

## **Civic Affairs Newsletter Report for September 2010**

**Art Matsui, Chairman**

Planning activity in July and August:

### **DP2008-3636 Stampede Expansion Zone 3.**

Civic Affairs had applied to appeal the approval of the Development Permit DP2008-3636 (approved on July 8) to the Subdivision Appeals Board (SDAB). Before our jurisdictional hearing on August 12, the Development Authority cancelled the DP saying:

“Subsequent to the issuance of the Development Permit on July 8, 2010 and an appeal filed by the Ramsay Community Association on July 19, 2010, the Development Authority cancelled the Development Permit in accordance with Section 11 (5) of Part 10 of Bylaw 1P2007 recognizing the permit was issued in error.

The Development Authority understands that the applicant intends to submit a new Development Permit application, with no materials [sic] changes to the proposal, which, if approved, could then be properly advertised in accordance with Section 11 (1) (b) of Part 10 of Bylaw 1P2007.”

On August 12, the City received the new application and assigned it DP2010-3210. Civic Affairs will be appealing when this new development permit is approved. This DP will be notice posted and the approval advertised. Persons affected by the appeal (neighbours, community association, etc.) can attend and speak at the hearing, write letters outlining their position, or compile a letter of objection signed by affected parties. Please contact the chairman, so our efforts are coordinated.

Our issues still remain the same (see July’s Civic Affairs report available on the website or in July’s Newsletter.)

**Stampede Parking at Ramsay Exchange Site** The owners of the Ramsay Exchange site attempted to use the dirt storage yard along Spiller Road for paid parking during Stampede without land use approval. Thanks to the vigilant efforts of residents and the Civic Affairs committee, the lot was shut down by Alberta Health Services. Since the site is contaminated with heavy metals and other toxins, and the area used is not paved, Alberta Health was concerned that it could be harmful to those parking there, as well as spread contaminants through Ramsay.

**DP2010-1750; 2010 11 Street S.E.** An application for a renovation of the Snowdon Building and change of use to offices. The Committee supports this development, as it is an adaptive re-use of a Civic Historical site in Ramsay’s Heritage Building Inventory. The Committee is in agreement with the planner’s general comments and support the parking and landscaping relaxations in order to preserve historical inventory in Ramsay.

**DP2010-1919; 1112 Bellevue Avenue S.E.** An application for a New Infill to replace an older home on Bellevue Avenue in Ramsay’s Sub-area 2. The committee had some issues with privacy and overlooking due to setback and lot gradient and suggested they be worked out with the authorities.

**DP2010-2239; 1028 - 8 Street S.E.** An application for a New Side by Side Duplex to replace an older home on 8<sup>th</sup> Street in Ramsay’s Sub-area 2. The committee had issues with lot coverage, oversize garage, overlooking and privacy and suggested they be worked out with the authorities.

The Civic Affairs Committee welcomes new members. Contact the Chairman at [vpexternal@ramsaycommunity.ab.ca](mailto:vpexternal@ramsaycommunity.ab.ca) for details of the Civic Affairs Terms of Reference, Volunteer Code of Conduct and reading list of planning documents of record. The community of Ramsay welcomes sustainable development that respects the history and emerging character of the neighbourhood, complies with the Area Redevelopment Plan and Bylaws, and will be a benefit to the people who live here.