CITY OF Lethbridge

Office of the City Clerk

October 9, 2026

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed against the Decision of the Development Authority on the issuance of a Development Permit DEV 16959 for the development of an Entertainment Establishment-Discretionary, Restaurant-Permitted, at 402 2 Avenue South.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 60 metres 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, October 29, 2026**
TIME:	**7:00 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 sdab@lethbridge.ca, **including your full name and mailing address** 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 sdab@lethbridge.ca if you have any questions.

Yours truly,

Stephanie Parsonage
Board Clerk,
Subdivision and Development Appeal Board

This information is collected under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, and sections 678 and 686 of the Municipal Government Act, RSA 200 c. M-26 for the purposes of administering and adjudicating appeals before the Board. If you have any questions regarding the collection, use, or retention of this information, contact the SDAB Clerk at sdab@lethbridge.ca.

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		
Municipal Address of Appeal: 402 2nd ave South		(Date Received Stamp) CITY OF LETHBRIDGE RECEIVED OCT 08 2026 OFFICE OF THE CITY CLERK (Office use Only)
Legal Description of Site (must be completed for subdivision appeals)		
Development Application Number or Subdivision Application Number: Dev 169.59.		
Appellant Information		
Name: LA Accommodations Ltd Andy Grazziani		
Mailing Address: 122 5 Street S | T1J 2B2		
City: Lethbridge	Province: Alberta	Postal Code
Residence #: Sam.	Business #: 403 393 3538	Email: Andy grazziani@shaw.ca

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

Development Permit	Subdivision Permit	Notice of Order
☑ Approval	☐ Approval	☐ Notice of Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	☐ 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 Document

(Attach a separate page if required)

This Personal information is collected under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act and sections 678 and 686 of the Municipal Government Act for the purposes of administering and adjudicating appeals before the Board. 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 Board Clerk at (403) 320-3030.

Signature of Appellant	Date YYYY MM DD
	2026 | 10 | 05

FOR OFFICE USE ONLY

Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD	Date Appellant Notified YYYY MM DD

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date for appeal, as specified in the *Municipal Government Act.* Otherwise, the appeal will not be processed.

FILING INFORMATION

If you mail the Appeal, it must be received on or before the final date for appeal or it will not be processed and a hearing before the Board will not occur.

MAIL TO:	DELIVER TO:
The SDAB Clerk Subdivision & Development Appeal Board City Hall 910 – 4th Avenue South Lethbridge, Alberta T1J 0P6	The SDAB Clerk Subdivision & Development Appeal Board Office of the City Clerk, 2nd Floor, City Hall 910 – 4th Avenue South Lethbridge, Alberta

APPEAL PROCESS

a) DEVELOPMENT APPEALS

Any decision of the Development Authority can be appealed. Letters of Appeal are made to the Subdivision & Development Board and must be made within 21 days of receipt of the written decision, after

1) The date that the notice to the public is published in the newspaper; or
2) In the case of an appeal by an applicant, the date that the notice to the applicant is deemed to have been received.

All landowners within 60m (200 feet) of the parcel are notified in writing of the Appeal.

b) SUBDIVISION APPEALS

A decision of the Subdivision Authority can be appealed. Letters of Appeal are made to the Subdivision & Development Board and must be made within 21 days of receipt of the written decision. An Appeal can only be initiated by:

1) the applicant
2) a Provincial Government department if the application is required to be referred to that department
3) school authority with respect to
    a. the allocation of municipal reserve and school reserve or money in place of the reserve,
    b. the location of school reserve allocated to it, or
    c. the amount of school reserve or money in place of the reserve.

Appeals within a certain distance of the highway, a body of water, or a sewage treatment, or waste management facility are handled by the Land and Property Rights Tribunal, as set out in the *Matters Relating to Subdivision and Development Regulation*.

If you require further information regarding Appeal deadlines and Board procedures, please contact the Appeal Board Office at:

Phone: 403 320 3030
Email: sdab@lethbridge.ca
Website: www.lethbridge.ca

Mail body:

The Owl Acoustic lounge has had several noise complaints along with other fighting complaints at its current location a 606 3ave south since they opened. I have called in several times myself . I went to the police station to get a print out but it will take 2 months to get it they said And I only have 14 days to appeal there new location. Maybe your office can get it quicker and see all the.complaints filed against there business. They have zero respect for the other businesses and people living downtown. They open their doors and play the music so loud till 11 and 12 pm I can hear it across the park where I live from their current location at 606 3ave South. They want to move across the street from my property now and they will be the same terrible business owners with zero
Respect for the neighborhood. I have a hard enough time renting places with the bad stigma about downtown still lingering in people's mind's. Having that bar blaring music every night I will probably lose my tenants to the loud noise from the music and loud drunk people leaving the premises when they close at night I have been here for 28 years and I don't want to lose my business because this place opening up. The area has been dead quiet at night since the street alive moved from downtown and they upgraded the homeless shelter no more yelling and screaming from people in the galt gardens park now . The only noise is the owl blaring there music at night. The old fire hall has big doors that open the entire front of it up they will be doing the same thing blaring music nobody wants to hear that's not there. The senior complex at the end of 2nd avenue will also hear the noise from the bar when they're blasting the music so loud . Downtown does not need business opening that have zero respect for other businesses and people living downtown.
Sent from my iPhone

CITY OF Lethbridge

Land Use Bylaw 6300
DEVELOPMENT PERMIT

PERMIT NO. DEV16959

Address: **402 2 AVE S** District: C-D
Legal: 1668D;A

Applicant: OWLCORP INC Phone: 409 915 3591
Address: 105 8 ST S LETHBRIDGE AB T1J 2J4

Development Proposed Addition of 'entertainment establishment use to relocate The Owl (Acoustic Lounge). The 'entertainment establishment' use applies to the main, basement, and second floors - a collective GFA of +/- 1077.8m2 (11,600 ft2). In addition to the 'entertainment establishment' use, the main, basement, and second floors retain a 'restaurant' use carried forward from preceding development approval permits.

District C-D DOWNTOWN COMMERCIAL

Land Use ENTERTAINMENT ESTABLISHMENT - DISCRETIONARY
RESTAURANT - PERMITTED

CONDITIONS OF APPROVAL

1. Compliance with the plans: The development shall be in accordance with the plans submitted September 22, 2026. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.

2. Off-street Parking: No additional spaces are required for this use. Any existing spaces must continue to be provided and maintained.

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

INFORMATIVE:
(i) In considering the discretionary use approval for an 'entertainment establishment' use, the Downtown ARP and the Heart of Our City Master Plan have been reviewed to confirm plan support of the use. It is important to note that within the DARP's DT-1 district, applicable to this property, that the 'entertainment establishment' use is a permitted use. The purpose of the DT-1 district is intended to align with the Heart of our City Master Plan Pillars of 'Vibrant' and 'Exciting'. The range of uses is intended to encourage continuation of street-oriented, private sector commercial investment as well as uses with cultural and entertainment orientations.

Cc:
Regulatory Services
Building Inspections
Fire Prevention

Decision Date
Sep 23, 2026
Valid Date
Oct 20, 2026

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 6300
DEVELOPMENT PERMIT

PERMIT NO. DEV16959

Development. Authority



KEVIN DEAUST, DEVELOPMENT OFFICER

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.

Privacy Notice

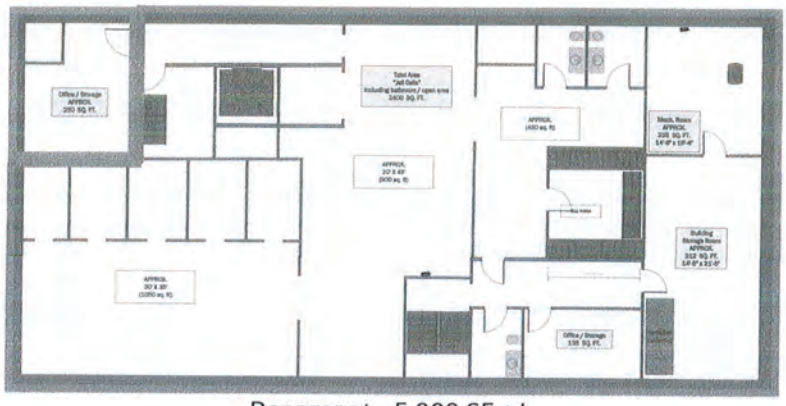
The personal information collected for a construction permit application is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, and the Alberta Safety Codes Act. This information is necessary to process the construction permit application, issue permit(s), and facilitate legislated compliance monitoring & verification. Please be aware that some or all of the information provided during the application process may be made public. For question about the collection or management of personal information, contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 (or 403-320-3111 if outside of Lethbridge

Permit No. DEV16959

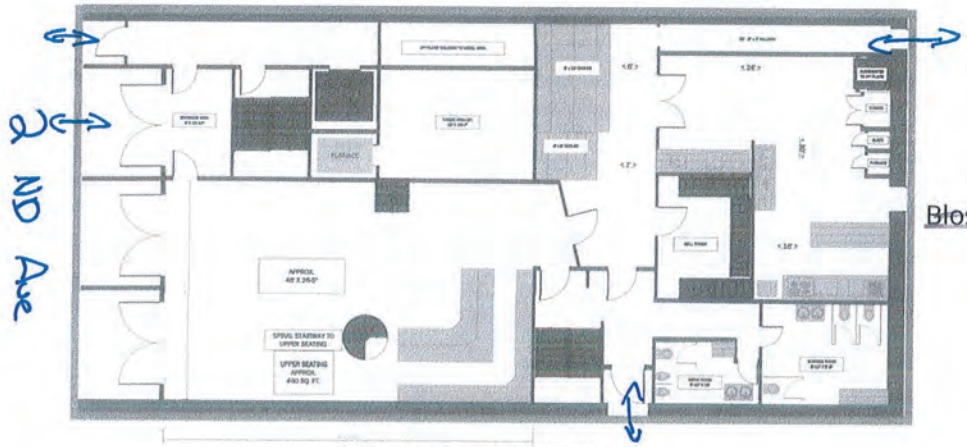
Retail property for sale

402 2nd Avenue South

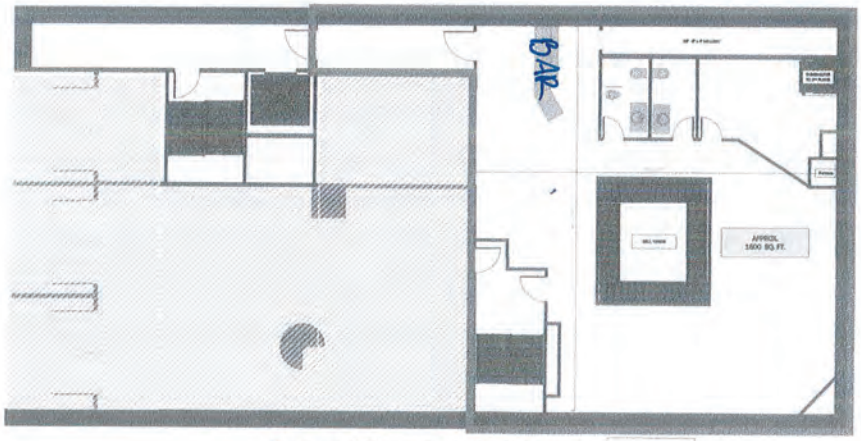
Individual Office



Basement - 5,000 SF +/-



Main Floor - 5,000 SF +/-



Second Floor - 1,600 SF +/-

Leased

Vacant

CITY OF Lethbridge
RECEIVED ON:
Date: Sept 22, 2026
PLANNING & DESIGN

CITY OF Lethbridge
APPROVED
AS PER
LAND USE BYLAW 6300
Date: Sept 23, 2026
Approval #: Dev16959
- Kevin Deaust
Development Officer

AVISON YOUNG

Ashley Soames
Senior Associate
D 403 942 6692
ashley.soames@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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2nd Ave S

3rd Ave S

Doors to sidewalk

Door.

main entrance

APPROX. 46' X 26'-5"

SPIRAL STAIRWAY TO UPPER SEATING

UPPER SEATING APPROX. 490 SQ. FT.

FURNACE

Bar.

main

entrance exit

exit

exit

<7'>

<6'>

<24'>

<16'>

<30'>

CITY OF Lethbridge

APPROVED

AS PER

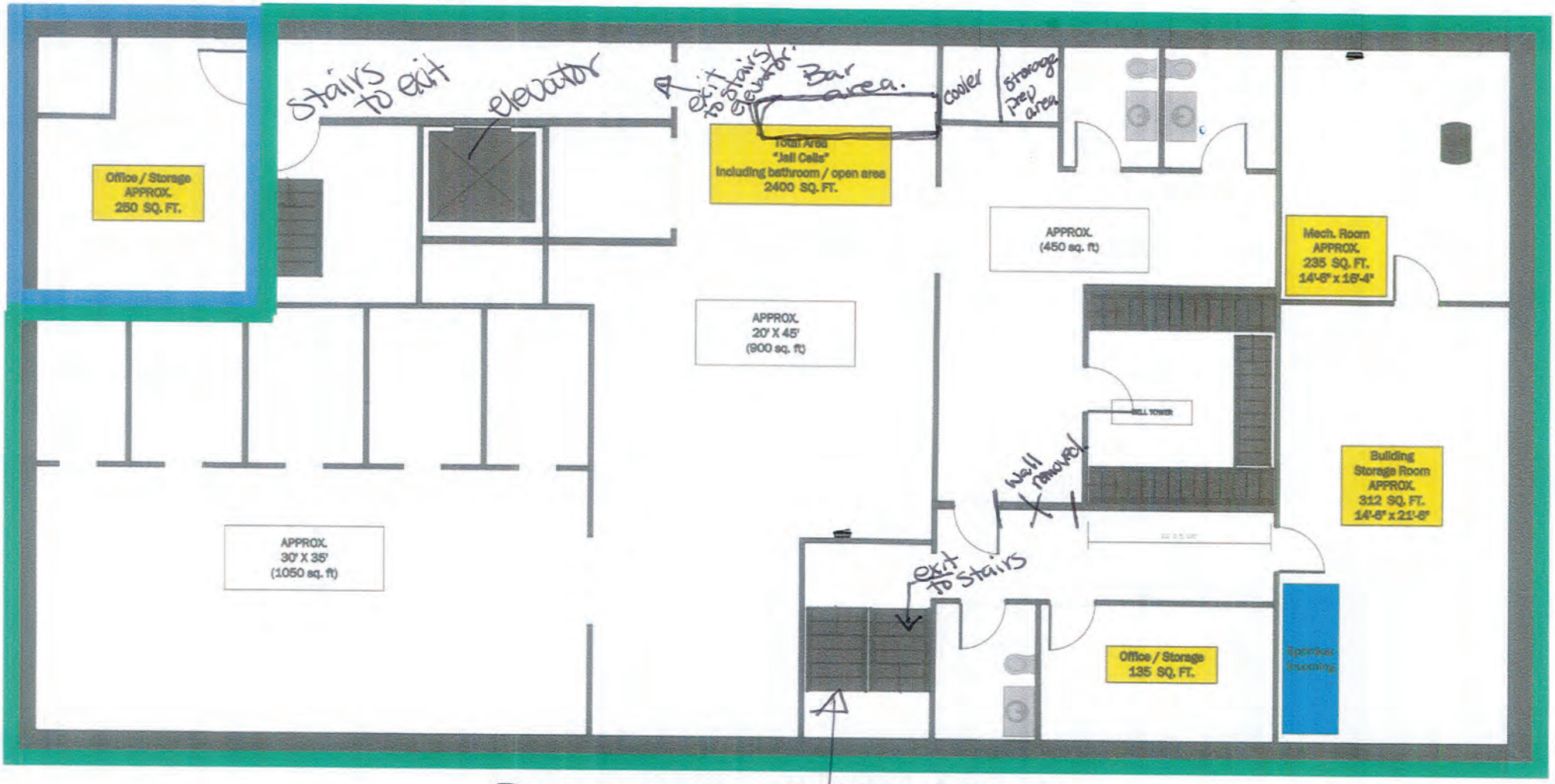
LAND USE BYLAW 6300

Date: Sept 23, 2026

Approval #: Dev16959

- Kevin Deaust

Development Officer



Basement - 5,000 SF +/-

stairs to exit via main floor.

CITY OF Lethbridge
APPROVED
AS PER
LAND USE BYLAW 6300
Date: Sept 23, 2026
Approval #: Dev16959
- Kevin Deaust
Development Officer

CITY OF Lethbridge

Development Authority's Report Submission

For the Subdivision and Development Appeal Board
Hearing Date: October 29, 2026

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APPLICATION NO.
DEV16959

LOCATION
402 2 Avenue South

LAND USE DISTRICT
C-D Downtown Commercial

APPELLANT
Andy Graziano

APPLICANT / LANDOWNER
Owlcorp Inc. (applicant)
Axxess Group Ltd (landowner)

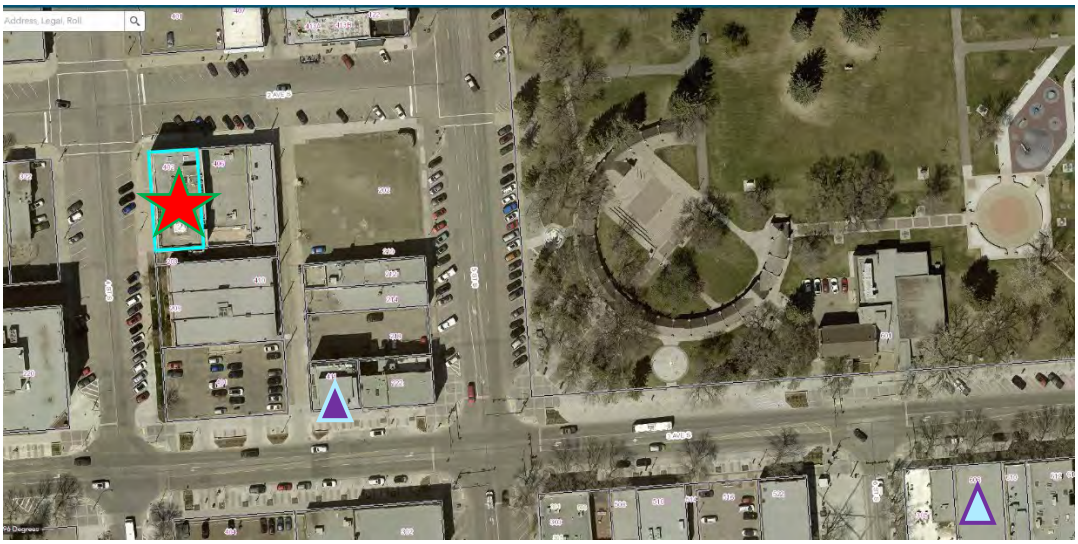
CURRENT DEVELOPMENT
- Based on parcel records the building's basement, main, and second levels have a current use approval of 'restaurant'.

PROPOSED DEVELOPMENT **Appendices A: Dev16959. Application Package**
- Entertainment Establishment use classification addition to the building's basement, main, and second levels to accommodate new location for The Owl (Acoustic Lounge). The current restaurant use will be retained and carried forward from preceding development approval permits.

CONTEXT MAP
- 402 2 Ave S shown as red star. New location for The Owl (Acoustic Lounge).

The Owl's preceding downtown locations include:

- 2020 – 2026. 606 3 Ave S shown as blue triangle (south of Galt Gardens & SAAG).
- 2009 – 2020. 411 3 Ave S shown as purple triangle (same block as old fire hall).



ADJACENT DEVELOPMENT

North C-D commercial parcel. 401 2 Ave S parking & 407 2 Ave S barber & tattoo.
South C-D commercial parcel. 203 4 St S closed lane & 209 4 St S storage warehouse.
East C-D commercial parcel. 322 2 Ave S Nakagama's grocery.
West C-D commercial parcel. 406 & 410 2 Ave S Hungarian Club.

NOTIFICATION SUMMARY

Neighbourhood: Not warranted. None.
Neighbourhood Associations(s): Not Applicable. None.
Newspaper: Sept 26, 2026.

LAND USE BYLAW SUMMARY

Use: Entertainment Establishment
Discretionary use, C-D Downtown Commercial zoning district.

Use Definition:	**Entertainment Establishment** means Development providing musical, dancing or cabaret entertainment, and/or gambling and gaming opportunities, and/or facilities for alcoholic beverage consumption and includes supplementary food service. This term refers to Uses such as cabarets, beverage rooms, cocktail lounges, nightclubs, bars, taverns, pubs, casinos, racetracks and bingo halls. Restaurant is a separate Use.
Parking (general rules):	63. Parking and Loading Requirements. (3) Calculation in the C-D and C-G Districts: (a) If there is no change in the gross floor area of the Building a change in Use does not require additional parking.
Parking Requirement:	None.
C-D Downtown Commercial District	(1) Purpose For the Development of a variety of commercial, residential, institutional, cultural and recreational Uses that incorporate the Heart of Our City Campaign pillars of beauty, liveability, sustainability, accessibility, vibrancy and excitement in order to achieve the Vision of the Heart of Our City Master Plan.

BACKGROUND. **Appendices B: Dev16959 appeal. Background Package**
Appendices C: Business Licenses. 402 2 Ave S. 2006 - Oct 2026

- 1891 – 1992. The AB Land Titles record indicates title registration Dec 15th 1891 with City of Lethbridge ownership. Historic records indicate that the first fire hall was constructed on site in 1890, was demolished in 1908 and replaced by the current structure.
- 1974. The building served as No. 1 Fire hall from 1908 – 1974.
- 1975. According to historic records the building was abandoned in 1975.
- 1979. The building received AB provincial historic designation on July 5th, 1979.
- 1992 – 1996. The AB Land Titles record indicates a land transfer to the Alberta Historical Resources Foundation with land title registration on Mar 2nd, 1992.
- 1996. The AB Land Titles record indicates a land transfer to a private corporation, Fiorino Homes (2000) Ltd. on July 3, 1996. The land title has remained in the ownership of private corporations since 1996 with the most recent title transfer occurring on Jun 24 of 2026 to the current owner Axxess Group Ltd.

- 1996. On Oct 18, 1996, Fiorino Homes 2000 Ltd. was given development approval, permit DP96-0860, to restore the existing building with approved uses: eating and drinking establishment, retail store, office, and apartment dwelling.

- 1996. On Oct 21, 1996, AB Historic resources approval was given to proceed with restoration of the building's exterior and to rehabilitate the building's interior for:
    - Wine brokerage and storage in the basement.
    - Restaurant on the main and second (mezzanine) floors.
    - Offices on the third floor
    - Office space and a residential apartment suite on the 4th floor
    - Rooftop patio

- 1996 – present based on the parcel's development and licensing records:
    - The main, basement, and second (mezzanine) floors have been occupied by several different restaurants. **These floors have also been occupied by several different lounges, pubs, and nightclubs.**
    - The third floor has typically been occupied by offices, personal service, and retail store type uses.
    - The fourth floor has been occupied by offices, personal service, and residential apartment type uses. The most recent development approval Dev16787 issued in June of 2026 approved a change of use for a single residential apartment on the fourth level.

LEGISLATION, POLICY, and GUIDELINES

Appendices D: HOCMP & DARP excerpts

Land Use Bylaw 6300

- Part 1. Division 1. Section 4. Definitions.
- Part 2. Division 3. Section 21. Decision Process for Discretionary Uses.
  (2)(a) not requiring a waiver of any provision of this Bylaw, the Development Authority shall:
  (i) issue a Development Permit with or without conditions, or
  (ii) refuse the application, giving the reason(s) for refusal,
- Part 2. Division 3. Section 27. Notification After Decision.
  (1) Public Notification is required for a Development Permit for:
  a Discretionary Use whether or not a waiver has been granted.
  (a) The Development Permit shall be advertised once in a newspaper circulating in the City.
  (c) Public notification shall: (i)(ii)(iii)(iv).
- Part 2. Division 4. Appealing Decisions.
  Section 31. Appeal Process. (1) (3) (4) (5).
- Part 3. Division 1. Section 63. Parking and Loading Requirements.
  (3) Calculation in the C-D and C-G Districts:
  (a) If there is no change in the gross floor area of the Building a change in Use does not require additional parking.
- Part 3. Division 2. Section 66. C-D Downtown Commercial.
  (1) Purpose. For the Development of a variety of commercial, residential, institutional, cultural and recreational Uses that incorporate the Heart of Our City Campaign pillars of beauty, livability, sustainability, accessibility, vibrancy, and excitement in order to achieve the vision of the Heart of Our City Master Plan.
  (3) Discretionary Uses. (c) Entertainment Establishments,
  (8) Compliance with Downtown Area Redevelopment Plan and the Heart of Our City Master Plan.

Downtown Area Redevelopment Plan

- Section 4. Policy Framework. 4.2.1 Core Policy Themes.
  1) Land Use. Develops overlay districts to reflect a distinction in the land use activities within the Downtown.

4) Commercial and Business Development. Supports public and private investment and encourages partnerships.
5) Livability. Provides a complete neighbourhood approach to live, work, play, and shop in the Downtown.

- Section 5. Policies.
  - 5.1 Land Use.
  - 5.4 Commercial & Business Development.
  - 5.5 Livability.
- Section 6. Plan Implementation.
  - 5.5 Managing Downtown Land Use.
  - 5.5.3 New Land Use Districts.
    1) Downtown One (DT-1) is the a5rea located between First and Fourth Avenues and between Scenic and Stafford Drives.
    (a) Purpose. The DT-1 district is intended to align with the Heart of Our City Master Plan Pillars of "Vibrant and "Exciting". The range of uses is intended to encourage continuation of street-oriented, private sector commercial **investment as well as uses with cultural and entertainment orientations.** In addition, the DT-1 would support associated and complementary uses and provisions to preserve the heritage character within this district.
    (b) **Permitted Uses**.
    …
    Entertainment Establishments
    …

Heart of Our City Master Plan

- Part 3. Section 4. Animated & Vibrant.
  - **Downtown should be active at all hours of the day and night and during all seasons.**
  - Downtown should be a dynamic, diversified centre that is fun and welcoming place for employees, visitors and the community.
- Part 3. Campaign Pillars.
  - An exciting downtown. **Being a great city is as much about culture, arts, and night life**, and a diverse social demographic, as it is about nice neighbourhoods and a healthy economy.
  - The best and most enduring urban destinations are living and breathing communities that are dense with activity and people at all hours and seasons.
- Part 3. Key Visioning Strategies.
  - 1. Reinforce the Retail Core & Cultural & Civic Corridors.

        - **A Cultural Corridor incorporates "Chinatown" and an emerging concentration of cultural and entertainment businesses**.
- Part 4. Built Form Framework.
    - Urban Core & Heritage Blocks.
        - The Urban Core is the historic retail, service and office core identified most with Downtown.
        - **Restaurants and bars are encouraged within the Heritage Blocks** and Cultural Corridor to its west.

CONCLUSION **Appendices E: Dev1659. Dev Permit & Plans**

The development permit application for

- Entertainment Establishment use classification addition to the building's basement, main, and second levels to accommodate The Owl (Acoustic Lounge). The current restaurant use will be retained and carried forward from preceding development approval permits.

was **approved** with the following conditions**:**

1. Compliance with the plans: The development shall be in accordance with the plans submitted September 22, 2026. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.
2. Off-street parking: No additional spaces are required for this use. Any existing spaces must continue to be provided and maintained.
3. Signs: prior to the installation of any exterior signs, a sign permit must be approved by the Development Officer.

and with the following informative note:

(i) In considering the discretionary use approval for an 'entertainment establishment' use, the Downtown ARP and the Heart of Our City Master Plan have been reviewed to confirm plan support of the use. It is important to note that within the DARP's DT-1 district, applicable to this property, that the 'entertainment establishment' use is a permitted use. The purpose of the DT-1 district is intended to align with the Heart of Our City Master Plan Pillars of 'Vibrant' and 'Exciting'. The range of uses is intended to encourage continuation of street-orientated, private sector commercial investment as well as uses with cultural and entertainment orientations.

CITY OF Lethbridge

Appendices A: Dev16959. Application Package

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

CITY OF Lethbridge

Planning & Design

Revised: Feb. 13, 2025

Development Permit Application

Multi-Family, Commercial, Industrial, and Public Use Developments

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
402 2 Ave S, Lethbridge

Access Code

Applicant
Name: OwlCorp Inc.
Address: c/o 1746328 AB Ltd. 105 8St South
City: Lethbridge Postal Code: T1J 2J4
Phone: 403-915-3591 (Andrea Cell)
E-mail: andrea@owlacousticlounge.ca
Signature:

Property Owner
Name: Axxess Group Ltd.
Address: 2808 2 Ave N
City: Lethbridge Postal Code: T1H 0C2
Phone: 4033605098 B/L #:
E-mail: atwood.clcl@axxessgrp.com
Signature:

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.

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: Date: 9/22/26
09/14/26

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 written permission of the registered owner(s) (if the landowner has not signed the landowner section above) of the above noted property to make the attached application for a Development Permit and have attached the document.

Description of Work: (Check all applicable)

☐ New Commercial, Industrial, or Public Use	☐ New Multi-Residential Building	☐ Site & Civil Amendments	☐ Compliance Waiver
☐ Addition to Existing	☐ Exterior Alteration	☐ Landscaping	☐ Fence (Over-height)
☑ Change of Use	☐ WECS	☐ Solar Energy System	

Detailed Description of Work: Add ~~Change of~~ Use to "Entertainment Establishment" for main floor with

4500 ft² main 1600 ft² upper ~~2400~~ 4500 ft² basement

CITY OF Lethbridge

Planning & Design

Development Permit Application

Multi-Family, Commercial, Industrial, and Public Use Developments

Provincial Approvals

☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB Authorization Number _____

All Buildings, Alterations, and/or Additions to Existing Buildings

Occupant / Use _____ # of off-street parking stalls _____ Total Site Area (M²) _____

Total Gross Floor Area (m2) including all floors and mezzanine for each separate use

Use 1 _____ Use 2 _____ Use 3 _____ Use 4 _____ Use 5 _____

Total Net Floor Area (m2) for C-D (Downtown Commercial), DT-1 (Downtown 1), and DT-2 (Downtown 2)

Use 1 _____ Use 2 _____ Use 3 _____ Use 4 _____ Use 5 _____

Alterations / Additions to Commercial / Industrial / Public Buildings

Existing Floor Area (m²) _____ # of off-street parking stalls _____ Proposed New Floor Area (m²) _____

Multi-Unit Residential Development

# of studio / bachelor units _____ # of 1 bedroom units _____ # of 2 bedroom units _____

of ≥3 bedroom units _____ Total # of dwelling units proposed _____ # of off-street parking stalls _____

Change of Use within a specific building

Previous tenant / occupant Restaurant

Total area of space occupied by this use (m²) +/- 985 m2

Number of off-street parking stalls provided

Will you be sharing this space with another tenant

Adjacent tenant(s)

Will you be doing any construction or modification of the space (e.g. adding a mezzanine, second story, adding or removing walls, washrooms, etc)? If so, explain (other permits may be required)

Will there be any combustible, flammable or explosive materials stored, used or produced at this business?

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?

Office Use Only

Permit Required ☒ Yes ☐ No

Zoning C-D

Allowable Use ☐ Permitted ☒ Discretionary

Overlay _____

Development Permit # _____

Building Permit # _____

Development Fees to be charged

Permit Fee 366.00

Advertising Fee 100

Total 1166.00

Privacy Notice:
The personal information collected on the permit application form is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act. This information is necessary to process your permit application. Please be aware that some or all of the information you provide on this form may be made public. If you have questions about the collection, or management of personal information, you can contact the City of Lethbridge Privacy Officer at APO@lethbridge.ca, or by phoning 311, or 403-320-3111 (if outside of Lethbridge).

CITY OF Lethbridge

Planning & Design

Development Commencement

Land Use Bylaw 6300

Development Permit Number	Building Permit Number
DEV16959	

Project Address 402 2 Ave S

"VOLUNTARY WAIVER OF CLAIMS" (Optional)

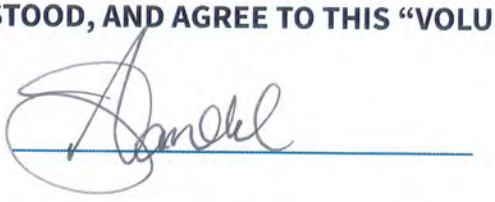
This "Voluntary Waiver of Claims" allows you to commence your development in advance of the date of validity on your Development Permit. The permit's valid date is the date at which the appeal period for the public has expired.

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"

Signature  Date 9/22/26

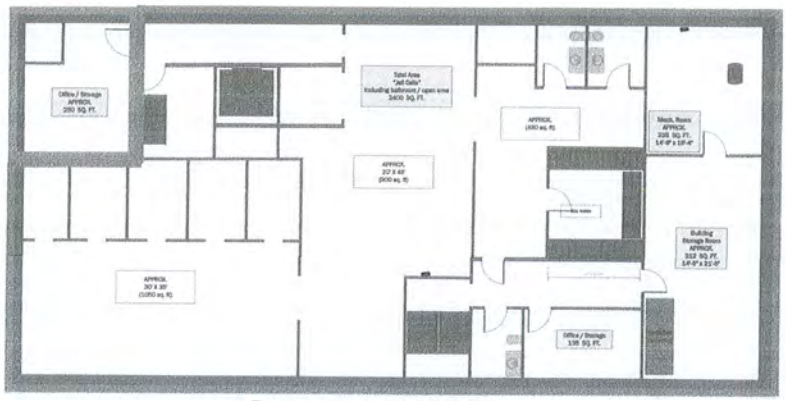
Name (Print) Andrea Sandul

Privacy Notice:
The personal information collected on the form is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act. Please be aware that some or all of the information you provide on this form may be made public. If you have questions about the collection, or management of personal information, you can contact the City of Lethbridge Privacy Officer at APO@lethbridge.ca, or by phoning 311, or 403-320-3111 (if outside of Lethbridge).

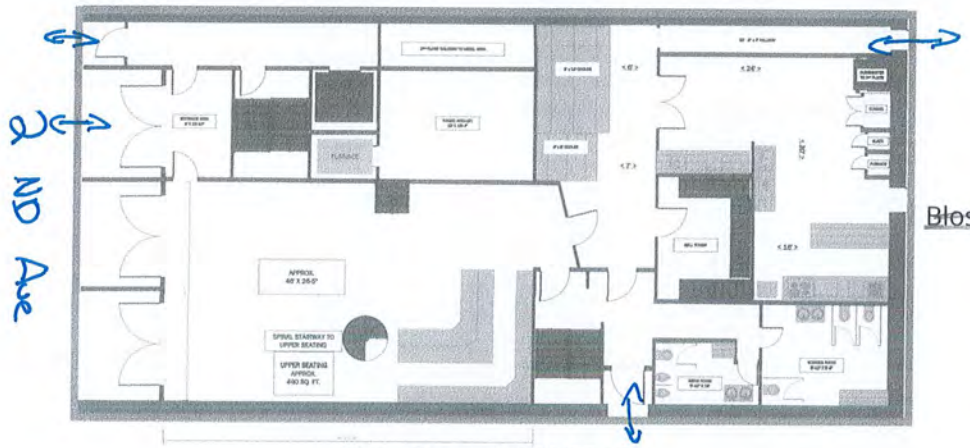
Retail property for sale

402 2nd Avenue South

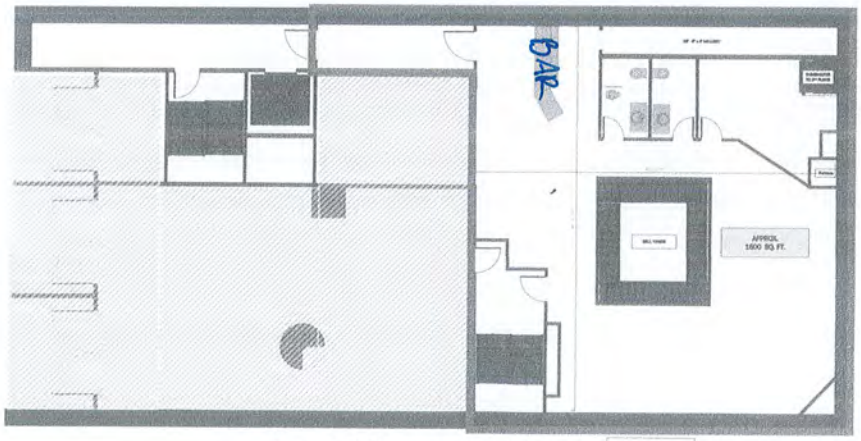
Individual Office



Basement - 5,000 SF +/-



Main Floor - 5,000 SF +/-



Second Floor - 1,600 SF +/-

Leased

Vacant

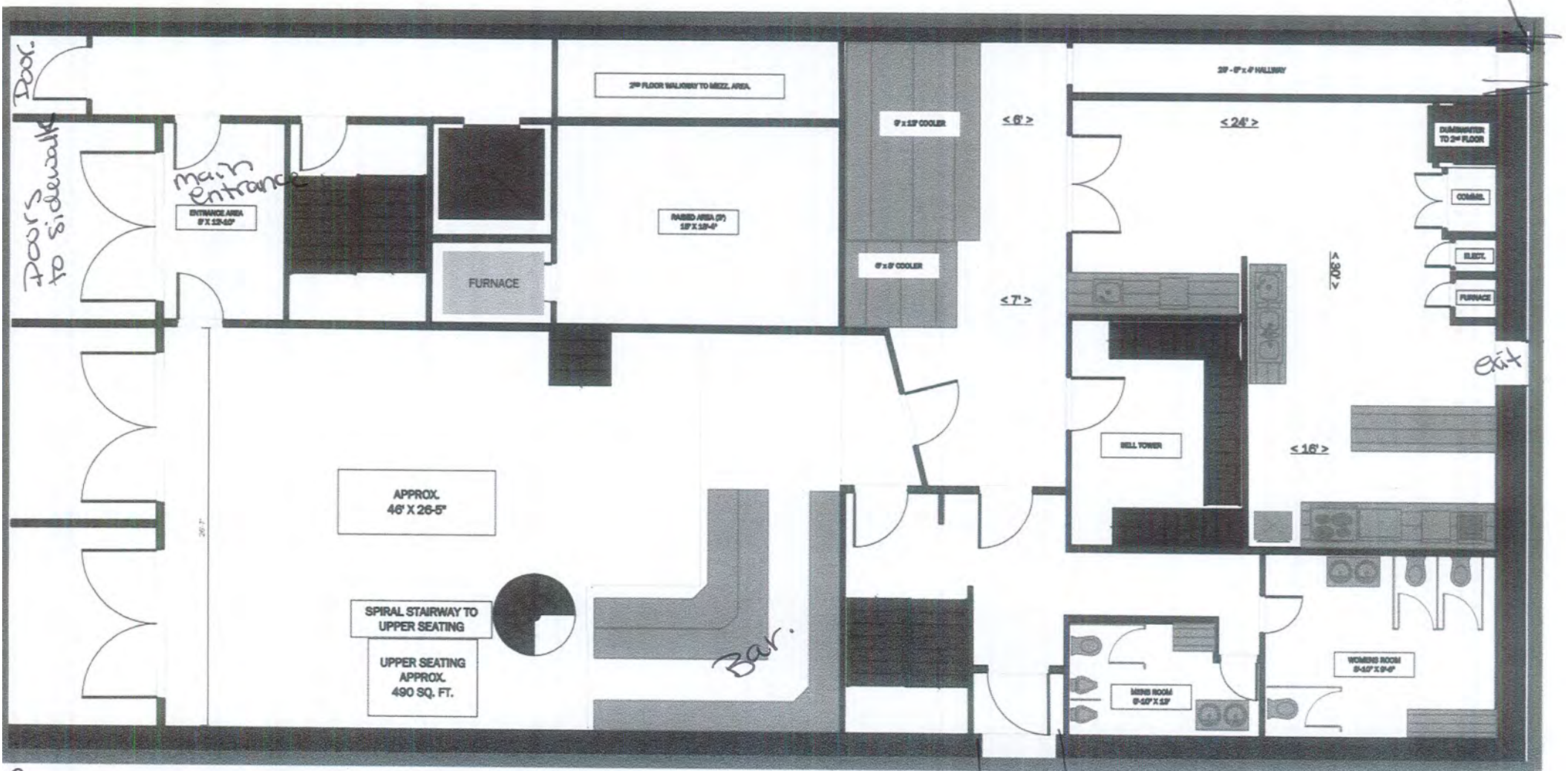
AVISON YOUNG

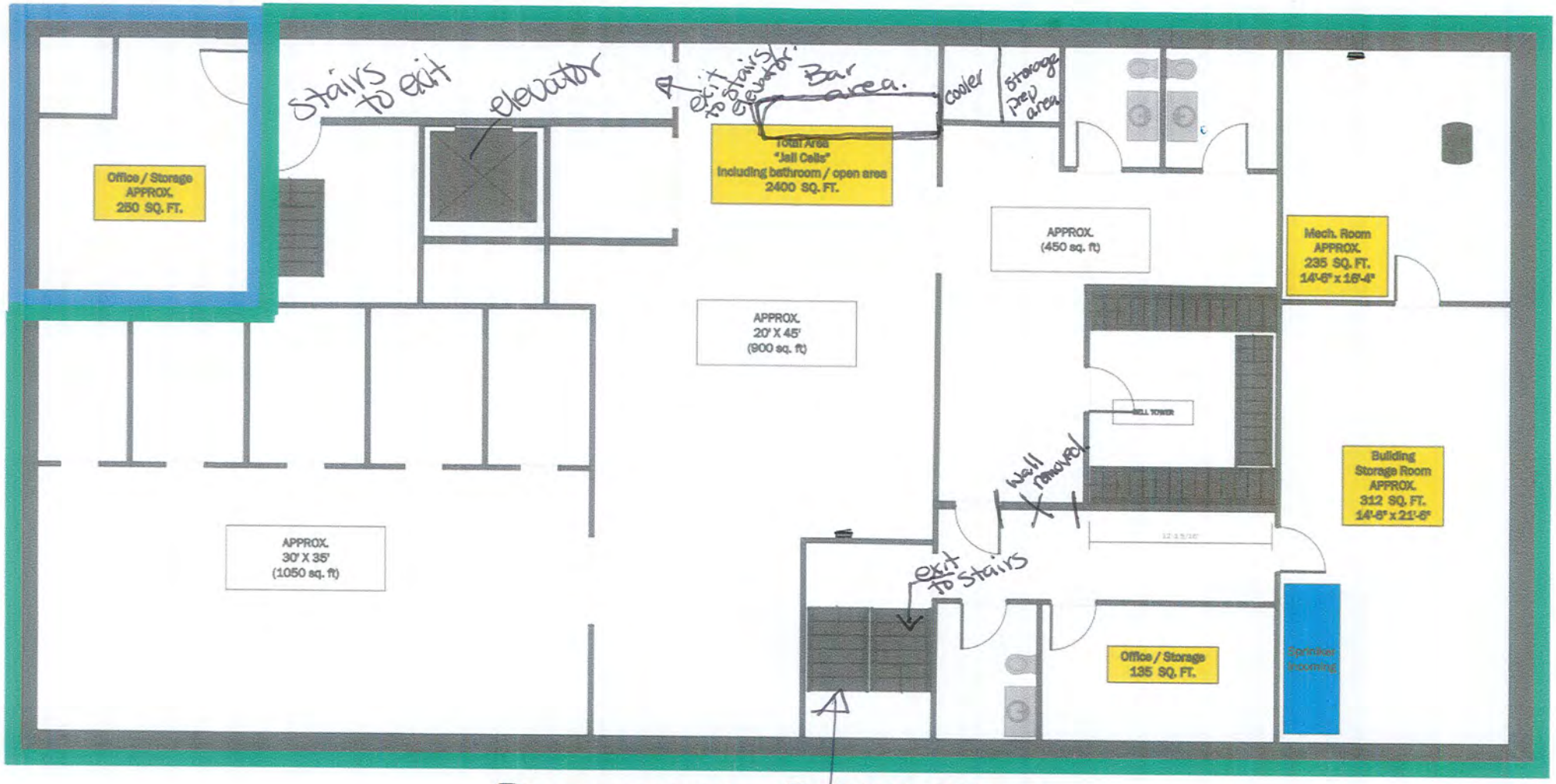
Ashley Soames
Senior Associate
D 403 942 6692
ashley.soames@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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main


Door.
Doors to sidewalk
Main entrance
ENTRANCE AREA
9' X 12'-10"
FURNACE
2ND FLOOR WALKWAY TO MEZZ. AREA
RAISED AREA (3")
15' X 13'-4"
9' x 13' COOLER
6' x 8' COOLER
< 6' >
< 7' >
APPROX.
46' X 26-5"
SPIRAL STAIRWAY TO UPPER SEATING
UPPER SEATING APPROX. 490 SQ. FT.
Bar.
BELL TOWER
< 24' >
< 30' >
< 16' >
DUMBWAITER TO 2ND FLOOR
COMBO.
ELECT.
FURNACE
exit
exit
WOMENS ROOM
MENS ROOM
9'-10" X 13'
entrance/ exit



Basement - 5,000 SF +/-

stairs to exit via main floor.


2 Ave S
4 ST S
402
406
410
209

CITY OF Lethbridge

Appendices B: Dev16959 appeal. Background Package

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

Preview

TITLE CANCELLED ON MARCH 02,1992

S

LINC	SHORT LEGAL	TITLE NUMBER
0019 028 133	1668D;A	N24 .

LEGAL DESCRIPTION

PLAN 1668D
SUBDIVISION A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;21;8;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
N24 .	15/12/1891			

OWNERS

THE CITY OF LETHBRIDGE.
OF LETHBRIDGE
ALBERTA

Close

ALBERTA REGISTER OF HISTORIC PLACES

BASIC SEARCH

Enter text search criteria here:

Clear Search Term(s)

Need Help?

ADVANCED SEARCH

MAP SEARCH





Lethbridge Fire Hall No. 1

Lethbridge

Other Names: Fire Hall #1
Fire Hall No. 1
No. 1 Fire Hall
Municipal Public Building

Statement of Significance

Description of Historic Place
Lethbridge Fire Hall No. 1 is a three-storey brick building with arched, recessed windows, a prominent bell tower, and three vehicle bay openings. The bricks on the ground floor are painted red. It is situated on a subdivided block in Lethbridge's historic downtown.

Heritage Value
The heritage value of Lethbridge Fire Hall No. 1 lies in its status as the oldest and one of the finest remaining brick fire halls in Alberta. It also possesses value for its historic role as a centre of municipal governance and administration.

Designed in the Italianate style, Lethbridge Fire Hall No. 1 is the most architecturally impressive of all early fire halls in the province. Its size and ornate design symbolize the community's economic aspirations and the new demand for municipal services during the rapid commercial and residential development that took place at the turn of the twentieth century.

Constructed in 1908-09 to replace a smaller brick structure on the same location, Lethbridge Fire Hall No. 1 housed all city offices, council chambers, and both the police and fire departments. Known as the Municipal Public Building, it served in this multi-use capacity until 1917, when the city offices and police department relocated. The building continued to serve as No. 1 Fire Hall until 1974.

Source: Alberta Culture and Community Spirit, Historic Resources Management Branch (File: Des. 201)

Character-Defining Elements
The character-defining elements of the exterior of Lethbridge Fire Hall No. 1 include:
- rectangular shape, form and massing;
- cupola bell tower with round-arched openings and pressed tin support columns;
- wide arched recessed openings and wood doors on the north facade;
- "FIRE HALL No 1" sign;
- doors into vehicle bays and historic hardware;
- brick cornice;
- round-headed windows in a rhythmic pattern;
- decorative oculus window above main entrance door;
- double-hung wooden sash windows;

- main level painted bricks;
- locally manufactured bricks above the main level.

Original remaining elements and fittings of the interior of Lethbridge Fire Hall No. 1 such as:
- the remaining original material of the jail cells in the basement;
- brick walls and arches.

Location



Street Address:	402 - 2 Avenue South
Community:	Lethbridge
Boundaries:	Subdivision A, Plan Lethbridge 1668D
Contributing Resources:	Buildings: 1

ATS Legal Description:

Mer	Rge	Twp	Sec	LSD
4	21	8	31	13 (ptn.)

PBL Legal Description (Cadastral Reference):

Plan	Block	Lot	Parcel
1668 D		Subdivision A	

Latitude/Longitude:

Latitude	Longitude	CDT	Datum Type
49.696483	-112.841634	Secondary Source	NAD83

UTM Reference:

Northing	Easting	Zone	CDT	Datum Type
5506512	367190		Digital Maps	NAD 83

Recognition

Recognition Authority:	Province of Alberta
Designation Status:	Provincial Historic Resource
Date of Designation:	1979/07/05

Historical Information

Built:	1908 to 1909
Period of Significance:	1909 to 1974
Theme(s):	Expressing Intellectual and Cultural Life : Architecture and Design Governing Canada : Government and Institutions
Historic Function(s):	Government : Fire Station Government : Police Station Government : Town or City Hall
Current Function(s):	Commerce / Commercial Services : Office or Office Building
Architect:	
Builder:	
Context:	HERITAGE SIGNIFICANCE The heritage significance lies in its impressive fire hall architecture. It is also a prominent and well-known landmark in the Lethbridge city centre. The Fire Hall is probably the oldest brick fire hall still standing in the province at Alberta. The relatively large size of this structure exemplifies the hopes and the ambitions of the founders of Lethbridge.

Additional Information

Object Number:	4665-0186
Designation File:	DES 0201
Related Listing(s):	
Heritage Survey File:	HS 32228
Website Link:	
Data Source:	Alberta Culture and Community Spirit, Historic Resources Management Branch, Old St. Stephen's College, 8820 - 112 Street, Edmonton, AB T6G 2P8 (File: Des. 201)

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BASIC SEARCH

Site Type:
Click **here** to select a Site Type

Town:
Click **here** to select a Town

Enter text search criteria here:

Clear Search Term(s)

Need Help?

ADVANCED SEARCH

Key Number: HS 32228
Site Name: Firehall # 1
Other Names:
Site Type: 0406 - Mercantile/Commercial: Restaurant
0407 - Mercantile/Commercial: Tavern, Bar or Saloon
0408 - Mercantile/Commercial: Specialty or Service Store with Work Area
1312 - Governmental: Fire Station or Hall

Location

ATS Legal Description:

Twp	Rge	Mer
9	21	4

Address Number: 2
Street: 4 S
Avenue: 2 S
Other:
Town: Lethbridge
Near Town:

Media

Type	Number	Date	View	Source

Architectural

Style:
Plan Shape: Rectangular Short Facade
Storeys: Storeys: 3
Foundation: Basement/Foundation Wall Material: Stone
Superstructure: Brick
Superstructure Cover: Brick - Bond: Common
Roof Structure: Flat
Roof Cover: Wood
Exterior Codes: Bell Tower
Wall Design and Detail: Pier or Pilaster
Wall Design and Detail: Decorative Tile or Terra Cotta
Towers, Steeples and Domes: Other
Towers, Steeples and Domes Location-Side to Side: Centre
Towers, Steeples and Domes Location-Front to Rear: Offset Rear
Chimney Location - Front to Rear: Rear
Chimney Stack Material: Brick
Chimney Stack Massing: 2 or More, Attached at Top
Window - Structural Opening Shape: Semi-Circular
Window - Trim Outside Structural Opening - Head: Shaped
Window - Sill Type: Plain Lug Sill
Window - Trim Within Structural Opening - Head: Shaped Transom, Single Light
Window - Number of Sashes: Two, Double Hung

Window - Special Types: Round
Window - Pane Arrangements: 6 over 6
Main Entrance - Location: 2 or More (Facade)
Main Entrance - Trim Outside Structural Opening - Head: Keystone
Main Entrance - Trim Outside Structural Opening Material: Stone
Main Entrance - Leaves - Special Feature: Shaped Panel
Main Porch - Special Features: Arcade

Exterior: Bell tower, arched window surrounds 3 bay, doors.
Foundation: reinforced concrete.
Structure: Brick load bearing walls and steel beams.
Covering: brick common bond, lower 1/3 painted.
Roof Type: flat
Roof Covering: wood, tar covering.
Number of Storeys: Three and basement
Arcaded main entrance over recessed triple doors, small doors to one side under oval window light with voussoirs and opposing keystones. Belt course between first and second floors, except E elevation. Second storey windows plain double-hung sash, upper floor window openings semi-circular arch with radiating voussoirs and keystone NW and S elevations. W and S elevation lower windows arched semi-circle with radiating voussoirs and keystone. Immediately above upper windows corbelled brick horizontal line broken by vertical elements (pillar like). Corbelled brick entablature. Cupola on roof housing fire bell, with silver painted roof (dome). Corbelled chimney S elevation. E elevation plain brick face, no openings or distinctive decorative features.

Interior: Main floor: painted red brick with grey keystones at structural openings natural brick and stone above; brick entablature; retained firetruck doors.
Apartments in firehall formerly used to house firemen and their families. Second and third floors divided into rooms and apartments. Main floor high ceiling to accommodate fire equipment and area for drying hoses. Renovated with as much preservation as possible; main part 2 storey with balconied seating (fire pole).

Environment: Downtown redevelopment area phase 2. Located on south side of 2nd Avenue across from Higinbotham Block. West one block from Galt Gardens Park on east side is Hungarian Canadian Club. Located in warehouse area. C.P.R. spur track west side. Threatened - This entire area of the Lethbridge downtown is slated for demolition and redevelopment. Old business section of Lethbridge. Building is key focal aspect of a unique area of Lethbridge, what was prior to WWI. The central business district, this area today contains probably 80% of Lethbridge's oldest, most historic buildings extant.

Condition: Structure: Average Repair: Average. 1 JAN 1972. Three storey brick structure reportedly in poor condition due to deterioration of the brick. (October 1975).
Structure: Good Repair: Good. 1 JAN 1980 Structure: Good Repair: Good. 1 JAN 1984. Good (2004)

Alterations: Main fire hall converted to restaurant, with business above and owner’s apartment.

Historical

Construction:	**Construction Date:**
Purchased land	1891/12/15
Constructed	1908/01/01
Usage:	**Usage Date:**
Police Department; City Offices - to 1917	
Apartments Restaurant	1908/01/01
No.1 Fire Hall Municipal Public Building	1909/01/01
City Offices, Police Station, Fire Hall	
Owner:	**Owner Date:**
City of Lethbridge	1891/12/15

Architect: J. A. McDonald
Builder: Smith Bros. and Wilson
Craftsman: N/A

History: 1890 - first fire hall constructed on site, wood and brick structure.
1908 - original structure demolished for current structure.
1910-1920 - building simultaneously used as fire hall, city offices, and police station with jail.
Building abandoned 1975, future is debatable. City considers building is expendable.
1914 - Chief William Hardy, Captain Thomas Hardy, corner of Ford and Smith Street.
In 1886 a volunteer brigade was organized, using handdrawn equipment. In 1903 horse drawn equipment was used, and in 1906 a steamer was acquired. In 1909 the department had reached status of a fully paid department, plus a few volunteers. Police department was also housed in the fire hall. The firehall has not changed in appearance since it was constructed with the exception of expansion/addition and painting. Impressive Fire Hall architecture is a Provincial Historic Site; a prominent and well known landmark in Lethbridge, oldest brick fire hall is still standing (1980) in Alberta.
* * *
The heritage significance lies in its impressive fire hall architecture. It is also a prominent and well-known landmark in the Lethbridge city centre. The Fire Hall is

probably the oldest brick fire hall still standing in the province of Alberta. The relatively large size of this structure exemplifies the hopes and the ambitions of the founders of Lethbridge. The fire hall was designed by architect J.A. MacDonald and built by Smith Bros. and Wilson. The fire hall is typical of buildings built during the first decade of the twentieth century and is relatively large for fire halls of the period. Built in 1908-09, this fire hall appears to be the oldest standing brick fire hall in Alberta.
* * * *
Tax Roll indicates structure was built in 1890. This date is incorrect, and refers to the first hall that was torn down and used for building materials for the current structure. The building originally housed the police department and City offices as well, until 1917.
Structure indentified as "City Hall & Fire Station" on 1910 Fire Insurance Plan.

Internal

Status:	**Status Date:**
Active	1972/01/01
Occasional Use	1980/01/01
Active	2004/02/17
Designation Status:	**Designation Date:**
Provincial Historic Resource	1979/07/05
Register:	N/A
Record Information:	**Record Information Date:**
K. Williams	1989/06/21

Links

Internet:
Alberta Register of Historic Places:4665-0186

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Preview

TITLE CANCELLED ON JULY 03,1996

S

LINC	SHORT LEGAL	TITLE NUMBER
0019 028 133	1668D;A	921 045 610

LEGAL DESCRIPTION

PLAN 1668D
SUBDIVISION A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;21;8;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: N24 .

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
921 045 610	02/03/1992	TRANSFER OF LAND	$50,000	NOMINAL

OWNERS

ALBERTA HISTORICAL RESOURCES FOUNDATION.
OF 8820-112 ST
EDMONTON
ALBERTA T6G 2P8

Close

Preview

TITLE CANCELLED ON FEBRUARY 06,2007

S

LINC	SHORT LEGAL	TITLE NUMBER
0019 028 133	1668D;A	961 145 848

LEGAL DESCRIPTION

PLAN 1668D
SUBDIVISION A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;21;8;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: 921 045 610

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
961 145 848	03/07/1996	TRANSFER OF LAND	$200,000	$1

OWNERS

FIORINO HOMES (2000) LTD.
OF 1106-3RD AVE NORTH
LETHBRIDGE
ALBERTA T1G 4C7

Close

City of Lethbridge

Development Services

DEVELOPMENT PERMIT

Permit No.
96-0860

Address 402 2 AV S

Legal Description Plan: 1668D Block: Lot: A

Applicant
FIORINO HOMES 2000 LTD./PETE FIORINO
1106 - 3 AVENUE NORTH LETHBRIDGE AB Phone Work Ph. 328-3611

Development Proposed TO RESTORE AN EXISTING BUILDING AND APPROVAL FOR RESTAURANT, RETAIL, OFFICE AND RESIDENTIAL.

District
C-D

Land Use
Eating and Drinking Establishment
Retail Store, Office
Apartment Dwelling

Duration of Approval
Permanent --

Discretionary Use

CONDITIONS OF APPROVAL

The development shall be in accordance with the building plans submitted October 3, 1996. Any change to these plans requires the approval of the Development Officer.

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

Date of Decision..... **October 18, 1996** Signature _____
David Cronkhite, Development Officer

Date of Release _____ Date of Advertising..... October 26, 1996

Oct 23/96
Original was signed including the waiver clause but was misplaced
Chris

APPEALS

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

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

Discretionary Use **Permit No. 96-0860**

DEVELOPMENT FILE

Alberta
COMMUNITY DEVELOPMENT

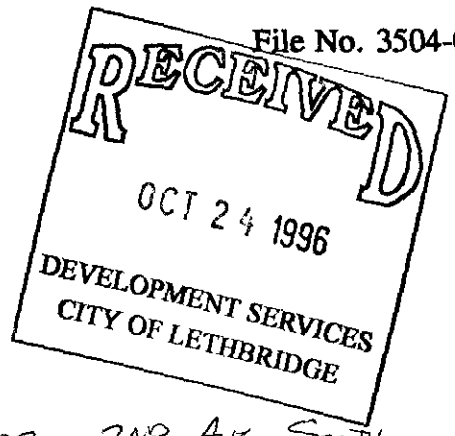
Cultural Facilities and
Historical Resources

Historic Sites Service

301, 525 - 11 Avenue SW
Calgary, Alberta
Canada T2R 0C9

October 21, 1996

File No. 3504-003



Mr. Peter Fiorino
c/o Fiorino Homes 200 Ltd.
1106 - 3 Avenue North
Lethbridge, Alberta
T1J 4G1

Dear Mr. Fiorino:

Re: Lethbridge No. 1 Firehall

402 - 2ND AVE. SOUTH

I am happy to inform you that your "Application for Written Approval" for the restoration of the exterior and rehabilitation of the interior of the above mentioned site has received ministerial approval.

Please note that the attached "Project Approval" is not a commitment for financial assistance. This document only acknowledges that the work, as outlined in the project description, is acceptable providing that it is carried out according to the conditions outlined in Appendices "A" and "B" of the "Project Approval".

Appendix "C" outlines what work, materials and services are eligible for financial assistance from the Alberta Historical Resources Foundation. For more information, contact Community Resources Officer Monika McNabb at Old St. Stephen's College, 8820 - 112 Street, Edmonton, Alberta T6G 2P8 (403)431-2305.

If you have any questions, please call me at 297-4731 or write to me the above address.

Your interest in Alberta's heritage is commendable.

Yours truly,

Yvonne Johnson
for Rino M. Basso
Preservation Advisor

cc: L. Hurt
I. Clarke
G. Ward
M. McNabb
Hirano Heaton Architects
Campbell Woodall & Associates
Mr. Bruce Lamond (City of Lethbridge)

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Alberta
COMMUNITY DEVELOPMENT
Cultural Facilities and
Historical Resources Division

PROVINCIAL HISTORIC RESOURCE

Project Approval

File Reference: 3504-003
Fiscal Year: 1996/97

Site: Lethbridge No. 1 Firehall

Location: 402 - 2nd Avenue South, Lethbridge AB

Legal Description: Plan Lethbridge 1668 D, Subdivision "A"

Owner: Fiorino Homes 2000 Ltd. - Attention: Mr. Peter Fiorino

Address: 1106 - 3rd Avenue North, Lethbridge AB T1J 4G1

Date Designated: July 5, 1979

Project type: Restoration/Rehabilitation

Commencement Date: April 1996

Completion Date: April 2000

General Project Description: (for detailed outline see Appendix A)

Restoration of the exterior of the building and rehabilitation of the interior for wine brokerage and storage in the basement, restaurant for the main floor, mezzanine (considered second floor) for part of the restaurant, and third floor offices. The fourth floor would accommodate a single residential suite and office space, and a deck on the south portion of the roof.

General Project Conditions: (for detailed outline see Appendix B)

See specific condition outlined in Appendix "B"

Comments:
Recommend Approval

Recommended for Approval ☒ Yes Reject ☐

for [signature] Oct 15/96
Project Officer (Ring M. Basso) Date

[signature] Oct 16/96
Director, Historic Sites & Archives Service Date

Alberta

COMMUNITY DEVELOPMENT
Cultural Facilities and
Historical Resources Division

PROVINCIAL HISTORIC RESOURCE

Project Approval

File Reference: 3504-003
Fiscal Year: 1996/97

Site: Lethbridge No 1 Firehall - 402 - 2nd Avenue South, Lethbridge

Approval:

Pursuant to Section 16(9) and (10) of the Alberta Historical Resources Act, which states:

Section 16(9) Notwithstanding any other Act, no person shall
(a) destroy, disturb, alter, restore, repair any historic resource or land that has been designated under this section, or
(b) remove an historic object from an historic resource that has been designated under this section
without the written approval of the Minister.

Section 16(10) The Minister, in his absolute discretion, may refuse to grant an approval under subsection (9) or may make the approval subject to such conditions as he considers appropriate.

☒ I do hereby approve this project proposal as described in Appendix A, subject to conditions stated in Appendix B of this document.

☐ I do hereby reject this project proposal for the reasons stated below.

Assistant Deputy Minister
Responsible for the administration of section 16(9) and (10) of the Alberta Historical Resources Act.

Oct 17/96
Date issued

Comments:

Alberta
COMMUNITY DEVELOPMENT
Cultural Facilities and
Historical Resources Division

PROVINCIAL HISTORIC RESOURCE

Appendix "A" : Project Outline

File Reference: 3504-003
Fiscal Year: 1996/97

Site: Lethbridge No 1 Firehall - 402 - 2nd Avenue South, Lethbridge

Detailed Description:

The restoration/rehabilitation project involves the following work:

Exterior:

- The repointing and repair/replacement of missing and damaged brick to match existing in colour, size and composition.
- The repointing mortar will match the existing in colour, strength as specified by architect and existing pointing profile.
- The exterior masonry elements which were previously painted will be painted as follows:
  Base Coat - Benjamin Moore-Moorgard 103 low lustre breathable latex primer
  2 Coats - Benjamin Moore-Moorgard 109 - low gloss acrylic latex exterior paint
  Colour 0 #1315 - fire engine red.
- Exterior Arches - The sandstone arches and parging will be painted a light grey to match existing colours. All painted details are to match existing colours and details.
- Windows, Doors & Frames - Existing units will be repaired and reglazed as required. Two tone window frames are to match existing details. The red will match the painted masonry colour and the green will be a "hunter green" to match the lower window frame and door colours.
- Cleaning of Exterior Brick - The exterior bricks are to be cleaned with a low pressure spray and light scrub with natural bristle brush. No detergents should be used but a diluted mixture of water and 5% muriatic acid (PROSOCO cleaning products) may be used. Prior to start of work the architect will review all cleaning methods with the contractor.
- Tar/Rolled roofing will replace existing damaged roofing.
- Pre-finished metal flashing will cap parapet walls and back flashed parapet to roofing cant strip.
- Flag pole and cupola will be restored and painted.
- Abandoned chimney flues will be capped.
- A wood roof patio deck will be installed around the hose tower/cupola structure.

Interior:

The interior will be developed as per plans 102, 103, & 104 dated Sept 1996 - Hirano Heaton Architects. (Submitted for Development Approval)

Structural reinforcing of roof trusses, roof deck and loading requirements, floor joists, wall systems, elevator and exit stair design will be verified on as built drawings by the structural engineer.

Mechanical and electrical engineering designs and drawings with respect to the installation of the sprinkler system, and fire alarm system will be prepared. All other designs and as-built documents by the architectural, mechanical, electrical and structural engineering consultants will be submitted as required for the installation of the heating systems, electrical services for restaurant/kitchen, wine brokerage, office and residential developments as permits are issued for construction in these areas.

Alberta
COMMUNITY DEVELOPMENT
Cultural Facilities and
Historical Resources Division

PROVINCIAL HISTORIC RESOURCE

Appendix "B" : Project Conditions

File Reference: 3504-003
Fiscal Year: 1996/97

Site: Lethbridge No. 1 Firehall - 402-2nd Avenue South, Lethbridge

General Conditions:

1) All work must be carried out to the highest standards of craftsmanship and shall meet all applicable codes and zoning requirements.

2) The work proposed should be completed in the time specified.

3) Upon completion the project shall be subject to a final inspection by the Architectural Preservation Services of Historic Sites and Archives Service.

4) All alterations or changes to the project proposal must be brought to the attention of Architectural Preservation Services and have approval in writing prior to their implementation.

5) Project applying for financial assistance shall meet all requirements of the Alberta Historical Resources Foundation Grant Regulations.

Specific Conditions:

A copy of the "Development Approval Documents" as issued by the City of Lethbridge Development Officer must be submitted to the Department Project Officer for our records by October 15, 1996.

As "Building Permits" are issued by the City of Lethbridge associated architectural and engineering documents as required and approved by City Code Officials must be submitted to the Department Project Officer within two weeks of the permits being issued.

A monthly report from the coordinating consultant (Hirano Heaton Architects) shall be submitted to the Department Project Officer (starting October 30, 1996) outlining all work that has been completed to the satisfaction of project consultants. Major consultant concerns and code officials concerns should be noted.

Alberta

COMMUNITY DEVELOPMENT
Cultural Facilities and
Historical Resources Division

PROVINCIAL HISTORIC RESOURCE

Appendix "C" : Recommendation On Possible Financial Assistance

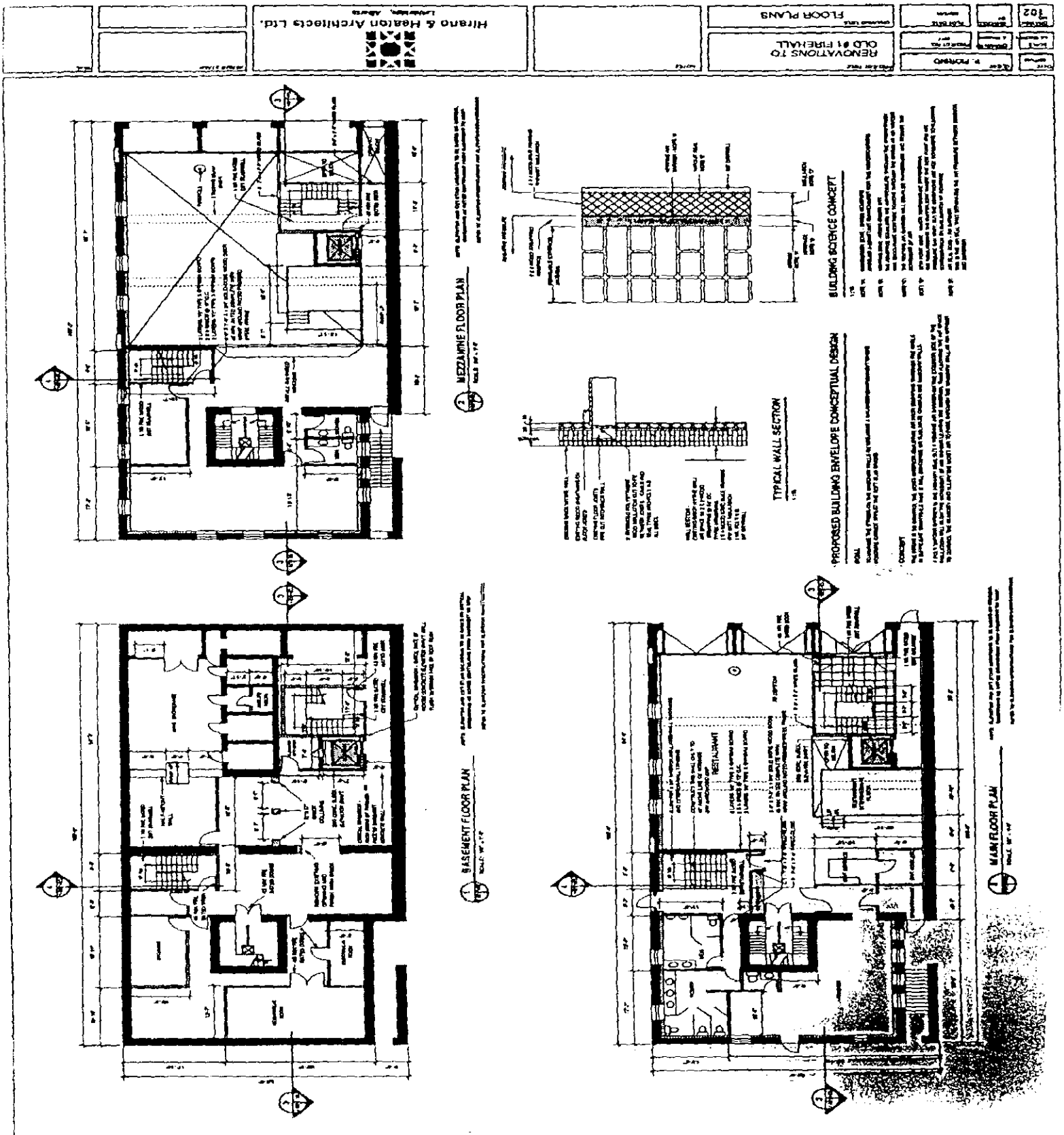
File Reference: 3504-003
Fiscal Year: 1996/97

Site: Lethbridge No. 1 Firehall - 402 - 2nd Avenue South, Lethbridge

Comments and Recommendations:

Release of funding as noted in your April 29, 1996 contract with the Alberta Historical Resources Foundation will be approved upon receipt of invoices for materials, wages, donated labour and equipment time sheets, as well as confirmation that appropriate consultant requirements, city development and building permit requirements have been satisfied.

Additional funding requirements that are not part of the present sales agreement must be applied for under the terms of the Alberta Historical Resources Foundation Preservation Assistance Programs and have Foundation Board Approval. The next funding deadline is February 1, 1997.


RENOVATIONS TO
OLD #1 FIREHALL
FLOOR PLANS
Hirano & Hatton Architects Ltd.
MEZZANINE FLOOR PLAN
BASEMENT FLOOR PLAN
MAIN FLOOR PLAN
BUILDING SCIENCE CONCEPT
PROPOSED BUILDING ENVELOPE CONCEPTUAL DESIGN
TYPICAL WALL SECTION
RESTAURANT

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

Hirano & Heaton Architects Ltd.

RENOVATIONS TO OLD #1 FIREHALL

ELEVATIONS

-1995 15:24 AB. COMMUNITY DEVELOPMENT TO O.S.E.C. 2 FLR. P.02

CITY OF Lethbridge

Appendices C: Business Licenses. 402 2 Ave S. 2006 - Oct 2026

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

Row	Account Number	Account Category	Account Status	Licencee Name(s)	Licencee Mailing Address	Trade Name(s)	rade Mailing Addres
1	102489	BUSINESS LICENCES	CLOSED			MUG SHOTS PUB	402 2 AVE S LETHBRIDGE AB T1J 4B3
2	102948	BUSINESS LICENCES	CLOSED			LA BELLA NOTTE	402 2 AVE S LETHBRIDGE AB
3	106197	BUSINESS LICENCES	CLOSED			HENOTIC	402 2 AVE S LETHBRIDGE AB
4	107376	BUSINESS LICENCES	CLOSED			REPUBLIC NIGHTCLUB	402 2 AVE S LETHBRIDGE AB
5	108286	BUSINESS LICENCES	CLOSED			RED FORT INTERNATIONAL	402 2 AVE S LETHBRIDGE AB
6	108287	BUSINESS LICENCES	CLOSED			DIESEL CLUB & GRILL	402 2 AVE S LETHBRIDGE AB
7	108424	BUSINESS LICENCES	CLOSED			HEINRICH, JULIE	402-402 2 AVE S LETHBRIDGE AB
8	108949	BUSINESS LICENCES	CLOSED			RED LOFT STUDIOS	402 402 2 AVE S LETHBRIDGE AB
9	109414	BUSINESS LICENCES	CLOSED			BACKDRAFT 25 AND OVER CLUB	402 2 AVE S LETHBRIDGE AB
10	110619	BUSINESS LICENCES	CLOSED			SAVOURY MILONGA DANCE CAFE LTD	402 2 AVE S LETHBRIDGE AB
11	111460	BUSINESS LICENCES	CLOSED			BAVARU EVENTS & CATERING	402 2 AVE S LETHBRIDGE AB
12	111857	BUSINESS LICENCES	CLOSED			BLEACH SALON & SPA	402 2 AVE S LETHBRIDGE AB
13	112358	BUSINESS LICENCES	CLOSED			MAVICK INC	422-1402 2 AVE S LETHBRIDGE AB
14	113439	BUSINESS LICENCES	CLOSED			MONOGRAM MERCH	402 2 AVE S LETHBRIDGE AB T1H 5Y3
15	113601	BUSINESS LICENCES	OPEN			GRIZZLY MEDIA	300-402 2 AVE S LETHBRIDGE AB
16	114733	BUSINESS LICENCES	CLOSED			LETHBRIDGE INSTITUTE OF FAMILY THERAPY	302-402 2 AVE S LETHBRIDGE AB
17	115685	BUSINESS LICENCES	OPEN			BLOSSOM	402 2 AVE S LETHBRIDGE AB
18	115877	BUSINESS LICENCES	OPEN			CARUSO MEDIA	301 402 2 AVE S LETHBRIDGE AB
19	107476	BUSINESS LICENCES	CLOSED			ABOUT U	402-402 2 AVE S LETHBRIDGE AB T1H 0C3
20	110763	BUSINESS LICENCES	CLOSED			TANNING CO & BOUTIQUE	302-402 2 AVE S LETHBRIDGE AB

CITY OF Lethbridge

Appendices D: HOCMP & DARP excerpts

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

City of Lethbridge

Heart of Our City Master Plan

The Consolidated Document

September 2007

officeforurbanism

Part 3: The Vision

Heart of Our City Guiding Principles

The Guiding Principles for the Master Plan, prepared collaboratively with community participants, give direction to the Vision by providing a framework to organize concepts, plans and ideas for Downtown. Together the Guiding Principles direct all aspects of the Plan from process to implementation.

1. Movement

• Downtown should be pedestrian-oriented, and should provide transportation options that are safe, integrated and that prioritize walking and cycling.

2. Green

- Downtown should be green - sustainable and beautifully landscaped.
- Public space should be protected and enhanced.
- Microclimate conditions and the unique character of the bioregion should be considered and respected when planning and designing the public realm.

3. Complete Neighbourhoods

- Downtown neighbourhoods should provide the necessary support services and amenities for living within walking distance.
- Downtown should provide a mix and variety of housing types that reinforces and supports a critical mass of activity and diversity.

4. Animated & Vibrant

- Downtown should be active at all hours of the day and night and during all seasons.
- Downtown should be a dynamic, diversified centre that is a fun and welcoming place for employees, visitors and the community.

5. Entrepreneurial & Supportive

- Downtown should be an attractive and sustainable place to invest.
- Downtown should have a vibrant and diversified economic base.
- Downtown should promote, facilitate and enable small, local entrepreneurial and creative businesses.

6. A Quality Public Realm

- Downtown streets are a key component of the public realm, and the City should plan accordingly.
- Downtown should reinforce and build upon the distinct qualities and characters that already exist.
- Downtown should be designed with an emphasis on craftsmanship,quality and permanence.

7. Inclusive

- Downtown should be a vibrant, safe and welcoming environment to live, work and play.
- Downtown should include a diversity of uses, users and cultures.
- Downtown should accommodate housing that appeals to a broad demographic, and that offers a variety of tenures (ownership and rental).

8. Integrate heritage, culture & local values

- Downtown should celebrate and use heritage resources; built, landscape, arts and cultural.
- New development should be compatible with the historic Downtown character.
- New built forms should be compatible with areas adjacent to Downtown.

9. Downtown=Lethbridge=Region

- Downtown should be integral and integrated with the city, and should continue to enhance its role as the primary regional commercial and service centre.
- It is also a gathering place for all of Lethbridge.

10. Process Matters

- The planning of Downtown should continue in a manner that values the input of stakeholders – residents, landowners, businesses – that have an interest in the outcome.

A good city is like a good party. People don't want to leave early.
– Jan Gehl

An Exciting Downtown

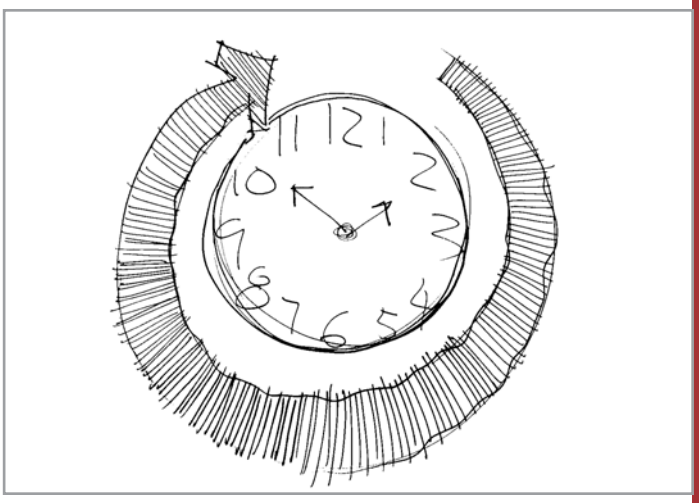
Being a great city is as much about culture, arts, night life, and a diverse social demographic, as it is about nice neighbourhoods and a healthy economy. Not only must the Downtown accommodate these aspects, it must provide the infrastructure to cultivate them. These characteristics can enhance the city's distinction; assist in retaining a young, creative and talented workforce; and are the basis of tourism and economic development.

The Heart of Our City Master Plan should reinforce the vitality of Downtown by continuing to direct a strong concentration of civic and cultural attractions to the city core; by improving the quality of the civic infrastructure; and most importantly, through a targeted strategy of residential intensification. The best and most enduring urban destinations are living and breathing communities that are dense with activity and people at all hours and seasons – a community that theme parks, museums, stadiums and casinos alone cannot build.



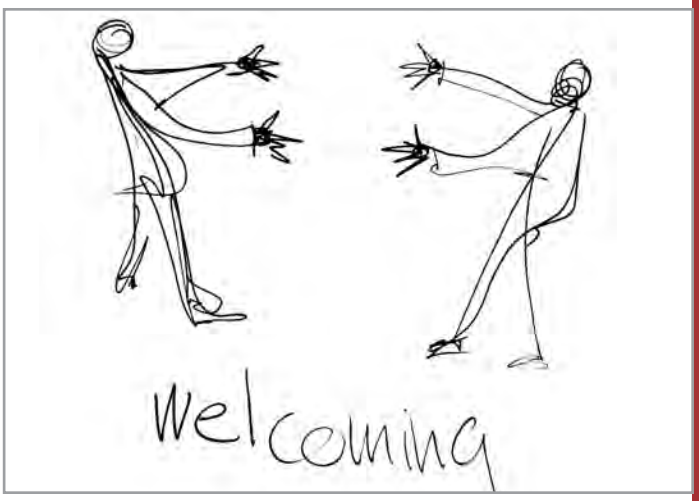
4. Animated & Vibrant

- Downtown should be active at all hours of the day and night and during all seasons.
- Downtown should be a dynamic, diversified centre that includes artistic expression, cultural experience, and should be a fun and welcoming place for employees, visitors and the community.



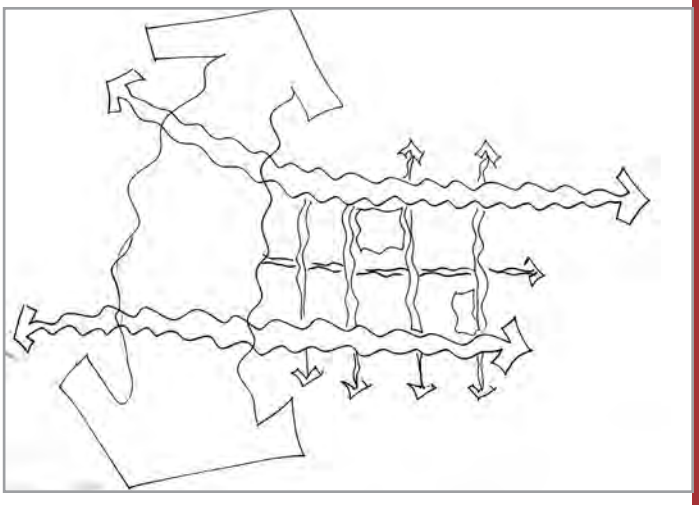
5. Entrepreneurial & Supportive

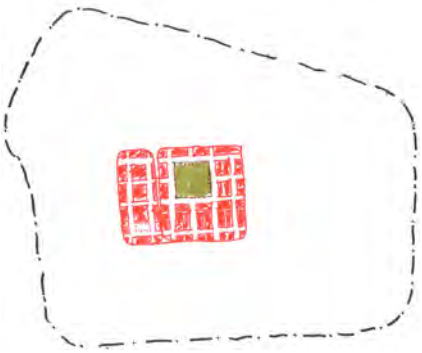
- Downtown should be an attractive and sustainable place to invest.
- Downtown should have a vibrant and diversified economic base.
- Downtown should promote, facilitate and enable small, local entrepreneurial and creative businesses.



6. A Quality Public Realm

- Downtown should recognize that streets are a key component of the urban open and green space experience, and should be planned with this in mind.
- Downtown should reinforce and build upon the distinct qualities and characters that already exist.
- Downtown should be a source of pride and community meaning; as such it should be designed with an emphasis on craftsmanship, quality and permanence.





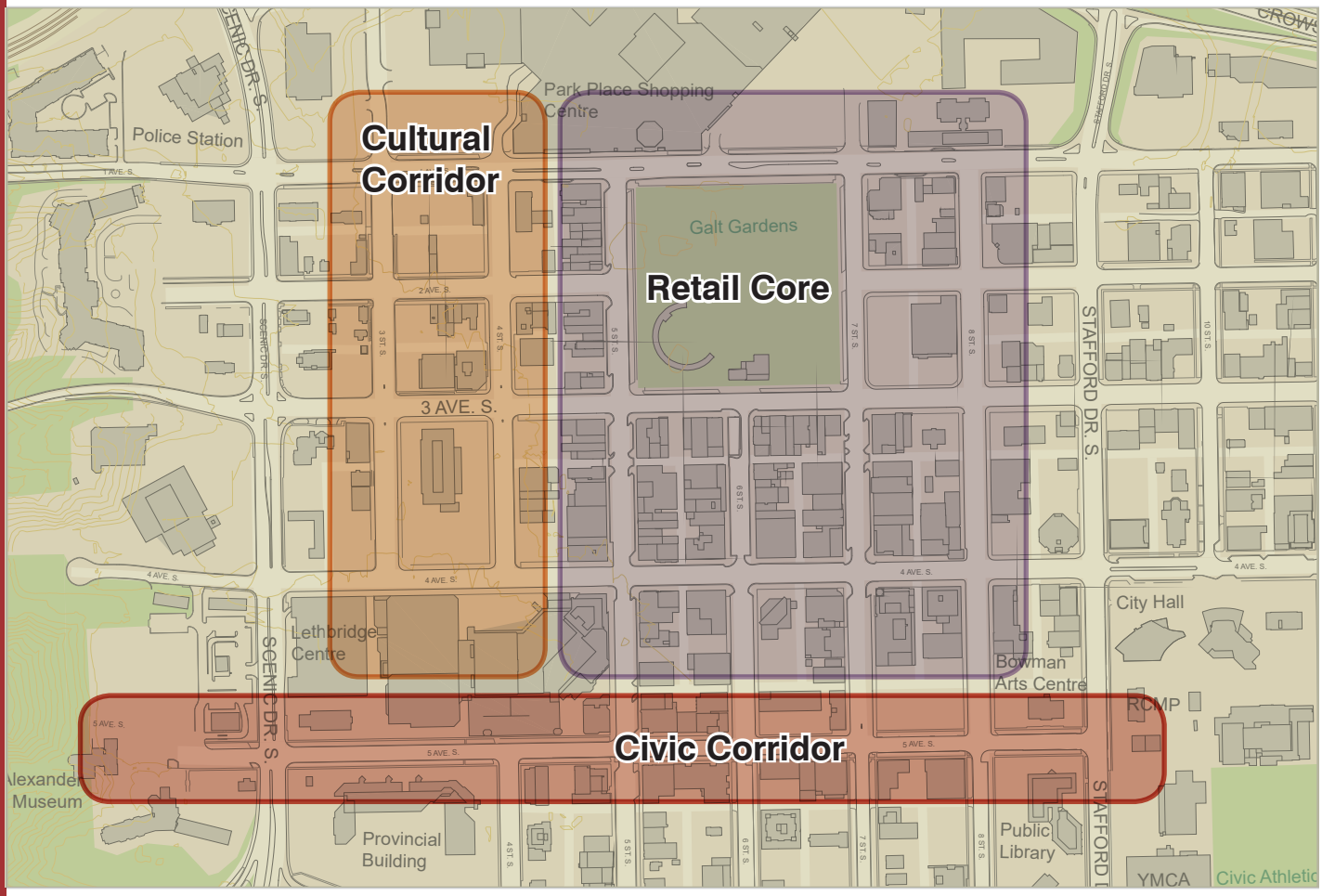


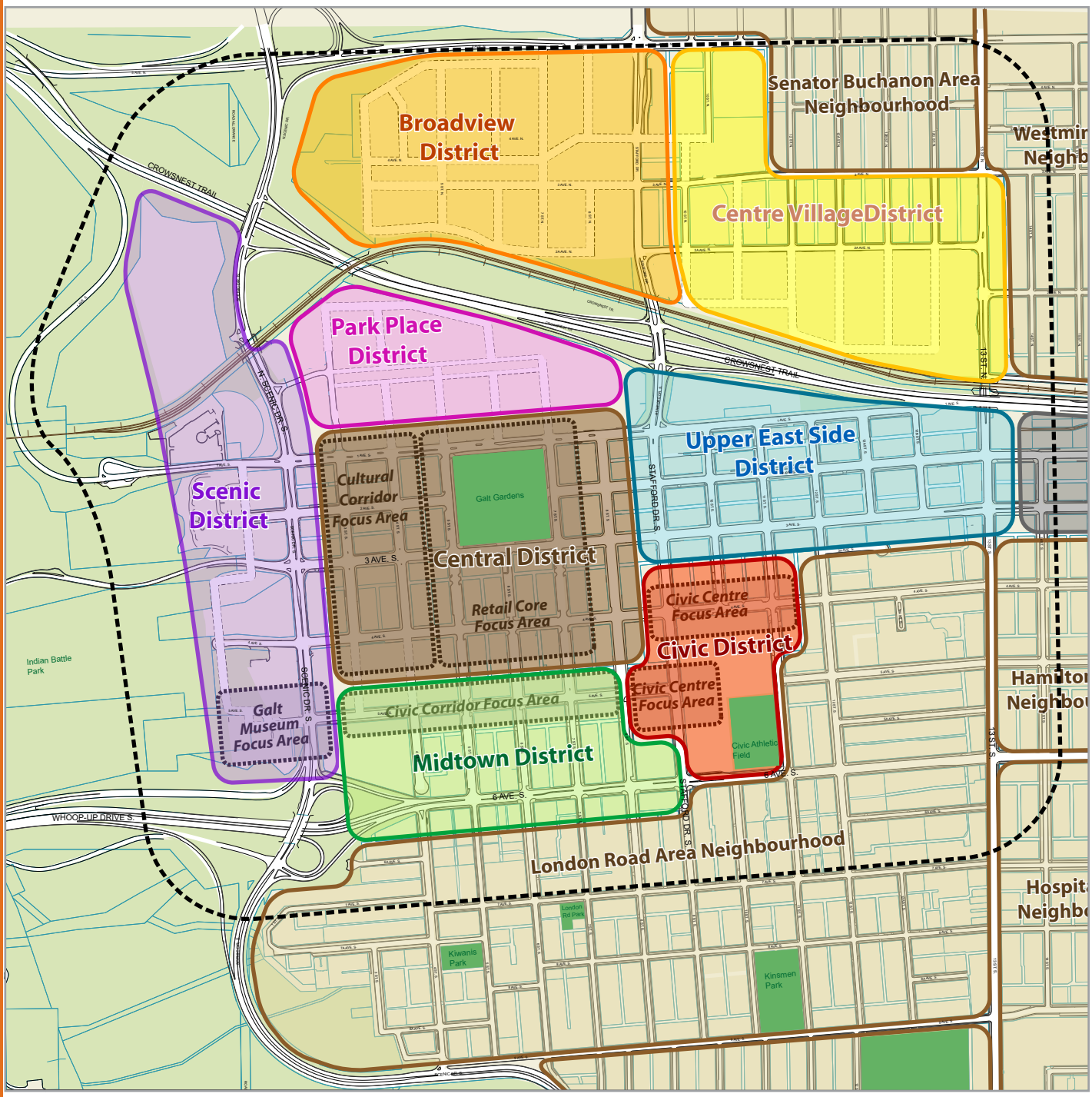
The historic and pedestrian oriented Retail Core

1. Reinforce the Retail Core & Cultural & Civic Corridors

A priority will be to enhance and strengthen the Retail Core of Downtown as characterized by pedestrian-oriented retail and heritage resources. Beautiful spaces and streetscapes, infill development and adaptive reuse will help to revitalize and intensify this area.

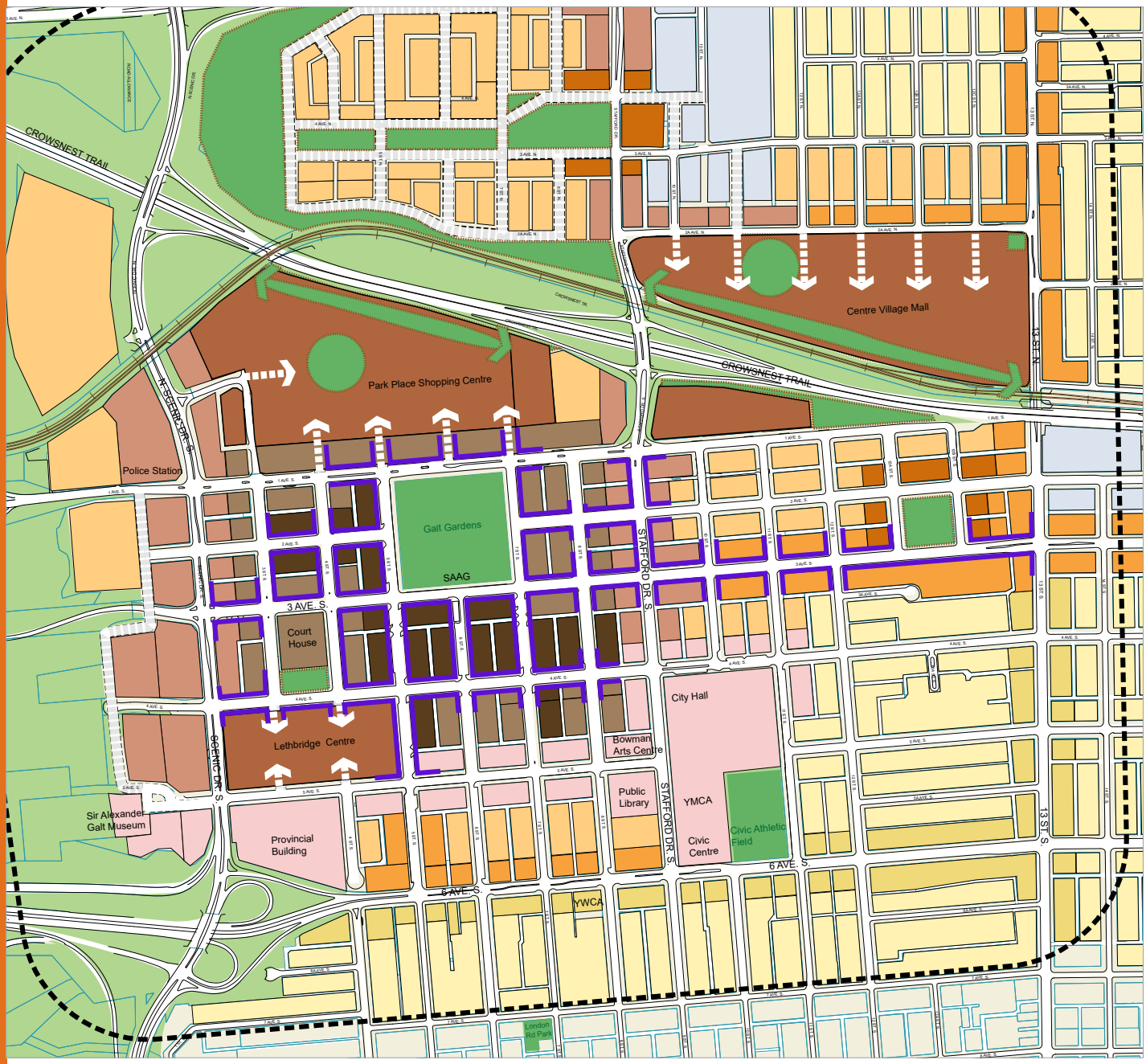
A Cultural Corridor incorporates "Chinatown" and an emerging concentration of cultural and entertainment businesses. The "Civic Corridor" correspond to the concentration of public and office uses on 5th Avenue, linking the Civic Centre with the Galt Museum.





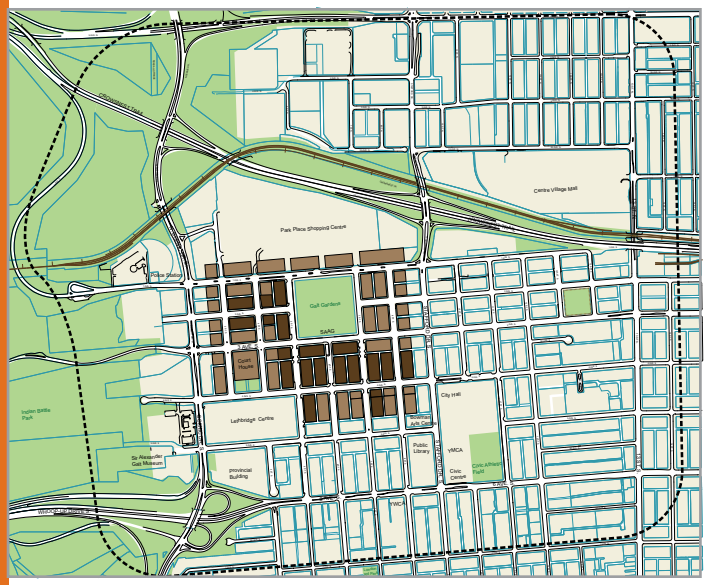
Districts & Neighbourhoods Framework

4.0 Built Form Framework



- Urban Core: Heritage Blocks
- Urban Core
- Urban Centre
- Urban Corridor
- Civic Character
- District Centre
- District Corridor
- District Neighbourhood
- Neighbourhood Corridor
- Neighbourhood General
- Industrial Character
- Required Retail Frontage
- Existing Public Open Space
- Potential Public Open Space
- Other Open Space

Built Character Framework





Mixed-use buildings up to 8 storeys could frame the east side of Galt Gardens

Urban Core & Heritage Blocks

- The Urban Core is the historic retail, service and office core identified most with Downtown.
- It also defines the part of Downtown where the greatest growth and change ought to focus first, including improvements to the streets and open spaces and the location of new civic and cultural attractions.
- The built character should reinforce the existing fine-grained and 'human-scaled' form as defined by walkable scaled streets and blocks, mostly low-rise continuous buildings that express narrow frontages and that are placed at or close to the sidewalks.
- New infill development in the Historic Blocks will be sensitive to the quality, scale and character of adjacent heritage buildings.
- Building heights range between 3 and 4 storeys in the Heritage Blocks and 6 storeys elsewhere.
- Subject to conditions, a 2 storey height bonus may be considered where appropriate.
- Retail uses are predominantly at-grade with studios, offices and residential uses above.
- Restaurants and bars are encouraged within the Heritage Blocks and Cultural Corridor to its west.

Appropriate Uses

- *Retail*
- *Commercial*
- *Mixed-Use*
- *Live-Work*
- *Office*
- *Public*

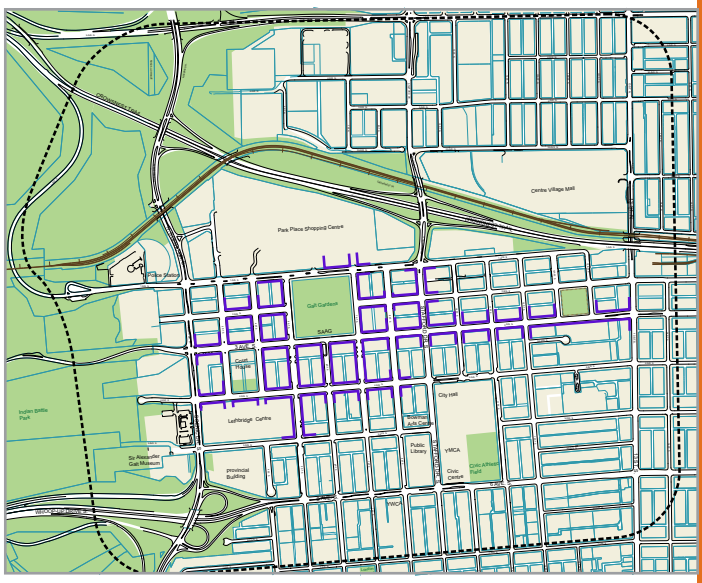
Appropriate Building Types

- *Low-Rise Apt*
- *Main Street*
- *Mid-Rise Apt*
- *Small to Medium Format Retail**
- *Mid-Rise Office*
- *Civic*
- *Parking Structure*

* type permitted outside of the Retail Core for an interim period

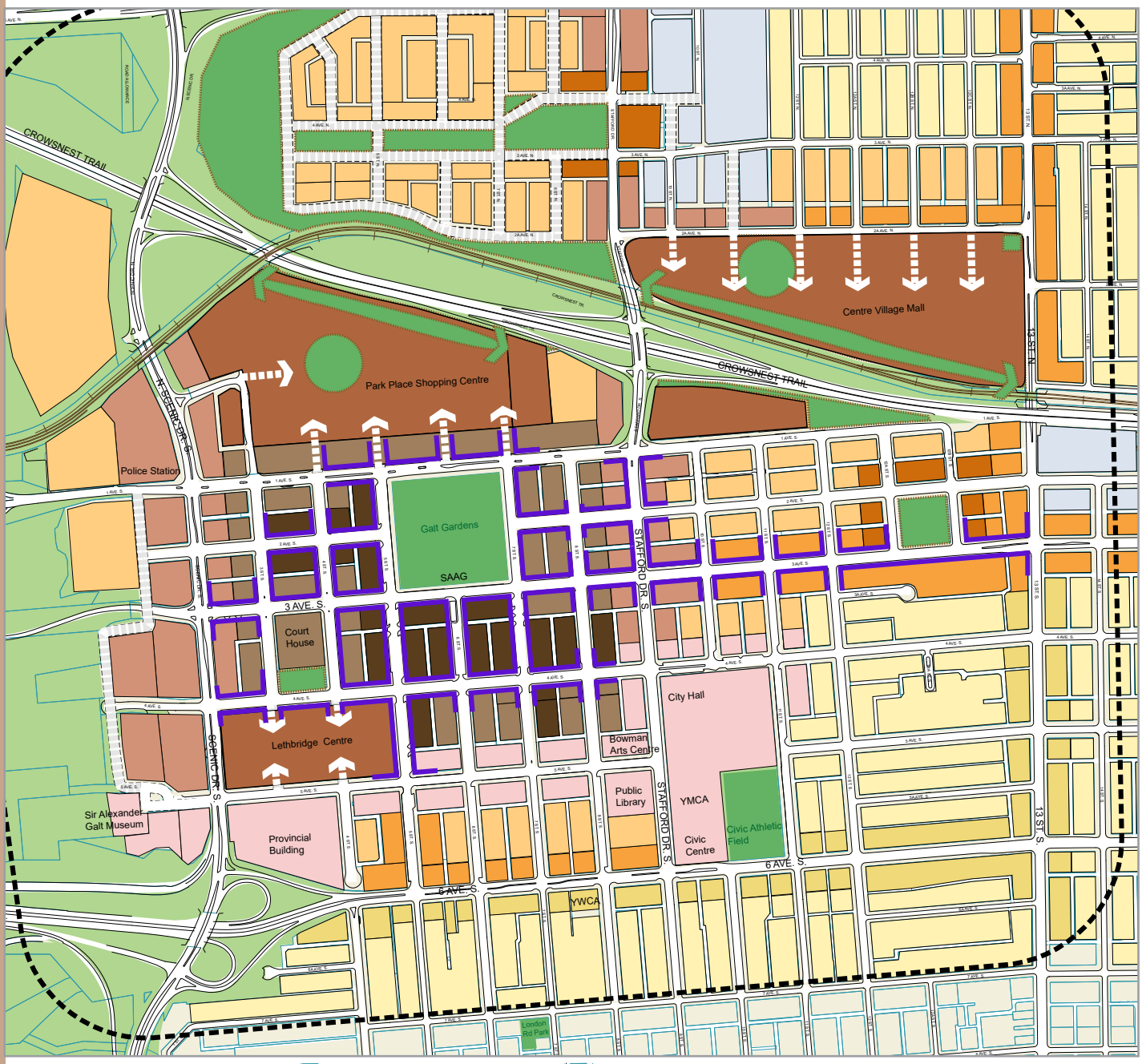
Required Retail Frontages

- Required Retail Frontages corresponds to streets where continuous pedestrian-oriented retail uses exist or are desired.
- These retail frontages will be encouraged to reinforce the 'main street' qualities associated with the historic Retail Core, including the articulation of narrow shop fronts, high levels of transparency and frequent entries.
- Protecting pedestrians from the elements such as awnings will be encouraged.
- Patios and other spill-out activity will be permitted and encouraged.
- Where development takes place outside the Retail Core but is subject to a Required Retail Frontage, exceptions for other non-residential uses can be considered where it is demonstrated that retail uses of this nature are not viable at that time.
- Where residential use are proposed at-grade along any major Downtown streets they should be subject to design standards that would enable future grade level conversion to retail or other non-residential uses.



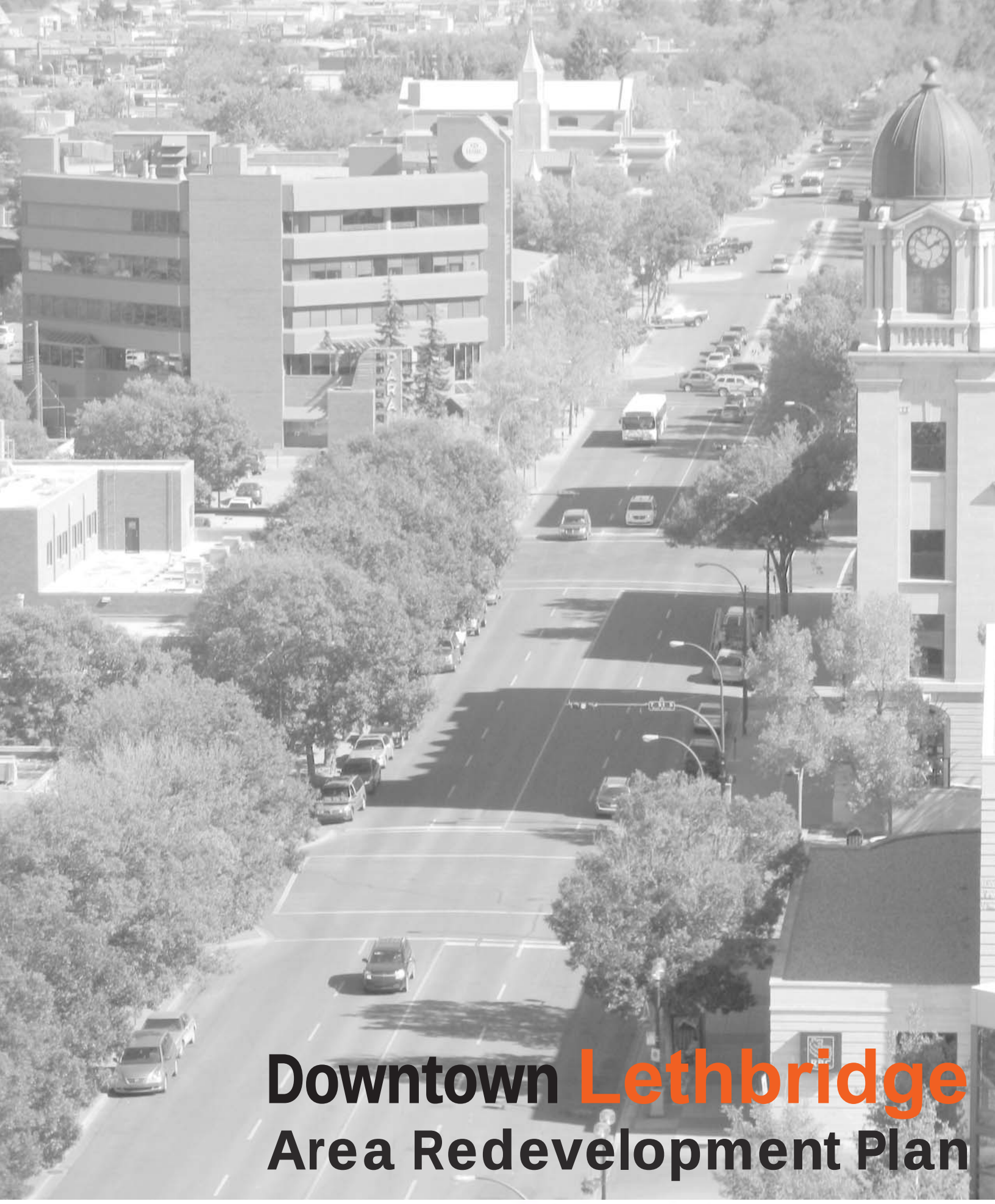


Continuous retail frontages that animate Downtown streets



- Urban Core: Heritage Blocks
- Urban Core
- Urban Centre
- Urban Corridor
- Civic Character
- District Centre
- District Corridor
- District Neighbourhood
- Neighbourhood Corridor
- Neighbourhood General
- Industrial Character
- Required Retail Frontage
- Existing Public Open Space
- Potential Public Open Space
- Other Open Space

Built Character Framework



Downtown Lethbridge Area Redevelopment Plan

CITY OF Lethbridge

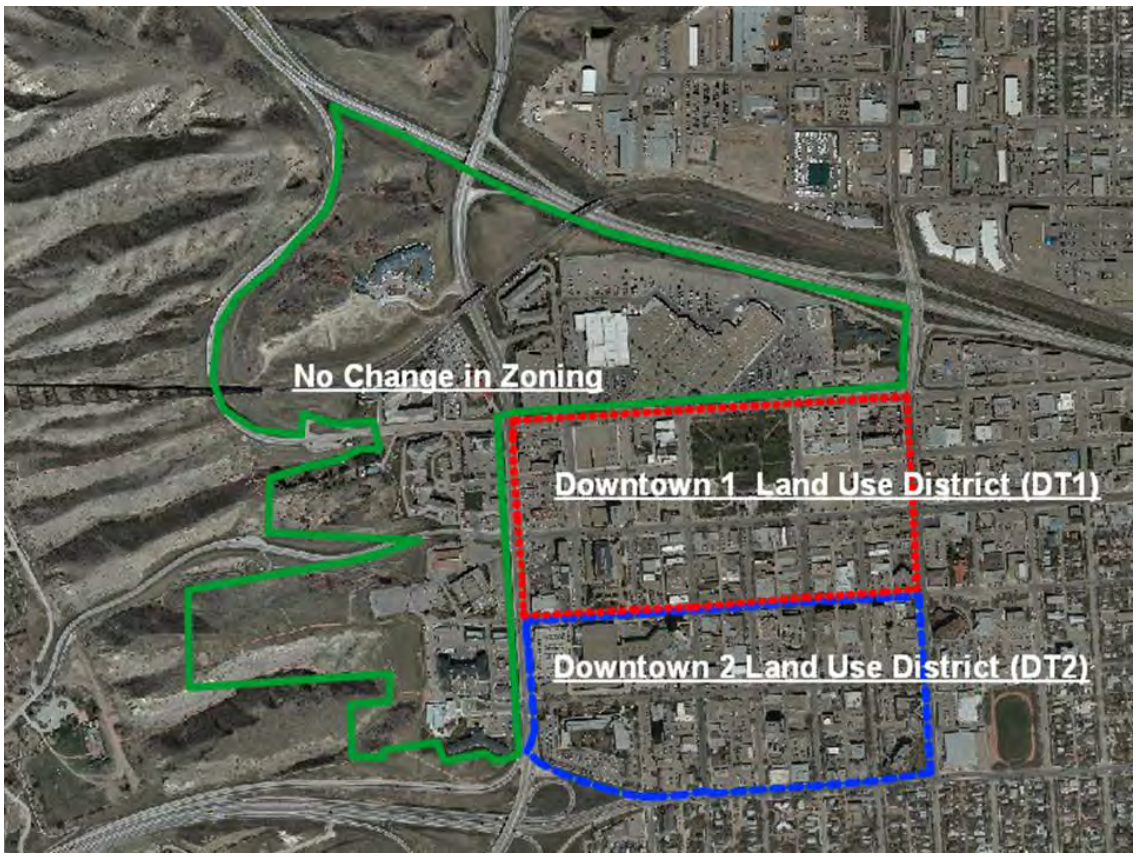
BYLAW 5807

Planning & Development Services July 2013

5.5.3 New Land Use Districts

In order to establish and support land uses that more directly distinguish the character and purpose of the Downtown Core described above, two sub-areas have been further recognized and designated:

Figure 20: Proposed Land Use Districts



1) **Downtown One (DT-1)** is the area located between First and Fourth Avenues and between Scenic and Stafford Drives.

a) Purpose

The DT-1 district is intended to align with the Heart of Our City Master Plan Pillars of "Vibrant and "Exciting". The range of uses is intended to encourage continuation of street-oriented, private sector commercial investment as well as uses with cultural and entertainment orientations. In addition, the DT-1 would support associated and complementary uses and provisions to preserve the heritage character within this district.

b) Permitted and Discretionary Uses

The mix of Permitted and Discretionary Uses in the proposed DT-1 District are closely aligned with the purpose suggested in the possible new DT-1 District and would resemble those in the current Downtown Commercial District (CD). The following list provides an example of the suggested mix:

Permitted Uses

- accessory buildings
- animal care, minor
- amusement facilities
- business support services
- clubs
- child care, major
- child care, minor
- commercial schools
- cultural facilities
- dwelling, apartment mixed use
- education facilities
- entertainment establishments
- exterior building alterations or improvements (that meet design criteria)
- financial institutions
- fitness facility
- government services
- home occupations – type A
- hotel/motels
- household repair services
- manufacturing, specialty
- medical and health offices (outpatient)
- offices
- parking facilities, parkade
- parks
- personal services
- restaurants
- retail stores
- retail stores, convenience
- signs (that meet design criteria)
- tourist information centres

Discretionary Uses

- drop-in centre
- entertainment establishments
- freight and storage, except on ground floors
- home occupations – type B
- home occupations – type C
- medical and health facilities (inpatient and outpatient)
- parkade
- parking facilities, surface
- protective services
- recycling facilities
- religious assembly
- transportation services
- utility facilities
- vehicle rental

2) Downtown Two (DT-2), is the area is between Fourth and Sixth Avenues and between Scenic and Stafford Drives.

a) Purpose

The DT-2 district is intended to align with the Heart of Our City Master Plan pillars of "Livable" and "Sustainable". Primarily, the DT-2 Land Use District would enable the intensification and mix of land uses and would build upon existing uses by facilitating the concentration of office uses, residential uses and those other uses that would complement either or both of those.

Regulatory elements will be established to emphasize the maintenance or creation of a welcoming street or ground level, parking at the rear below or above ground, as well as landscaping elements to enhance the residential components of mixed-use developments.

b) Permitted and Discretionary uses

The following list provides an example of the suggested mix of DT-2 land uses:

Permitted Uses

- accessory buildings
- animal care, minor
- business support services
- clubs
- child care, major
- child care, minor
- cultural facilities
- dwelling, apartment
- dwelling, apartment mixed use
- education facilities
- exterior building alterations or improvements (that meet design criteria)
- financial institutions
- fitness facility
- government services
- home occupations – type A
- medical and health offices (outpatient)
- offices
- parking facilities, parkade
- parks
- personal services
- retail stores, convenience
- senior citizen housing , Independent living facility
- senior citizen housing, assisted/supportive living facility
- signs (that meet design criteria)

Discretionary Uses

- commercial schools
- drop-in centre
- entertainment establishments (between 4th and 5th Avenues)
- home occupations – type B
- home occupations – type C
- household repair services
- parking facilities, surface
- recycling facilities
- religious assembly
- restaurants no larger than 46.5m²
- service station
- transportation services
- utility facilities
- vehicle rental

CITY OF Lethbridge

Appendices E: Dev1659. Dev Permit & Plans

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

CITY OF Lethbridge

Land Use Bylaw 6300
DEVELOPMENT PERMIT

PERMIT NO. DEV16959

Address: **402 2 AVE S** District: C-D
Legal: 1668D;A

Applicant: OWLCORP INC Phone: 409 915 3591
Address: 105 8 ST S LETHBRIDGE AB T1J 2J4

Development Proposed Addition of 'entertainment establishment use to relocate The Owl (Acoustic Lounge). The 'entertainment establishment' use applies to the main, basement, and second floors - a collective GFA of +/- 1077.8m2 (11,600 ft2). In addition to the 'entertainment establishment' use, the main, basement, and second floors retain a 'restaurant' use carried forward from preceding development approval permits.

District C-D DOWNTOWN COMMERCIAL

Land Use ENTERTAINMENT ESTABLISHMENT - DISCRETIONARY
RESTAURANT - PERMITTED

CONDITIONS OF APPROVAL

1. Compliance with the plans: The development shall be in accordance with the plans submitted September 22, 2026. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.

2. Off-street Parking: No additional spaces are required for this use. Any existing spaces must continue to be provided and maintained.

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

INFORMATIVE:
(i) In considering the discretionary use approval for an 'entertainment establishment' use, the Downtown ARP and the Heart of Our City Master Plan have been reviewed to confirm plan support of the use. It is important to note that within the DARP's DT-1 district, applicable to this property, that the 'entertainment establishment' use is a permitted use. The purpose of the DT-1 district is intended to align with the Heart of our City Master Plan Pillars of 'Vibrant' and 'Exciting'. The range of uses is intended to encourage continuation of street-oriented, private sector commercial investment as well as uses with cultural and entertainment orientations.

Cc:
Regulatory Services
Building Inspections
Fire Prevention

Decision Date
Sep 23, 2026
Valid Date
Oct 20, 2026

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 6300
DEVELOPMENT PERMIT

PERMIT NO. DEV16959

Development. Authority



KEVIN DEAUST, DEVELOPMENT OFFICER

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.

Privacy Notice

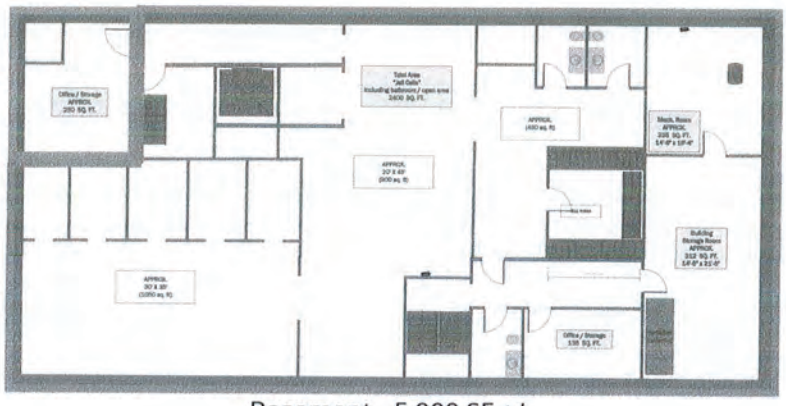
The personal information collected for a construction permit application is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, and the Alberta Safety Codes Act. This information is necessary to process the construction permit application, issue permit(s), and facilitate legislated compliance monitoring & verification. Please be aware that some or all of the information provided during the application process may be made public. For question about the collection or management of personal information, contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 (or 403-320-3111 if outside of Lethbridge

Permit No. DEV16959

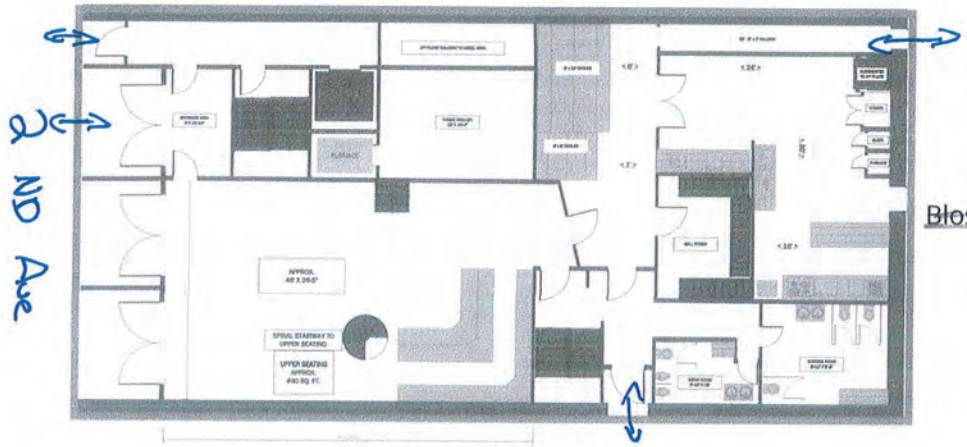
Retail property for sale

402 2nd Avenue South

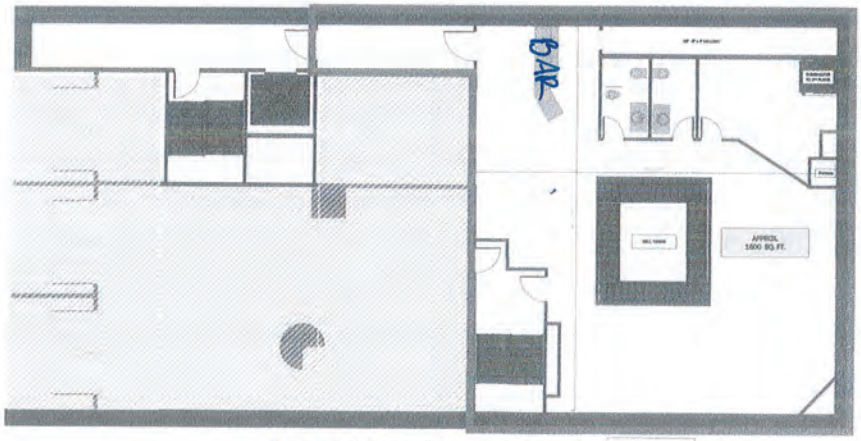
Individual Office



Basement - 5,000 SF +/-



Main Floor - 5,000 SF +/-



Second Floor - 1,600 SF +/-

Leased

Vacant

CITY OF Lethbridge
RECEIVED ON:
Date: Sept 22, 2026
PLANNING & DESIGN

CITY OF Lethbridge
APPROVED
AS PER
LAND USE BYLAW 6300
Date: Sept 23, 2026
Approval #: Dev16959
- Kevin Deaust
Development Officer

AVISON YOUNG

Ashley Soames
Senior Associate
D 403 942 6692
ashley.soames@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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2nd Ave S

3rd Ave S

Doors to sidewalk

Door.

main entrance

APPROX. 46' X 26'-5"

SPIRAL STAIRWAY TO UPPER SEATING

UPPER SEATING APPROX. 490 SQ. FT.

FURNACE

Bar.

main

entrance exit

exit

exit

<7'>

<6'>

<24'>

<16'>

<30'>

CITY OF Lethbridge

APPROVED

AS PER

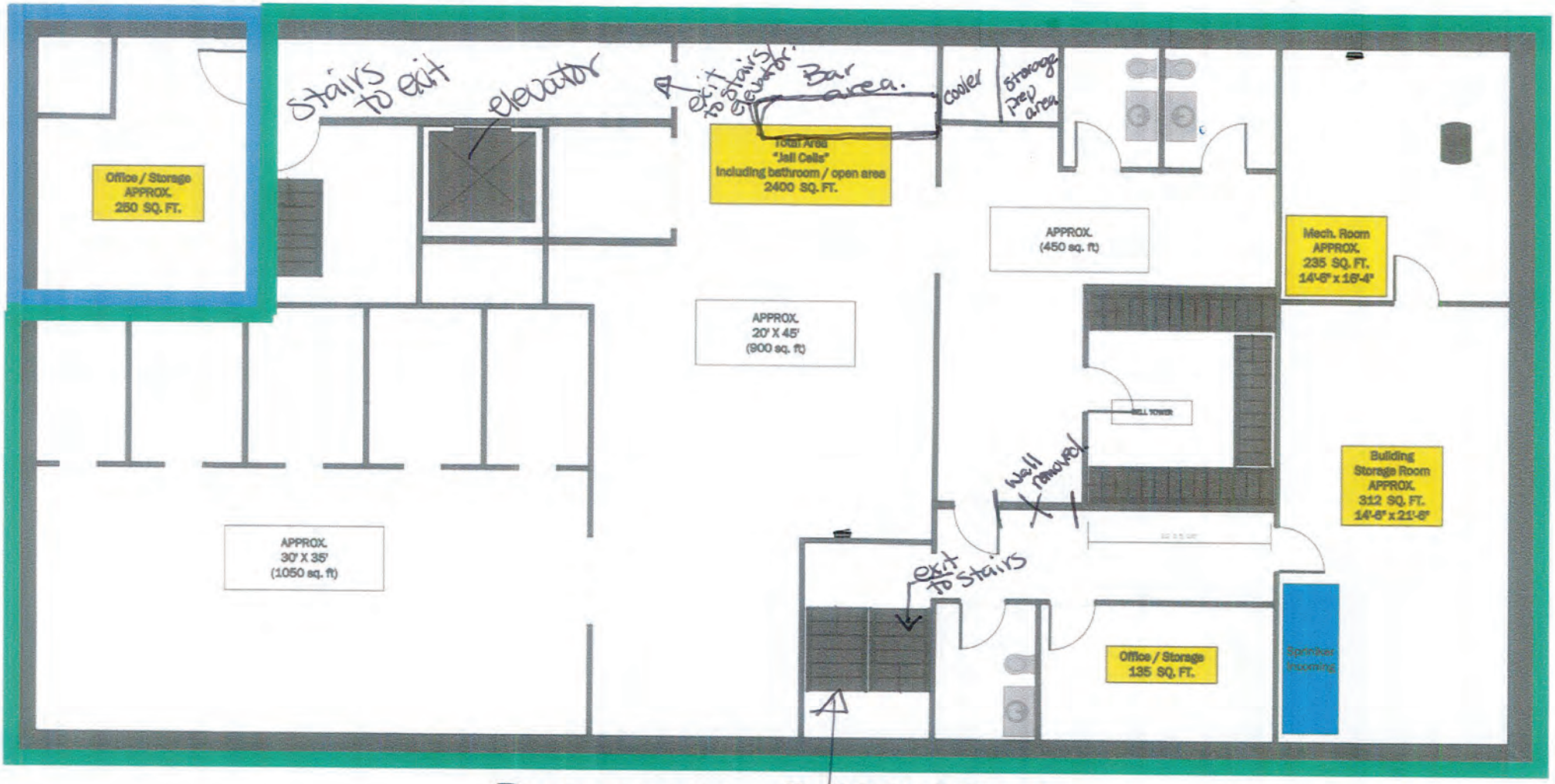
LAND USE BYLAW 6300

Date: Sept 23, 2026

Approval #: Dev16959

- Kevin Deaust

Development Officer



Basement - 5,000 SF +/-

stairs to exit via main floor.

CITY OF Lethbridge
APPROVED
AS PER
LAND USE BYLAW 6300
Date: Sept 23, 2026
Approval #: Dev16959
- Kevin Deaust
Development Officer

Subdivision & Development Appeal Board Hearing

402 2 Ave S

DEV16959

CITY OF Lethbridge

Introduction

Location: 402 2 Ave S [old fire hall #1]

Development Permit: Dev16959. Approval Decision.

- Entertainment Establishment use addition to the building's basement, main, and second floors to accommodate a new location for the Owl (acoustic lounge).

Land Use District: C-D Downtown Commercial.

Current Development: Restaurant – current use approval for basement, main, and second floors.

Location

402 2 Ave S



October 16, 2026

Street Network

Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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CITY OF Lethbridge

Land Use Bylaw 6300

C-D District Purpose: For the Development of a variety of commercial, residential, institutional, cultural and recreational Uses that incorporate the Heart of Our City Campaign pillars of beauty, livability, sustainability, accessibility, vibrancy and excitement in order to achieve the Vision of the Heart of Our City Master Plan.

Land Use Bylaw 6300

Entertainment Establishment means Development providing musical, dancing or cabaret entertainment, and/or gambling and gaming opportunities, and/or facilities for alcoholic beverage consumption and includes supplementary food service. This term refers to Uses such as cabarets, beverage rooms, cocktail lounges, nightclubs, bars, taverns, pubs, casinos, racetracks and bingo halls. Restaurant is a separate use.

Background

1996. Development Approval & AB Historic Resources Approval:

- Exterior restoration and rehabilitation of the building's interior for
  - Wine brokerage and storage in the basement.
  - Restaurant on the main and second (mezzanine) floors.
  - Offices on the third floor.
  - Office space and a residential apartment suite on the 4th floor
  - Rooftop patio.

Background

1996 – present. based on the parcel's development and licensing records:

- The main, basement, and second (mezzanine) floors have been occupied by several different restaurants. **These floor have also been occupied by several different lounges, pubs, and nightclubs.**
- The third floor has typically been occupied by offices, personal service, and retail store type uses.
- The fourth floor has been occupied by offices, personal service, and residential apartment type uses.

Legislation, Policy, and Guidelines

Downtown Area Redevelopment Plan

- Land Use District, Sub-areas.
  - DT-1. Area located between 1st and 4th Avenues, and between Scenic and Stafford Drive. Applicable to 402 2 Ave S.
    - Purpose is to align with Heart of Our City Master Plan Pillars of 'Vibrant and Exciting', encouraging uses with cultural and entertainment orientations.
    - **Entertainment Establishment is a permitted use**.

Legislation, Policy, and Guidelines

Heart of Our City Master Plan.

- Guiding Principles: Animated & Vibrant.
  - **Downtown should be active at all hours of the day and night and during all seasons.**
- Built Form Framework: Urban Core & Heritage Blocks [applicable to 402 2 Ave S].
  - The Urban Core is the historic retail, service and office core identified most with Downtown.
  - **Restaurants and bars are encouraged within the Heritage Blocks** and Cultural Corridor to its west.
- Built Form Framework: Required Retail Frontages [applicable to 402 2 Ave S].
  - **Patios and other spill-out activity will be permitted and encouraged**.

Conclusion

The development permit application, file no. Dev16959 for

- an Entertainment Establishment use classification addition to the building's basement, main, and second levels to accommodate a new location for the Owl (acoustic lounge) was **approved.**

Ryan W. Dyck
#121, 201 4 Ave S
Lethbridge, Alta.
403-795-3769
sunnydyck@gmail.com

City of Lethbridge Subdivision & Development Appeal Board,

Re: Development Permit (DP) 16959 Appeal Hearing

Please accept this submission in support of the applicant with respect to DP16959. I am a Registered Professional Planner licensed to practice in Alberta. In my review of DP16959 in the context of the applicable planning instruments, including the Land Use Bylaw (LUB) No. 6300, Downtown Lethbridge Area Redevelopment Plan (ARP) Bylaw No. 5807, Municipal Development Plan (MDP) Bylaw No. 6265 and the Heart of the City Master Plan, I respectfully submit the following.

The City's statutory planning catalogue provides overwhelming support for a proposal such as the one at hand in its proposed location in effort to support positive cultural, social and livability outcomes for the downtown. The "suggested mix" of "Permitted Uses" (pg. 59 of exhibit package) in the Downtown ARP includes an "Entertainment Establishment." I respectfully submit that, in the City's planning context, an "Entertainment Establishment" at this location is, in pith and substance, equivalent to a Permitted Use. A Permitted Use is a "use by right" and in accordance with Section 685(3) of the Municipal Government Act "..no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted..". Now it is not suggested that the proposed "Entertainment Establishment" is *actually* a Permitted Use, but that the planning rationale in support of this proposal is so robust that the Board should exercise its discretionary decision-making powers by upholding the approval of the development permit. A decision in the affirmative is consistent with the purpose statement for the C-D zoning district and aligns with the City's overarching planning direction.

Downtown areas are mixed-use areas that, by their nature, enjoy and tolerate more activity and nuisance than residential areas. It is important to note that the LUB definition for "Entertainment Establishment" is expansive and includes nightclubs and other uses the majority of which utilize music as an important part of their business model. The subject proposal does not include nightclub type use and is less nuisance generating than a nightclub. In the event there are operational concerns related to noise stemming from the proposed use, the Noise Bylaw is there to protect adjacent land uses and help achieve reasonable land use compatibility. Any nuisance that can be reasonably expected to be generated by the proposal does not meet the threshold for refusal.

Thank you,



Ryan Dyck RPP MCIP

October 29, 2026

Subdivision and Development Appeal Board
City of Lethbridge
Lethbridge, Alberta

To The Members of the Subdivision and Appeal Board,

We are writing to express our support for the development of an Entertainment Establishment-Discretionary, Restaurant permitted at 402 2 Avenue South. As adjacent landowners, we see the development as exactly what the Downtown is meant to accommodate.

The property has in the past has housed restaurants and entertainment venues, and we feel this is a suitable and appropriate use for the property. Keeping downtown vibrant is CRITICAL to its survival.

Living downtown means that residents should anticipate mixed use development and entertainment establishments are expected and acceptable within the area. The Downtown Area Redevelopment Plan and Heart of Our City explicitly state these as policy objectives.

Our tenants, Old Soul Barbers and Holy Ghost Tattoo are in full support of the development of this property as an Entertainment-Restaurant venue. Both business owners see this as a key step in developing a thriving downtown core.

We ask you to continue supporting the development of the downtown core in Lethbridge. Allowing the Development Permit for this property to proceed would be an important step towards this goal.

Kind Regards,

Karen Monaghan

Laurie Winder

Owners
Urban Prairie Inc
407-409 2 Avenue South

Owl Acoustic Lounge

Subdivision and Development Appeal Board

HEARING PACKAGE

Development Permit DEV16959

402 2nd Avenue South

City of Lethbridge

Prepared by OWLCORP INC

October 2026

Key Points

Purpose: These points summarize the planning and evidence-based case for confirming Development Permit DEV16959.

- The appeal concerns Development Permit **DEV16959 (Appendix A)**, which permits Owl's relocation to the Firehall at 402 2 Ave S as a discretionary Entertainment Establishment, with the restaurant use retained. **The requested outcome is that the SDAB dismiss the appeal and, under its authority in section 687(3)(c) of the Municipal Government Act, confirm the permit.**
- Under sections 687(1) to (3) of Alberta's *Municipal Government Act*, the SDAB must hear the parties entitled to be heard and comply with applicable land-use policies, **statutory plans,** and the Land Use Bylaw. The Board's task is to decide this defined proposal on the applicable planning framework and the evidence before it, not on a general preference against venues that operate in the evening. *Citation: Municipal Government Act, RSA 2000, c M-26, s 687(1)-(3), especially s 687(3)(a.1)-(a.3) and (c).*
- The development is aligned with the City of Lethbridge Municipal Development Plan and the City of Lethbridge Downtown Area Redevelopment Plan, **the statutory downtown plan** referenced in the Development Authority's rationale **(Appendix A)**. Together, they support a vibrant, mixed-use, pedestrian-friendly downtown with cultural and entertainment activity.
- The Heart of Our City Master Plan, Civic Culture Plan, and Council's Arts, Culture and Heritage Policy CC-71 provide supporting policy context. CC-71 is particularly relevant because it expressly connects performing arts, private-sector cultural activity, tourism, economic development, and downtown vitality.
- The appeal's allegations about noise, police involvement, fighting, and poor neighbour conduct are not accompanied by dates, complaint or occurrence numbers, City enforcement records, measurements, recordings, or other corroborating documentation. **(Appendix B)**
- Owl's operating history differs materially from the 'nightclub' characterization: more than 16 years of cultural programming; longstanding service to local and touring artists, community groups, comedy, spoken word, trivia, and music audiences; and a history of respectful neighbour relationships, to be corroborated by filed support letters. **(Appendix E)**
- The alleged sound attribution at the former location is weak. The appellant's building is roughly **253 metres away** (about 2.3 NFL or 1.8 CFL football fields), and the appeal does not identify evidence tying a particular sound event to Owl rather than other downtown activity or outdoor events. **(Appendix D)**
- The Firehall proposal includes meaningful indoor sound-management measures: flown main speakers aimed downward and inward at the audience; close front fill and monitor mixes to avoid unnecessary main-system level; acoustic baffles to reduce internal reverberation; and no proposed outdoor or door-facing PA system. **(Appendix C)**
- Owl's operational commitments are clear: comply with the Noise Bylaw and permit conditions; maintain a reachable manager contact; respond promptly to substantiated concerns; manage sound levels to the room; and maintain orderly arrivals and departures.
- The central argument is straightforward: Owl is proposing a contained, indoor cultural venue in an approved downtown commercial location, with a credible operating history, defined sound controls, and a continuing commitment to be accountable to neighbours.

Presentation

Introduction

Good evening, Chair and Members. I am here on behalf of Owl Acoustic Lounge. We understand that nearby residents and businesses deserve to be heard, and we take those concerns seriously and respect the process. The question before the Board, however, is whether the approved development should be confirmed on the applicable planning framework informed by approved City policy and the evidence before you.

My name is Steven Foord. I was one of the founders of the Owl Acoustic Lounge in 2010 and worked extensively within the company until exiting in 2024. I still hold shares in the company but no longer function directly in an operational capacity. I am here to respectfully ask the Board to dismiss the appeal and confirm the approved Development Permit for an Entertainment Establishment at 402 2 Avenue South. Owl has committed to comply with the permit, the Land Use Bylaw, and the City Noise Bylaw, and to continue its longstanding practice of being a considerate downtown neighbour.

This appeal raises serious allegations about noise, fights, and poor neighbour conduct at Owl's former location. The allegations are not accompanied by dates, complaint file numbers, police occurrence numbers, City enforcement records, noise measurements, recordings, or independent corroborating documentation. The appellant states that they were unable to obtain a police printout before filing the appeal. That context is relevant when weighing the allegations.

Owl has operated for more than 16 years as a small, locally owned independent cultural venue. It has served local artists, touring performers, community groups, and arts organizations. Owl is not a "nightclub" in the ordinary sense of that term. It operates at night because performances occur at night, but its core work is curated music, comedy, spoken word, trivia, conversations, and community programming.

Section 687 of Alberta's Municipal Government Act requires this Board to apply applicable land-use policies, statutory plans, and the Land Use Bylaw when deciding an appeal. The Board may confirm, revoke, or vary the Development Authority's decision. The City's Development Permit identifies DEV16959 as a discretionary Entertainment Establishment in the C-D Downtown Commercial District, with the restaurant use retained.

We ask the Board to assess the actual proposal and the reliable evidence: the approved location, the defined indoor sound design, Owl's operating history, and the commitments described below. General concern about a venue operating at night should not be treated as proof that this proposal will create the impacts alleged.

Addressing the Appeal Complaints

Concern	Response
Music was allegedly loud across the park from 606 3 Avenue South.	The mapped straight-line distance from the former Owl location at 606 3 Avenue South to the appellant's building at 122 5 Street South is approximately 253 metres (about 2.3 NFL fields or 1.8 CFL fields). **(Appendix D – pg. 15)** The former location's programming was indoors, with four top speakers facing the west wall and three generally closed doors on the north side. The appeal provides no date, time, recording, measurement, or enforcement record tying the alleged sound to Owl.
The Firehall doors could allow a public-facing PA system.	The proposed system is an indoor system. Main loudspeakers are planned to be flown over the indoor stage and aimed downward across the indoor audience, not through the large doors. **(Appendix C pg.14)** The doors are not proposed as a performance opening or as a public-facing PA location.
Owl has several police noise complaints.	Based on my personal experience during my years of direct involvement, I am not aware of an LPS member attending Owl for a noise complaint or of Owl receiving an LPS phone call about a noise complaint. The appeal provides no corresponding complaint or occurrence information. **(Appendix B pg.11)**

Concern	Response
Owl has fighting complaints.	In my approximately 15 years of near-nightly personal attendance, I can recall fewer than five physical altercations. Only a small minority began inside the establishment with Owl patrons. That history is not consistent with the characterization of a disorderly nightclub.
Owl has no respect for neighbours.	At the former 411 3 Avenue South location (2010-2020), immediately beside apartments, Owl maintained good neighbour relationships and, to my knowledge, received no noise complaints. Owl has likewise valued respectful relationships with business and residential neighbours at its other locations.

The appeal attributes the sound allegedly heard at the appellant's property to Owl without identifying a date, time, source, measurement, or recording. Galt Gardens and Festival Square host City and community events that may use full outdoor PA systems. Owl has not used a full PA outdoors. Past outdoor programming was rare, normally involved singer-songwriters using acoustic guitar and vocals, and ended by 8 p.m.

Owl has and will continue to obey the City Noise Bylaw. Bylaw 5270 is intended to reduce noise as far as compatible with normal activities and to eliminate unnecessary noise. Owl's proposed operating approach goes beyond reacting to complaints: it uses indoor speaker placement, acoustic treatment, controlled levels, and a clear management response if a substantiated concern is raised.

Planning and Policy Context

The approved proposal is aligned with the City's municipal and downtown policy direction. These policies explain why a managed small arts venue in a downtown commercial district is policy-consistent.

City policy direction	Connection to Owl at the Firehall location
Municipal Development Plan	The City describes its Municipal Development Plan as guidance toward a culturally vibrant and economically prosperous community. A local venue that gives artists, small businesses, and community groups a place to gather contributes to those outcomes and supports Downtown as a destination for residents and visitors.
Downtown Area Redevelopment Plan	The DARP seeks a vibrant mixed-use downtown where people enjoy working and living. **It is a statutory plan** that guides planning and development decisions and must align with the MDP.
Heart of Our City Master Plan	The plan guides public improvements and private development toward a vibrant and economically thriving downtown. An active, carefully managed tenant in a historic downtown building advances that direction.
Arts, Culture and Heritage Policy CC-71	The policy recognizes arts, culture, and heritage as contributors to community economic development, workforce attraction, tourism, and downtown vitality. It expressly includes performing arts in for-profit and not-for-profit settings and supports community arts partnerships and adaptable arts infrastructure.
Civic Culture Plan	The plan calls for culture to be integrated into civic planning and for cultural space to be prioritized, including amenities operated by businesses and community organizations. It recognizes the creative economy, including music and performing arts.
Public Realm and Transportation Study	The study describes a downtown that is vibrant and harmonious with its historical origins. Reusing the historic Firehall as a modest cultural venue is consistent with activation that respects the character of the corridor.

MDP Policies 110 and 111 direct the City to sustain a strong, vibrant, pedestrian-friendly downtown where people live, work, and play. Policy 32 also supports arts, culture, heritage, and place-making within the City's urban fabric. The Development Authority applied that framework to this specific Firehall proposal and found support in the Downtown ARP and Heart of Our City Master Plan. The Board's task is therefore to assess this defined, indoor,

managed Entertainment Establishment against the governing plans, the Land Use Bylaw, and the actual evidence before it.

Council's Arts, Culture and Heritage Policy recognizes arts and cultural activity as contributing to community economic development, tourism, workforce attraction, and downtown vitality. It expressly defines arts to include performing arts in for-profit and not-for-profit settings. Owl is a locally owned cultural and performing-arts venue serving artists, audiences, and community organizations. While this policy does not replace the Land Use Bylaw, it confirms that this kind of downtown cultural activity aligns with the City's stated policy direction.

Sound Design Considerations

The sound design is a defined indoor installation (**Appendix C pg. 14)**, not an assumption that the Firehall doors will be used as a sound outlet. The relevant development question is source direction, level, room treatment, and day-to-day operation, not the size of doors in isolation.

Design element	How it limits outward sound
Indoor stage and main loudspeakers	Two Yorkville Paraline main loudspeakers are planned to be flown above the indoor stage. They will be aimed down and across the indoor audience area, with a slight V for audience coverage. They are not aimed through the apparatus doors. This directs the primary sound field into the room, away from the exterior opening.
Controlled vertical coverage	The intended main-speaker configuration uses focused vertical coverage to support a downward audience-coverage approach rather than directing primary energy upward or outward. Sensible level control remains essential and will be maintained.
Front fill and stage monitoring	A 10-inch front fill and separate Yorkville PS10 monitor mixes allow close listeners and performers to hear clearly without unnecessarily increasing the level of the main system. This favours clarity at lower room levels.
Hanging baffles and wall treatment	The planned treatment includes as many as 20 hanging 2 by 4 foot baffles made with breathable cotton batting and acoustic insulation, plus ten dense foam wall baffles measuring about 1 by 6 feet. These treatments absorb reflected sound and reduce indoor reverberation. They do not replace sensible level control, door management, or applicable fire and building requirements.
Operational control	No full outdoor PA is proposed. Indoor programming will be mixed to the room, with the main system facing the audience rather than the street.

Operational Commitments

1. Owl will operate the main PA as an indoor, audience-facing system, not an outdoor or door-facing PA system.
2. Owl will use the planned inward and downward speaker orientation, front fill, stage monitor control, and acoustic treatment to manage room level and reverberation.
3. Owl will comply with the City Noise Bylaw, all development permit conditions, and all applicable safety requirements.
4. Owl will maintain an identifiable manager contact and respond promptly to substantiated neighbour concerns.
5. Owl will continue staff practices that support safe, calm, orderly patron arrivals and departures.

Safety and Neighbours

Owl has not operated as a "nightclub" in the ordinary sense of that term. It is a cultural venue and restaurant programming live music, singer-songwriters, bands, trivia, comedy, spoken word, panels, and community gatherings. It happens to be open at night because performances occur at night.

In about 15 years of being at Owl almost every night, I can recall fewer than five physical fights. If the question is fights that began inside the establishment with Owl patrons, the number is smaller still. Owl has and will continue to use trained staff, a calm room culture, and orderly closing procedures.

Owl has treated neighbouring residents and businesses as part of its success. At 411 3 Avenue South, Owl operated directly beside apartments and maintained excellent relationships with neighbours. To my knowledge, no noise complaints were received there. At each location, Owl has taken care to make programming and patron management compatible with the surrounding area.

The Firehall proposal continues that approach. If a substantiated concern is brought forward, Owl will respond promptly and adjust practice where appropriate. Respectful communication is part of how Owl has sustained itself for more than 16 years and built an audience of support.

Closing

We respect the appeal process and the right of affected neighbours to be heard. This is, however, a development-permit appeal, and the Board must decide this defined proposal fits within the statutory planning framework. Section 687(3) of the Municipal Government Act requires this Board to comply with the applicable land-use policies, statutory plans, and Land Use Bylaw. The Municipal Development Plan and Downtown Area Redevelopment Plan provide that binding context and support a vibrant, mixed-use, culturally active downtown.

The question is whether this proposal is consistent with that framework and supported by the evidence before the Board, not whether there is a general objection to a venue operating in the evening. The written appeal raises serious allegations but provides no supporting records. Owl, meanwhile, brings more than 16 years of operating history, a defined indoor sound-management plan, evidence of respectful neighbour conduct, and a demonstrated commitment, since opening in 2010, to comply with permit conditions and applicable requirements. The record before the Board includes a proven operating history, practical mitigation measures, clear operational commitments, and policy support for this type of cultural use downtown.

We respectfully ask the Board to dismiss the appeal and confirm Development Permit DEV16959.

Citations / Authorities

The following authorities are organized by their role. Statutory plans and the Land Use Bylaw carry the primary weight. Council policies and master plans provide supporting context.

Primary Decision and Statutory Framework

Development Permit DEV16959

- City of Lethbridge Development Permit DEV16959, decision date September 23, 2026, 402 2 Avenue South.
- Approves the addition of an Entertainment Establishment use to relocate Owl Acoustic Lounge; the restaurant use is retained.
- Lists Entertainment Establishment as discretionary in the C-D Downtown Commercial District and requires compliance with the submitted plans dated September 22, 2026.
- The Development Authority states that the Downtown ARP and Heart of Our City Master Plan were reviewed and that the DARP DT-1 framework supports cultural and entertainment-oriented private-sector investment.

Relevance: *This is the decision under appeal and the best direct source for the approved scope, permit conditions, and planning rationale.*

Source: City of Lethbridge, Development Permit DEV16959, pp. 1-2.

Municipal Government Act, RSA 2000, c M-26, s. 687

- Section 687(1) identifies the parties the Board must hear; s. 687(2) requires a written decision with reasons within 15 days after the hearing concludes.
- Under s. 687(3)(a.1)-(a.3), the Board must comply with applicable land-use policies, applicable statutory plans, and the Land Use Bylaw in effect.
- Section 687(3)(c) authorizes the Board to confirm, revoke, or vary the decision or permit conditions, or substitute its own decision or permit.
- Section 687(3)(d) addresses a bylaw non-compliance or variance; it should be relied upon only if an actual relaxation is in issue.

Relevance: *The Board's governing decision-making framework. It is not a general referendum on whether evening entertainment venues are desirable.*

Source: Government of Alberta, Municipal Government Act, RSA 2000, c M-26, s. 687.

City of Lethbridge Noise Bylaw 5270

- The bylaw prohibits loud, unnecessary, or unusual noise, and requires activities that may disturb others to be carried on in a manner creating as little noise as practicable in the circumstances.
- It prohibits operation of an outdoor speaker system within 150 metres of a residential development between 11 p.m. and 9 a.m.

Relevance: *Owl's operational commitments are framed to comply with the applicable noise-control requirements. The proposed PA is indoor and audience-facing, not outdoor or door-facing.*

Source: City of Lethbridge, Noise Bylaw 5270, current consolidation March 30, 2026, ss. 3(1)-(3), 6.

Statutory Planning Direction

City of Lethbridge Municipal Development Plan, Bylaw 6265 (2021), Policies 110 and 111

- Policy 110 directs that Downtown continue to develop as a strong and vibrant neighbourhood where people can live, work, and play.
- Policy 111 directs that Downtown continue to develop as a pedestrian-friendly place.

Relevance: *A managed arts venue and restaurant is consistent with active downtown life, not contrary to it.*

Source: City of Lethbridge, Municipal Development Plan, Bylaw 6265, Policies 110-111.

City of Lethbridge Municipal Development Plan, Policy 32

- Policy 32 addresses arts, culture, heritage, and place-making within the City's urban fabric, including cultural programming and heritage interpretation.

Relevance: *Owl is a cultural use proposed within a historic downtown building, Old Firehall No. 1, rather than a generic late-night commercial operation.*

Source: City of Lethbridge, Municipal Development Plan, Bylaw 6265, Policy 32.

City of Lethbridge Downtown Area Redevelopment Plan, Bylaw 5807, s. 5.1.2, Goal 4, p. 52

- Goal 4 is to create a vibrant mixed-use downtown where people enjoy working and living through land-use and development regulations.
- The DARP is a statutory plan authorized by the Municipal Government Act. The City lists Bylaw 5807 as in effect.

Relevance: *The DARP directly informs planning and development decisions downtown and is the most important local statutory-plan support after the MDP.*

Source: City of Lethbridge, Downtown Area Redevelopment Plan, Bylaw 5807, s. 5.1.2, Goal 4, p. 52; City bylaw page lists status as in effect.

Supporting Policy Context

City of Lethbridge Arts, Culture and Heritage Policy CC-71

- Purpose, p. 1: City Council recognizes arts, culture, and heritage as contributors to community economic development, workforce attraction, tourism, and downtown vitality.
- Definition of Arts, p. 2: Includes performing arts in for-profit and not-for-profit settings.
- Policy Statement A.1, A.3, and A.8, p. 3: Supports accessible community arts initiatives, partnerships with the private sector and community organizations, and adaptable arts infrastructure.
- Responsibilities B.1, p. 4: Connects implementation of the Civic Culture Plan to the Municipal Development Plan.

Relevance: *Persuasive Council policy context, not a replacement for the Land Use Bylaw or statutory plans. It directly supports Owl by description, a performing-arts and cultural venue.*

Source: City of Lethbridge, Council Policy CC-71, effective June 9, 2026, pp. 1-4.

City of Lethbridge Heart of Our City Master Plan, Executive Summary, pp. 3-5

- Animated and Vibrant: Downtown should be active at different times of day and night and in all seasons.
- Entrepreneurial and Supportive: Downtown should promote and enable small, local entrepreneurial and creative businesses.

- The plan identifies cultural, entertainment, and commercial attractions as potential strategic downtown attractions.

Relevance: *Supporting master-plan context for active, creative, and heritage-compatible private development downtown.*

Source: City of Lethbridge, Heart of Our City Master Plan Executive Summary, pp. 3-5.

City of Lethbridge Civic Culture Plan, ss. 2.4.4-2.4.6, p. 56

- Calls for culture to be integrated into civic planning.
- Recognizes performance spaces as potential City and neighbourhood focal points for community gathering.
- Calls for regulatory systems to better accommodate cultural and intercultural activity.

Relevance: *Supporting cultural-planning context. A Council planning document. Contextual support.*

Source: City of Lethbridge, Civic Culture Plan, ss. 2.4.4-2.4.6, p. 56.

City of Lethbridge Public Realm and Transportation Study (2012)

- The study builds on the Heart of Our City Master Plan and envisions a downtown that is vibrant and harmonious with its historical origins.
- Its study area includes 2 Avenue South from Scenic Drive South to 5 Street South.

Relevance: *Supporting context for the adaptive reuse of a historic building on 2 Avenue South.*

Source: City of Lethbridge, Public Realm and Transportation Study page and final report.

Appendix A – Development Permit DEV16959

CITY OF Lethbridge

Land Use Bylaw 6300
DEVELOPMENT PERMIT

PERMIT NO. DEV16959

Address: **402 2 AVE S** District: C-D
Legal: 1668D;A

Applicant: OWLCORP INC Phone: 409 915 3591
Address: 105 8 ST S LETHBRIDGE AB T1J 2J4

Development Proposed Addition of 'entertainment establishment use to relocate The Owl (Acoustic Lounge). The 'entertainment establishment' use applies to the main, basement, and second floors - a collective GFA of +/- 1077.8m2 (11,600 ft2). In addition to the 'entertainment establishment' use, the main, basement, and second floors retain a 'restaurant' use carried forward from preceding development approval permits.

District C-D DOWNTOWN COMMERCIAL

Land Use ENTERTAINMENT ESTABLISHMENT - DISCRETIONARY
RESTAURANT - PERMITTED

CONDITIONS OF APPROVAL

1. Compliance with the plans: The development shall be in accordance with the plans submitted September 22, 2026. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.

2. Off-street Parking: No additional spaces are required for this use. Any existing spaces must continue to be provided and maintained.

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

INFORMATIVE:
(i) In considering the discretionary use approval for an 'entertainment establishment' use, the Downtown ARP and the Heart of Our City Master Plan have been reviewed to confirm plan support of the use. It is important to note that within the DARP's DT-1 district, applicable to this property, that the 'entertainment establishment' use is a permitted use. The purpose of the DT-1 district is intended to align with the Heart of our City Master Plan Pillars of 'Vibrant' and 'Exciting'. The range of uses is intended to encourage continuation of street-oriented, private sector commercial investment as well as uses with cultural and entertainment orientations.

Cc:
Regulatory Services
Building Inspections
Fire Prevention

Decision Date
Sep 23, 2026
Valid Date
Oct 20, 2026

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.

Planning & Design | 403-320-3920 | 910 4 Ave S, Lethbridge, AB T1J 0P6

Appendix B – Notice of Appeal

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

Municipal Address of Appeal: 402 2nd ave South

Legal Description of Site (must be completed for subdivision appeals):

Development Application Number or Subdivision Application Number: Dev 16959

(Date Received Stamp)

CITY OF LETHBRIDGE
RECEIVED
OCT 08 2026
OFFICE OF THE CITY CLERK

(Office use Only)

Appellant Information

Name: LA Accommodations Ltd Andy Crazlair

Mailing Address: 1275 Street S | T1J 3B2

City	Province	Postal Code
Lethbridge	Alberta	
Residence #	**Business #**	**Email**
Same.	403 393 3538	Andy.crazlair@shaw.ca

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

Development Permit	Subdivision Permit	Notice of Order
☑ Approval	☐ Approval	☐ Notice of Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	☐ 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 Document

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date for appeal, as specified in the *Municipal Government Act*. Otherwise, the appeal will not be processed.

FILING INFORMATION

If you mail the Appeal, it must be received on or before the final date for appeal or it will not be processed and a hearing before the Board will not occur.

MAIL TO:	DELIVER TO:
The SDAB Clerk Subdivision & Development Appeal Board City Hall 910 – 4th Avenue South Lethbridge, Alberta T1J 0P6	The SDAB Clerk Subdivision & Development Appeal Board Office of the City Clerk, 2nd Floor, City Hall 910 – 4th Avenue South Lethbridge, Alberta

APPEAL PROCESS

a) DEVELOPMENT APPEALS

Any decision of the Development Authority can be appealed. Letters of Appeal are made to the Subdivision & Development Board and must be made within 21 days of receipt of the written decision, after

1) The date that the notice to the public is published in the newspaper; or
2) In the case of an appeal by an applicant, the date that the notice to the applicant is deemed to have been received.

All landowners within 60m (200 feet) of the parcel are notified in writing of the Appeal.

b) SUBDIVISION APPEALS

A decision of the Subdivision Authority can be appealed. Letters of Appeal are made to the Subdivision & Development Board and must be made within 21 days of receipt of the written decision. An Appeal can only be initiated by:

1) the applicant
2) a Provincial Government department if the application is required to be referred to that department
3) school authority with respect to
    a. the allocation of municipal reserve and school reserve or money in place of the reserve,
    b. the location of school reserve allocated to it, or
    c. the amount of school reserve or money in place of the reserve.

Appeals within a certain distance of the highway, a body of water, or a sewage treatment, or waste

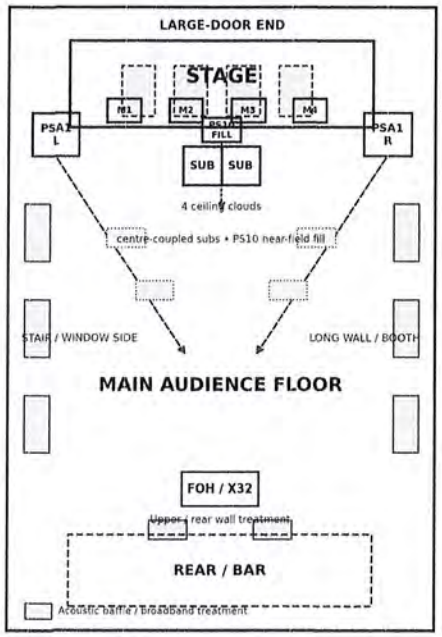
Mail body:

The Owl Acoustic lounge has had several noise complaints along with other fighting complaints at its current location a 606 3ave south since they opened. I have called in several times myself . I went to the police station to get a print out but it will take 2 months to get it they said And I only have 14 days to appeal there new location. Maybe your office can get it quicker and see all the.complaints filed against there business. They have zero respect for the other businesses and people living downtown. They open their doors and play the music so loud till 11 and 12 pm I can hear it across the park where I live from their current location at 606 3ave South. They want to move across the street from my property now and they will be the same terrible business owners with zero
Respect for the neighborhood. I have a hard enough time renting places with the bad stigma about downtown still lingering in people's mind's. Having that bar blaring music every night I will probably lose my tenants to the loud noise from the music and loud drunk people leaving the premises when they close at night I have been here for 28 years and I don't want to lose my business because this place opening up. The area has been dead quiet at night since the street alive moved from downtown and they upgraded the homeless shelter no more yelling and screaming from people in the galt gardens park now . The only noise is the owl blaring there music at night. The old fire hall has big doors that open the entire front of it up they will be doing the same thing blaring music nobody wants to hear that's not there. The senior complex at the end of 2nd avenue will also hear the noise from the bar when they're blasting the music so loud . Downtown does not need business opening that have zero respect for other businesses and people living downtown.
Sent from my iPhone

Appendix C – Owl PA + Acoustic Treatment Plan

THE OWL — PA + ACOUSTIC TREATMENT PLAN

GENERAL SCHEMATIC — NOT TO SCALE



** Previous 606 location setup used twice the number of top mains compared with this proposed configuration.*
** Treatment locations are conceptual and should be finalized after furnishings, artwork and room tuning.*

Acoustic baffle / broadband treatment

SYSTEM NOTES

MAIN PA
2 × Yorkville PSA1
Flown L/R • 110° H × 15° V

SUBS
2 × Yorkville ES15P
Centre-coupled • ≈100 Hz rolloff

CENTRE FILL
1 × Yorkville PS10
Near-field fill • HPF ≈130–150 Hz

MONITORS
4 × Yorkville PS10

MIXER
Behringer X32
L/R → PSA1 • Aux → subs • Matrix → fill

ACOUSTIC TREATMENT
Grey blocks = general treatment zones.

Broadband treatment distributed across stage doors, ceiling, side walls and upper / rear wall areas.

ART / FINISHES
Stretched canvas art adds supplementary upper-mid / HF absorption and scattering.

General concept only — not a structural, electrical or rigging drawing.

Appendix D – Location Map of Previous Owl Location

APPENDIX D | SDAB HEARING SUBMISSION | DEV16959

Location Map and Straight-Line Distance Measurement

Former Owl Acoustic Lounge location and appellant property in downtown Lethbridge



Reading this map

1 Former Owl Acoustic Lounge location

2 Appellant property

Straight-line reference

Approximate, not a legal survey

Representative parcel-centre points; north is up

Sources: City of Lethbridge GIS Address layer and Base Map road-centreline layer, accessed October 28, 2026. The City describes its WebMAPs as illustrative only and not as precise indicators of feature locations or measurements.

Method: approximate WGS84 straight-line measurement between representative centres of the City-mapped address parcels. Prepared for Appendix D.

Appendix E - Letters of Support

Ryan W. Dyck
#121, 201 4 Ave S
Lethbridge, Alta.
403-795-3769
skinnydyck@gmail.com

City of Lethbridge Subdivision & Development Appeal Board,

Re: Development Permit (DP) 16959 Appeal Hearing

Please accept this submission in support of the applicant with respect to DP16959. I am a Registered Professional Planner licensed to practice in Alberta. In my review of DP16959 in the context of the applicable planning instruments, including the Land Use Bylaw (LUB) No. 6300, Downtown Lethbridge Area Redevelopment Plan (ARP) Bylaw No. 5807, Municipal Development Plan (MDP) Bylaw No. 6265 and the Heart of the City Master Plan, I respectfully submit the following.

The City's statutory planning catalogue provides overwhelming support for a proposal such as the one at hand in its proposed location in effort to support positive cultural, social and livability outcomes for the downtown. The "suggested mix" of "Permitted Uses" (pg. 59 of exhibit package) in the Downtown ARP includes an "Entertainment Establishment." I respectfully submit that, in the City's planning context, an "Entertainment Establishment" at this location is, in pith and substance, equivalent to a Permitted Use. A Permitted Use is a "use by right" and in accordance with Section 685(3) of the Municipal Government Act "..no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted..". Now it is not suggested that the proposed "Entertainment Establishment" is *actually* a Permitted Use, but that the planning rationale in support of this proposal is so robust that the Board should exercise its discretionary decision-making powers by upholding the approval of the development permit. A decision in the affirmative is consistent with the purpose statement for the C-D zoning district and aligns with the City's overarching planning direction.

Downtown areas are mixed-use areas that, by their nature, enjoy and tolerate more activity and nuisance than residential areas. It is important to note that the LUB definition for "Entertainment Establishment" is expansive and includes nightclubs and other uses the majority of which utilize music as an important part of their business model. The subject proposal does not include nightclub type use and is less nuisance generating than a nightclub. In the event there are operational concerns related to noise stemming from the proposed use, the Noise Bylaw is there to protect adjacent land uses and help achieve reasonable land use compatibility. Any nuisance that can be reasonably expected to be generated by the proposal does not meet the threshold for refusal.

Thank you,



Ryan Dyck RPP MCIP

From: **Union Salon** unionsalonyql@gmail.com
Subject: Letter of support
Date: October 28, 2026 at 1:49 PM
To: stevenfoord@gmail.com

To Whom It May Concern,

We are writing to express our strong support for The Owl Acoustic Lounge and their proposed new downtown location at the old fire hall building.

As former neighbours and fellow downtown business owners, we can speak firsthand to their positive impact. They were always respectful, considerate neighbours who brought a great atmosphere to our street.

The Owl is an important part of our downtown community. They support local music, bring people together, and give people more reasons to visit downtown, helping create a vibrant and welcoming environment for local businesses and residents alike.

We believe The Owl Acoustic Lounge is an asset to our community and fully support their efforts to secure occupancy at their new location. We respectfully encourage fair consideration of their application and recognition of the positive contribution they make to our downtown.

Sincerely,

Jessica Moskaluk

Union Salon inc

4033201819

Lethbridge, Alberta