parking waiver.

Land Use District: I-B (Business Industrial)

Nov 21, 2018

Secretary of the Subdivision and Development Appeal Board

City Clerks Office

910 4 Av S 2nd Floor

Lethbridge, AB T1J 0P6

CITY OF LETHBRIDGE
RECEIVED

NOV 27 2018

Re: DEV10804 - Application for development of 234 12 St B N, with 4 parking spaces waiver
OFFICE OF THE
CITY CLERK

We, the members of condo association 0511747 (being the owners collectively of 12B Street properties 219 to 245), are writing to express concern over the application permit noted above with respect only to the portion requesting a "waiver of four off street parking spaces".

Our street has had parking issues going on for many years already. Employees in the area have often parked in the outlying residential neighborhood as there are rarely enough parking spaces in the existing public portion of parking on 12B. We have had occasional conflict with local residential owners over the years on the issue.

We note that the location relative to this application has access to a private parking lot already, but the application is asking that the requirement for a least four off-street parking spaces be waived to allow for the development. We can only conclude that means there will be at least four extra cars looking to park on a street where the current situation has rarely available spots during 9-5 business hours when all store locations on 12B are operating.

The impact of additional vehicles trying to park on-street will be significant as we already have plenty of hand-written notes being left on employee's / customer's / client's vehicles parked in front of someone else's storefront. We address this issue routinely within our condo group already. Adding 4 more? This will create much more animosity between folks fighting for their precious parking spots!

We formally object to approval of the application for a waiver of this requirement.

We await your reply, feel free to contact the writer of this letter with further questions as you have them.

Con Schultz

Condo President

403-381-0015

Condo Association # 0511747



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV10804**

Address: **234 12B ST N**
Legal: 406R;141;9-14

District: I-B

Applicant: PINETREE SUPPLY LIMITED
Address: PO BOX 1231 LETHBRIDGE AB T1J 4A4

Phone: 403 328-5505

Development Proposed A request for a change of use - 'Warehouse, Retail' & 'Commercial School' (278m2)[Bays A & B]
** Includes a request for a 4 space parking waiver.

District I-B BUSINESS INDUSTRIAL

Land Use COMMERCIAL SCHOOL - DISCRETIONARY
WAREHOUSE, RETAIL - PERMITTED

CONDITIONS OF APPROVAL

1. Compliance with the plans: The development shall be in accordance with the plans submitted October 30, 2018. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.
 - (a) The retail sales area shall not exceed 50% of the gross floor area.
2. Waiver: A waiver of 4 off-street parking spaces is hereby granted.
3. Off-street Parking: 3 spaces shall be provided and maintained for this use. The off street parking stall requirement for the entire building is 22 spaces.
4. Signs: prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

cc:

TJ Woodloo, Regulatory Services
Darrin Harsch, Building Inspections
Marc Royer, Fire Prevention

Decision Date

Oct 31, 2018

Valid Date

Dec 04, 2018

Development Commencement

Provided this decision is not appealed, development shall commence:

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

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



CITY OF
Lethbridge
Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV10804**

Development.
Authority



KEVIN DEAUST, DEVELOPMENT OFFICER

STATUTORY PLANS

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

APPEALS

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

FOIP

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

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentsservices@lethbridge.ca.

Permit No. DEV10804



Development Permit Application - Change of Use
Land Use Bylaw 5700

BP _____
DEV 10804

910 - 4th Avenue South
Lethbridge, AB

Project Address:

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

Unit / Bay #

A/B

Civic Address

234 12 St B North

Date:

10.30.2018

Access Code: _____

Property Owner / Agent

Applicant

Name: Pinetree Supply

Paid

Address: Box 1231

Lethbridge AB

Phone: 403 328 5505 Fax: _____

Signature: Paul Kenwood

E-Mail: kenwoodp@telus.net

** Providing an email address means you consent to receive all documents via this address. Please ensure accuracy **

Land Owner Consent

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

Yes No

Business Owner

Applicant

Name: Finely Quilted

Paid

Address: A/B 234 12B ST N

Lethbridge, AB

Phone: _____ Fax: _____

Signature: _____

E-Mail: _____

** Providing an email address means you consent to receive all documents via this address. Please ensure accuracy **

Details of Proposed Business / Development

reno. units A/B

handicap washroom

electricity to dryer

plumbing to washroom

change use to commercial school

Submission Requirements

- 1) Provide one copy of a Site Plan showing:
 - a) the building with the exact location of the tenant space identified
 - b) the off-street parking stalls

specialty manufacturing and parking waiver

- 2) Provide one copy of a Floor Plan showing:

- a) Dimensions of all rooms,
- b) Purpose of all rooms / spaces,
- c) Location of all walls, partitions, doorways, windows, and other openings,
- d) If a restaurant and / or drinking establishment, include seating plan that clearly indicates the area (both indoor and outdoor) in which the public will have access for the consumption of food and / or beverages.

1 B

366 + 50 = 416

Property Information

Previous Tenant / Occupant Lethbridge Shopper

Total Number of Off-Street Parking Stalls provided potentially needs waiver - 22 total for all uses

Total Area of Space Occupied by this Use 2800^{sq} + 195' (mezz) = 2995'ff²

Will you be sharing this space with another tenant? no

Adjacent Tenant(s) Schizophrenia association
warehouse

Will you be doing any construction or modification of the space? (ie. Adding a mezzanine, second story, adding or removing walls, washrooms, etc.)
If so, explain.
Other permits may be required.
handicaps washroom - walls plumbing

Will there be any combustible, flammable, or explosive materials stored, used or produced at this business? no

Will the business activities or uses occurring at this location produce any dust, liquids or gases? For example, manufacturing, furniture refinishing, vehicle repairs, welding, cooking or food preparation? no

Confirmation

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

Signature: Paul Kenwood

Date: 10.18.2018

City of Lethbridge

**Planning and
Development
Services**

910 - 4th Avenue South
Lethbridge, AB
T1J 0P6

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

Voluntary Waiver of Claims
DEVELOPMENT COMMENCEMENT - FORM A.1
LUB 5700, Section 5.10.1

BP _____
DEV 10804

Project Address: _____

Unit/Bay #

A/B

Civic Address

234 12 St B No.

Date:

10.30.2018

Access Code: _____

"VOLUNTARY WAIVER OF CLAIMS" (Optional)

For Development Approvals of Discretionary Uses and/or Approvals granting a waiver of development standards

This "Voluntary Waiver of Claims" allows you to commence your development in advance of the date of validity on your Development Permit. The permit's valid date is the date at which the appeal period for the public has expired.

By agreeing to this "Voluntary Waiver of Claims" you agree that should an appeal be made you will immediately cease the development pending the outcome of the appeal and will waive all claims to compensation from the City of Lethbridge for costs associated with that cessation and/or costs resulting from the outcome of the appeal.

Agreement to this "Voluntary Waiver of Claims" does not nullify your own right to an appeal. You may appeal any condition of approval on the Development Permit to the Subdivision and Development Appeal Board by the date identified on your permit.

Agreement to this "Voluntary Waiver of Claims" and possession of the released Development Permit does not eliminate the need for a Business License, Building Permit or other permits. Do not commence development without first obtaining all the necessary permits.

I HAVE READ, UNDERSTOOD, AND AGREE TO THIS "VOLUNTARY WAIVER OF CLAIMS"

Name (Please Print) _____

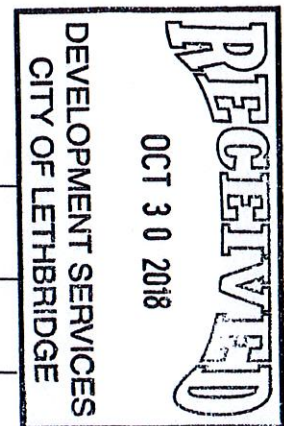
Paul Kenwood

Signature: _____

Paul Kenwood

Date: _____

10.18.2018



Version Date: December 28, 2017

Any personal information collected on this form is collected in accordance with Sections 683, 685 and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. 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 phone at (403) 320-7329.



22 October 2018

To Whom It may concern,

Finely Quilted has been operating in Lethbridge Alberta since 1 June 2017 @ 1253 2A Ave North Lethbridge. We are a Dealership for APQS industrial Longarm Quilting Machines. We Sell and service these machine as well as rent time on our Floor model machines for people to use and finish their quilts. We retail wide back fabric, thread and Batting to finish off the quilts. There is a classroom for education of our customers in our shop.

The breakdown of our business is as follows;

Sales of Machines	25%
Service of Industrial machines	20%
Service of Domestic machines	5%
Service of Finishing quilts for people	20%
Rental of machines	20%
Continuing Education	5%
Retail Sales	5%



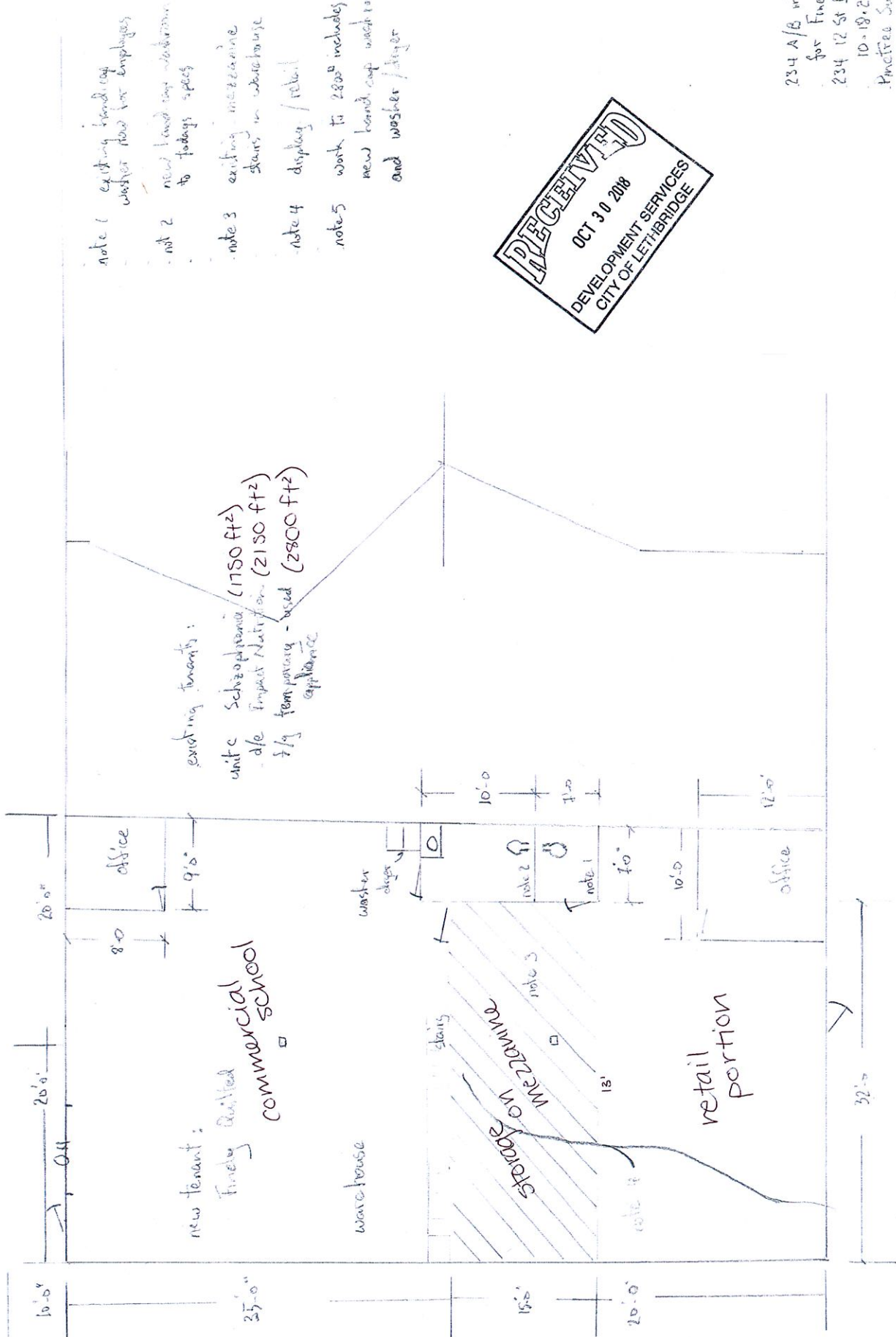
The largest group of students we have had in a class is 20, on average we have 5-8 students in a class.

If you have any questions please feel free to contact us at 403-642-5333, or via email info@finelyquilted.ca

Sincerely,

Thornton & Jenny Root

Owners of Finely Quilted



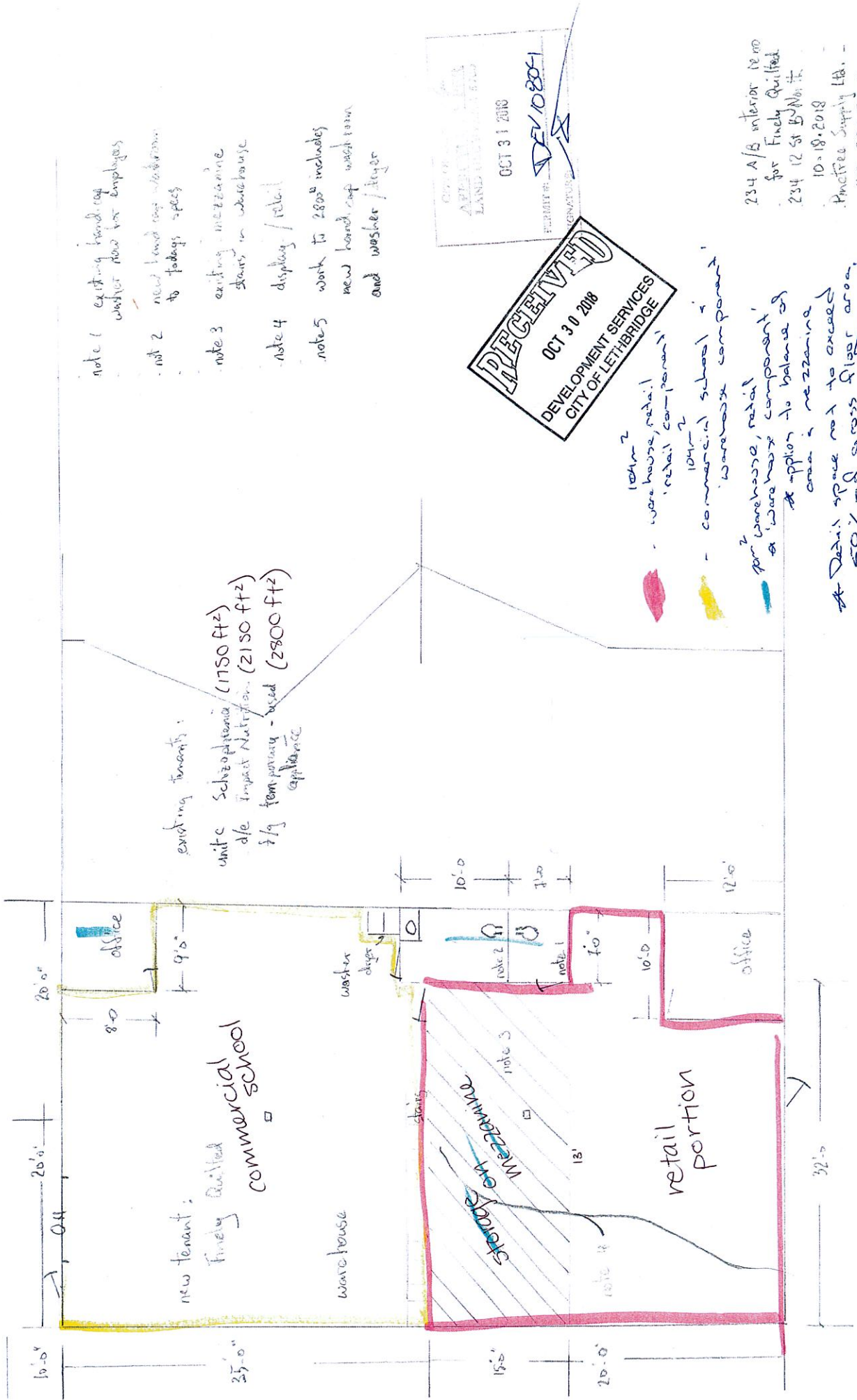
- note 1 existing hand drying washer now for employees
- note 2 new hand soap workstation to forgoes space
- note 3 existing measuring stairs in warehouse
- note 4 display / retail
- note 5 work to 2800 includes new hand soap workstation and washer / dryer

existing tenants:
 unite Schizophrenia (1750 ft²)
 - d/e Impact Nutrition (2150 ft²)
 3/4 temporary - used (2800 ft²)
 appliance

new tenant:
 Finely Qualified
 Commercial School



234 A/B interior permit
 for Finely Qualified
 234 12 St E, N.E.
 10-18-2018
 Pinetree Supply Ltd.
 403.328.5505



- note 1 existing hand soap washer now for employees
- note 2 new hand soap washroom to toddlers space
- note 3 existing mezzanine stairs in warehouse
- note 4 display / retail
- note 5 work to 2800 includes new hand soap wash room and washer / dryer

existing tenants:
 units Schizophrenia (1750 ft²)
 d/e Impact Nutrition (2150 ft²)
 3/4 temporary - based appliances

new tenant:
 Finely Quilted
 commercial school

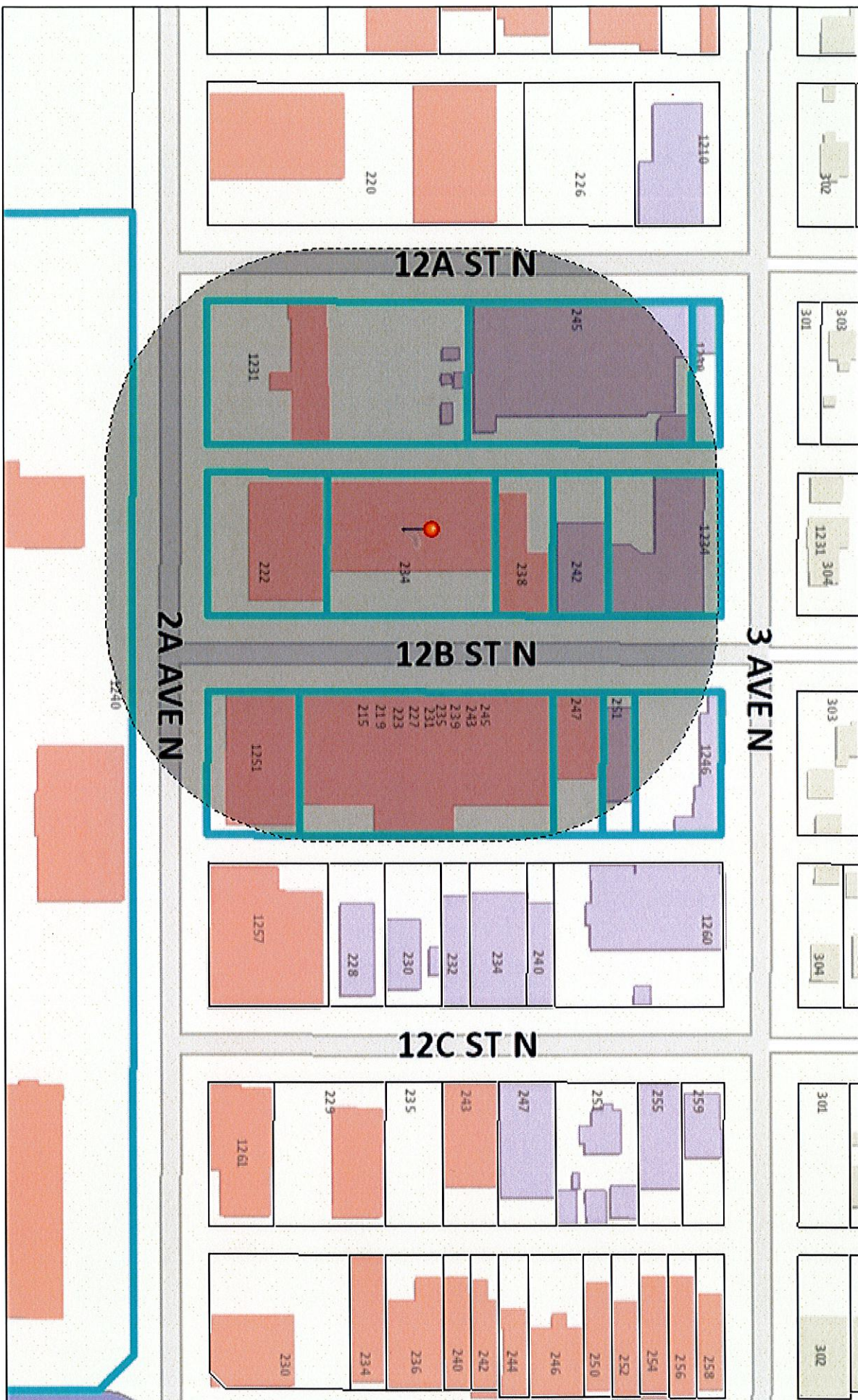
CITY OF LETHBRIDGE
 APPLICANT: [unclear]
 LAND USE PERMIT # [unclear]
 OCT 31 2018
 PERMITTED BY: [signature]
 DEVELOPER: [signature]

RECEIVED
 OCT 30 2018
 DEVELOPMENT SERVICES
 CITY OF LETHBRIDGE

- 1041-2 - ware house, retail, retail component
 - 1041-2 - commercial school & warehouse component
 - 2 - for warehouse, retail & warehouse component
 - 1 - option to balance of area & mezzanine
- * Detail space not to exceed 50% of gross floor area.

234 A/B interior 12 mo for Finely Quilted
 234 12 St B/N/1 ft
 10.18.2018
 Finely Supply Ltd. -
 403.328.5505

Parcel Locator WebMAP



November 28, 2018

□ Parcels



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