



CITY OF *Lethbridge*

Office of the City Clerk

August 7, 2020

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the issuance of a Development Permit by the Development Officer to construct a two unit dwelling on a previously developed parcel located at 439 18 Street North.

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

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

DATE:	Thursday, August 20, 2020
TIME:	5:00 p.m.
LOCATION:	Council Chambers, Main Floor, City Hall 910 – 4 Avenue South

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

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

Due to COVID19, the City is following the recommendations from the Province of Alberta and the City of Lethbridge with regards to social distancing.

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

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, August 20, 2020

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

TIME: 5:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 5:00 p.m.
SDAB No. 2020-03
APPEAL OF DEVELOPMENT PERMIT 12167

Appellant: Robert Federkeil

Address: 439 – 18 Street North

To construct a two unit dwelling on a previously developed parcel

Land Use District: R-L

To the development officer, Pam Colling and the Secretary of the Subdivision and Development Appeal Board,

This is a letter of appeal.

Sorry I was away and didn't get a chance to respond to your letter dated June 22, 2020. It was concerning the application to construct another two unit dwelling in this area (439- 18 street north). However, I noticed in the newspaper that an appeal can still be submitted. I believe I address this to the secretary of the subdivision and development appeal board? But I'm not sure as I noticed an application for a secondary suite in another part of town that is going to the Municipal Planning Commission, so please forward to them if necessary.

This area is already pretty congested with other 2 units, 4 units, 8 units, suited – legal and I imagine illegal dwellings. The back access and entrances are poor and 18 street, where my son crosses to go to school already has a lot of traffic. Please inform the board about all the “extra” dwellings we currently have. I'm sure the development department must be aware of at least some of them. I checked on the city's property tax maps about a couple of places I wasn't sure whether they were 4 or 6 units. So I know there is a somewhat accurate picture of what we currently already have. For some of the illegals, I'm not sure who counts those, if any one. I know it is a fair bit more than many neighborhoods in Lethbridge have. Please give us a break?



1814 4 Ave. N.

07/15/20

Robert Federkeil

~~403~~-587-220-2506



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV12167**

Address: **439 18 ST N**
Legal: 255B;;16

District: R-L(W)P

Applicant: KOSTER, CLAYTON H
Address: 560 FIRELIGHT PL W LETHBRIDGE AB T1J 0B8

Phone: 403-394-6196

Development Proposed To construct a two unit dwelling on a previously developed parcel. The four off-street parking stalls will be provided.

District R-L LOW DENSITY RESIDENTIAL

Land Use DWELLING, TWO UNIT - DISCRETIONARY

CONDITIONS OF APPROVAL

1. The dwelling shall be developed in accordance with the site plan submitted June 22, 2020 and the elevation and floor plans submitted June 16, 2020. Any changes to these plans require the approval of the Development Officer.
2. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 16, 2020 to the satisfaction of the Development Officer.

Informative:

- A. New sanitary and water services will be required for each 1/2 of the unit.
- B. Contact Electrical Design at gareth.jones@lethbridge.ca for electrical service prior to construction.
- C. Walls exceeding 3.60m in height require site specific engineering.

Decision Date

Jul 07, 2020

Valid Date

Aug 05, 2020

Development Commencement

Provided this decision is not appealed, development shall commence:

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

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



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV12167**

Development.
Authority

PAM COLLING, DEVELOPMENT OFFICER

STATUTORY PLANS

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

APPEALS

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

FOIP

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

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

Permit No. DEV12167



CITY OF
Lethbridge

APPROVED

AS PER

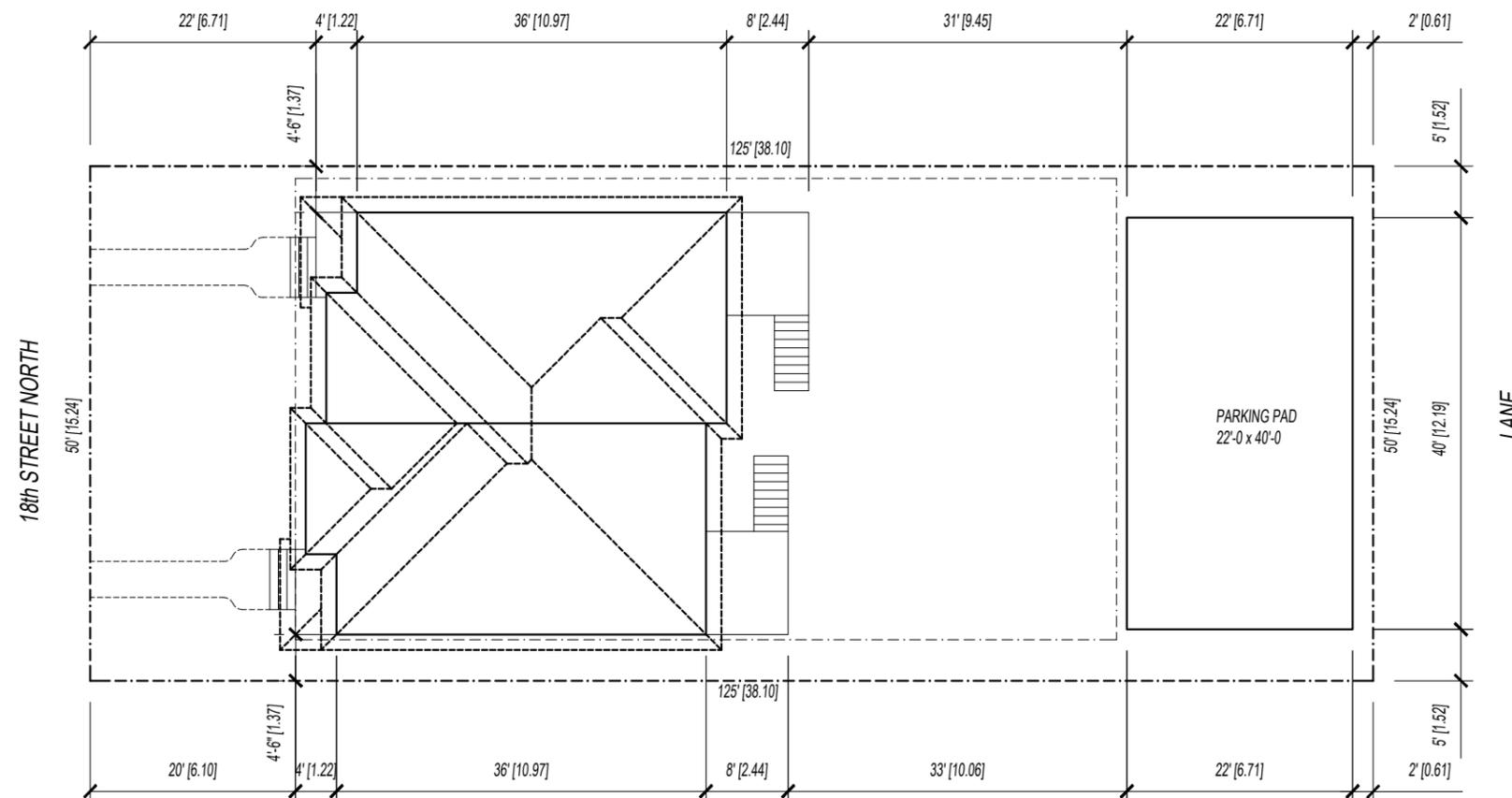
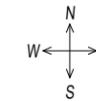
LAND USE BYLAW 5700

Date: **July 7, 2020**

Permit #: **DEV12167**

P. Gelling

Development Officer



DIMENSIONAL
DESIGN

& DRAFTING LTD.

Phone (403) 553-0014

Fax (403) 553-0034

email: henry@dimensionaldesign.ca

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.

ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER.

CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS.

ALL WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE SIZES ONLY. ROUGH OPENING SIZES WILL VARY DEPENDING ON SUPPLIER. CONSULT WITH SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES.

FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH 2006 ABC FLASHING REQUIREMENTS

CONSTRUCTION TO CONFORM TO HIGH INTENSITY RESIDENTIAL FIRE REQUIREMENTS AS PER ABC 2006

DO NOT SCALE DRAWINGS.

TITLE:

**SITE PLAN
LOT 16, BLOCK N/A
PLAN 2558**

CLIENT:

CLAYTON KOSTER

PROJECT:

**439 18th STREET NORTH
LETHBRIDGE, ALBERTA**

FILE:
c:\jobs\koster\439_18street

DATE:
JUNE 12, 2020

DRAWN BY:
Henry Oudshoorn

SHEET
6 of 6

SCALE:
1 : 200

REVISION:



CITY OF
Lethbridge

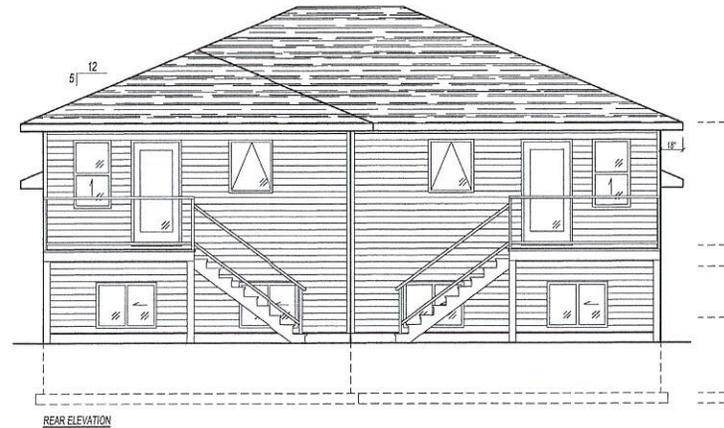
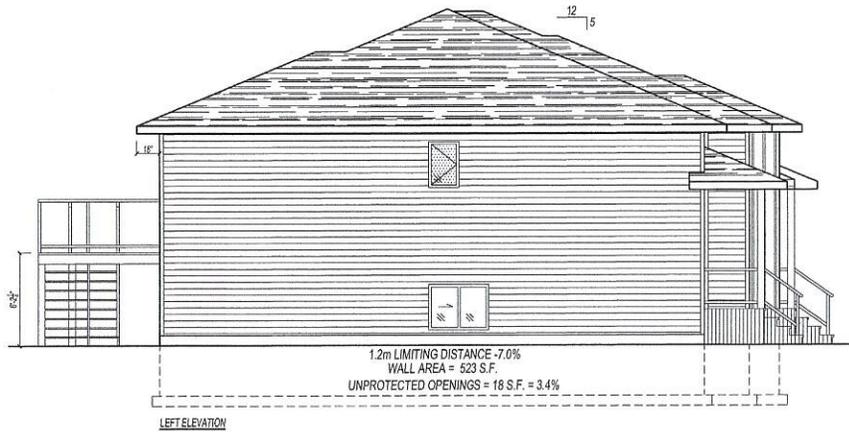
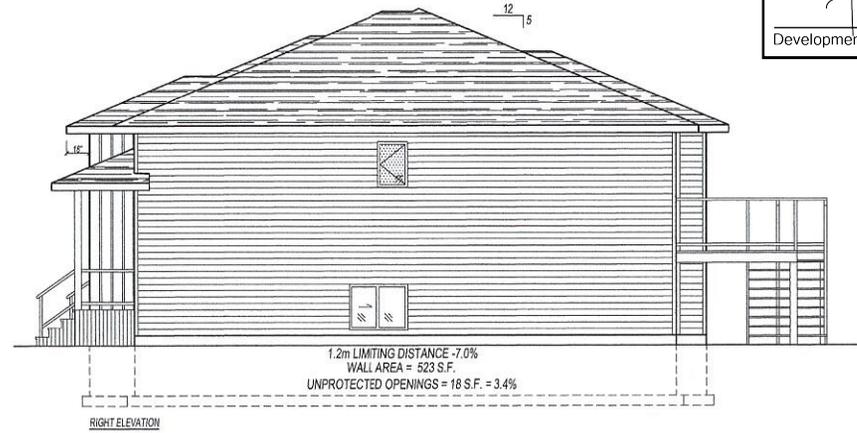
APPROVED
AS PER

LAND USE BYLAW 5700

Date: **July 7, 2020**

Permit #: **DEV12167**

P. Collins
Development Officer



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email: henry@dimensionaldesign.ca

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TITLE:
ELEVATIONS

CLIENT:
CLAYTON KOSTER

PROJECT:
**439 18th STREET NORTH
LETHBRIDGE, ALBERTA**

FILE: c:\jobs\koster\439_18street	DATE: JUNE 12, 2020
DRAWN BY: <i>Henry Collins</i>	SHEET 1 of 6
SCALE: 1/8" = 1'-0"	
REVISION:	



CITY OF
Lethbridge

APPROVED

AS PER

LAND USE BYLAW 5700

Date: **July 7, 2020**

Permit #: **DEV12167**

P. Collins
Development Officer

DIMENSIONAL DESIGN

12 DRAFTING LTD.
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TITLE:

MAIN FLOOR PLAN

CLIENT:

CLAYTON KOSTER

PROJECT:

**439 18th STREET NORTH
LETHBRIDGE, ALBERTA**

FILE:

c:\jobs\koster\439_18street

DATE:

JUNE 12, 2020

DRAWN BY:

Henry Collins

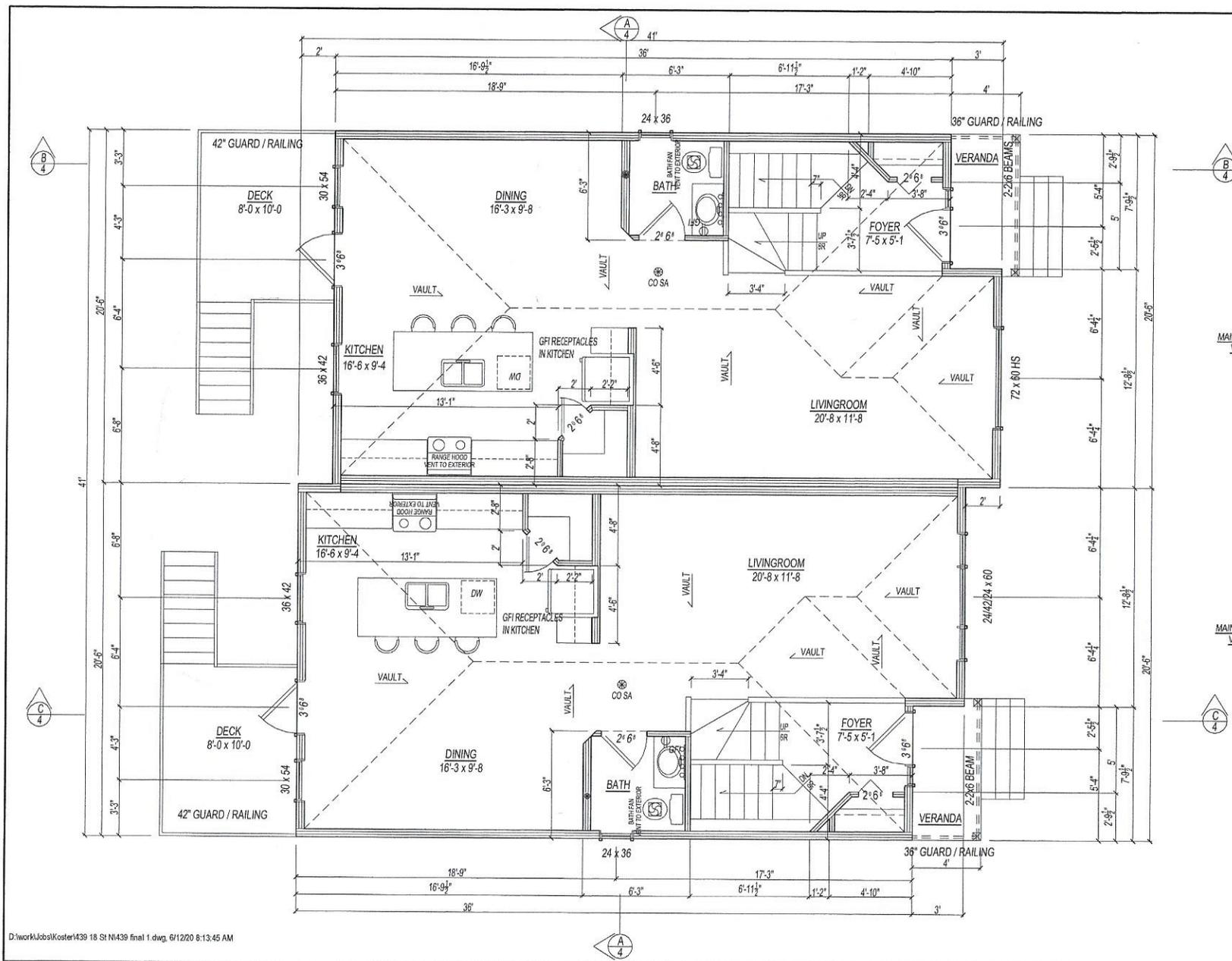
SHEET

2 of 6

SCALE:

3/16" = 1'-0"

REVISION:

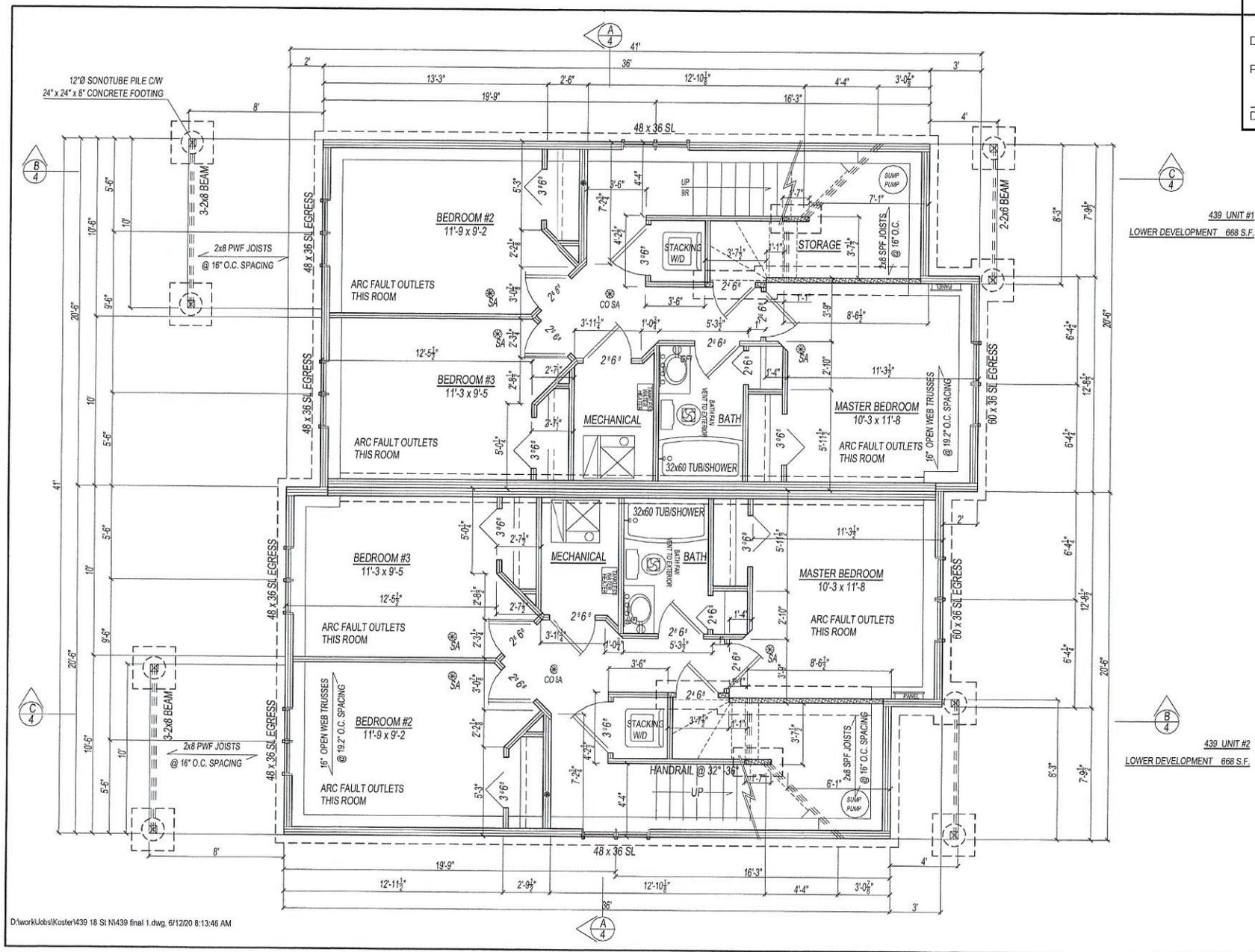




City of
Lethbridge

APPROVED
AS PER
LAND USE BYLAW 5700

Date: **July 7, 2020**
Permit #: **DEV12167**
P. Dalling
Development Officer



439 UNIT #1
LOWER DEVELOPMENT 668 S.F.

439 UNIT #2
LOWER DEVELOPMENT 668 S.F.

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4 DRAFTING LTD.
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Fax (403) 553-0034
email: henry@dimensionaldesign.ca

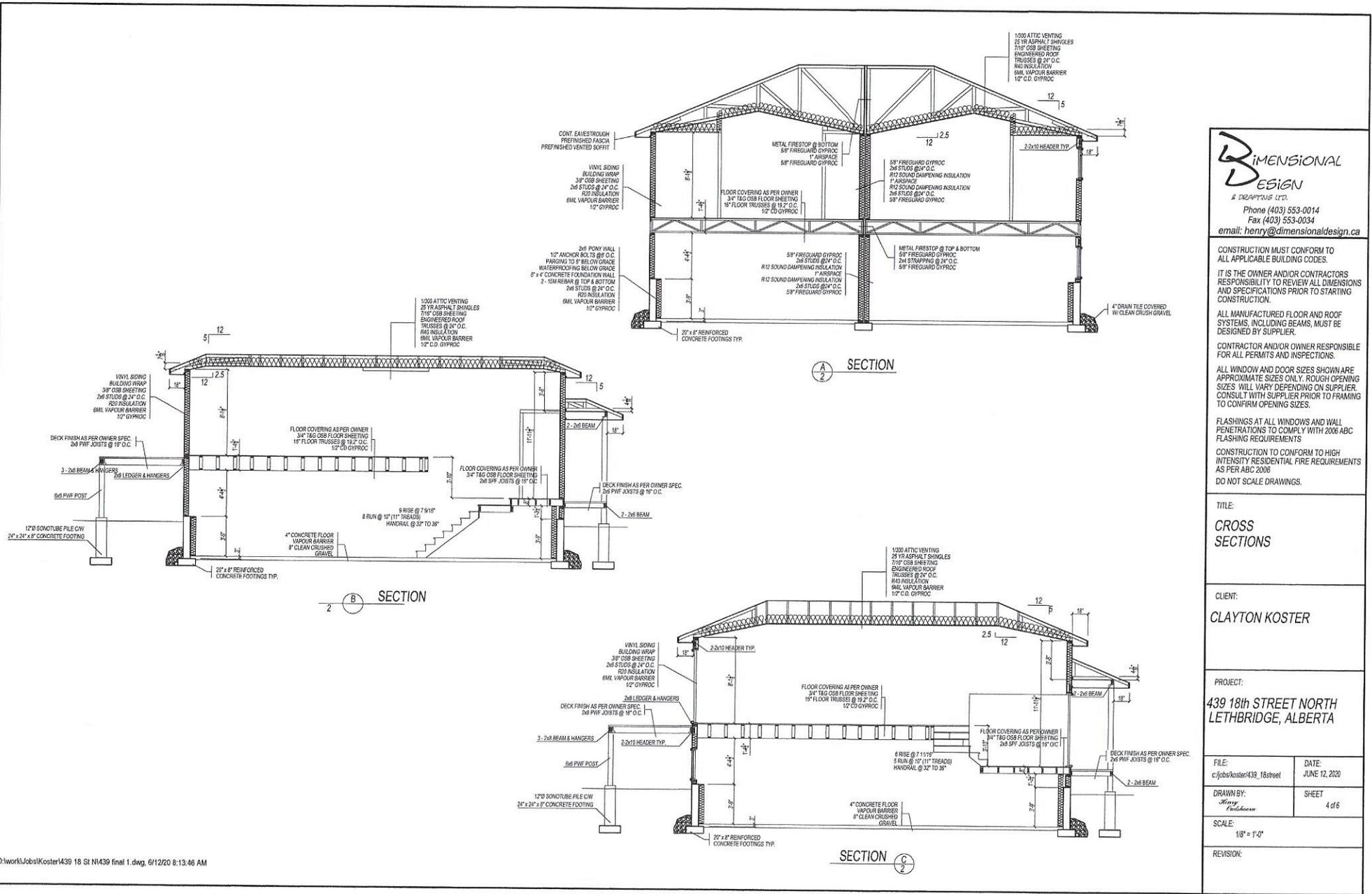
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TITLE:
FOUNDATION & BASEMENT PLAN

CLIENT:
CLAYTON KOSTER

PROJECT:
**439 18th STREET NORTH
LETHBRIDGE, ALBERTA**

FILE: c:/jobs/koster/439_18street	DATE: JUNE 12, 2020
DRAWN BY: <i>Henly</i>	SHEET 3 of 6
SCALE: 3/16" = 1'-0"	
REVISION:	



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TITLE:
CROSS SECTIONS

CLIENT:
CLAYTON KOSTER

PROJECT:
**439 18th STREET NORTH
 LETHBRIDGE, ALBERTA**

FILE: c:\jbs\koster\439_18street	DATE: JUNE 12, 2020
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DRAWN BY: Henry Pridmore	SHEET 4 of 6
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SCALE:
 1/8" = 1'-0"

REVISION:

BUILDING DESIGNED TO ABC 9.36 .2 - 9.36.4 ENERGY EFFICIENCY COMPLIANCE OPTION (PRESCRIPTIVE)

CEILING ASSEMBLY - BELOW ATTIC (NO HRV & HRV)			
	MATERIAL	RSI	R
ROOFING	ASPHALT SHINGLES	0.0	0.0
SHEETING	7/16" OSB	0.0	0.0
OUTSIDE AIR FILM		0.03	0.17
TRUSS ASSEMBLY	24" O.C. (FRAMING FACTOR 7%)		
INSULATION	19.1" GLASS FIBRE LOOSE FILL	8.46	48.04
VAPOUR BARRIER	6 MIL POLY	0.0	0.0
GYPSON	1/2"	0.08	0.45
INTERIOR AIR FILM		0.11	0.62
TOTAL EFFECTIVE RSIR VALUE		8.68	48.40

WALL ASSEMBLY - ABOVE GROUND (NO HRV)			
	MATERIAL	RSI	R
OUTSIDE AIR FILM		0.03	0.17
CLADDING	VINYL SIDING	0.11	0.62
BUILDING WRAP		0.0	0.0
SHEATING	3/8" OSB	0.093	0.53
STUD WALL & INSULATION	2x6 @ 24" WITH R22	2.67	15.16
VAPOUR BARRIER	6 MIL POLY	0.0	0.0
GYPSON	1/2"	0.08	0.45
INTERIOR AIR FILM		0.11	0.62
TOTAL EFFECTIVE RSIR VALUE		3.09	17.55

FOUNDATION WALL ASSEMBLY (NO HRV & HRV)			
	MATERIAL	RSI	R
DAMP-PROOFING		0.0	0.0
WALL	200 mm CONCRETE	0.08	0.45
INT. WALL	2x6 @ 24" O.C. W/ R20	2.81	15.96
VAPOUR BARRIER	6 MIL POLY	0.0	0.0
INTERIOR AIR FILM		0.11	0.62
TOTAL EFFECTIVE RSIR VALUE		3.00	17.03

RSI & R VALUE REQUIREMENTS ZONE 6 WINDOWS, DOORS & SKYLIGHTS		
COMPONENT	MAX. U-VALUE	MIN. ENERGY RATING
DOOR & WINDOWS	1.80	2S
SKYLIGHTS	2.70	
ABOVE GRADE		
COMPONENT	RSI VALUE	R VALUE
CEILING BELOW ATTICS	8.67	49.23
CATHEDRAL CEILINGS & FLAT ROOFS	4.67	26.52
WALLS (NO HRV)	3.08	17.49
WALLS (HRV)	2.97	16.86
FLOORS OVER UNHEATED SPACES	4.67	26.52
BELOW GRADE		
COMPONENT	RSI VALUE	R VALUE
FOUNDATION WALL	2.98	16.92
UNHEATED FLOORS BELOW FROST LINE	UNINSULATED	UNINSULATED
UNHEATED FLOORS ABOVE FROST LINE	1.96	11.13
HEATED FLOORS	2.32	13.17
SLAB ON GRADE WITH INTEGRAL FOOTING	1.96	11.13

DIMENSIONAL DESIGN
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TITLE:
ABC 9.36 ENERGY EFFICIENCY DETAILS

CLIENT:
CLAYTON KOSTER

PROJECT:
439 18th STREET NORTH LETHBRIDGE, ALBERTA

FILE:
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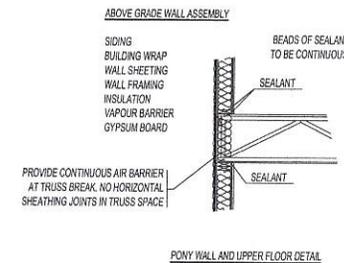
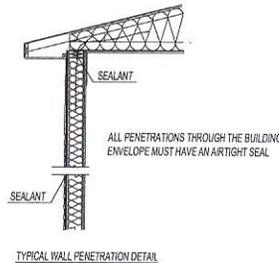
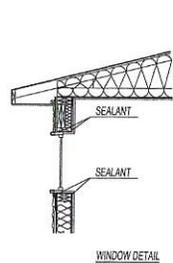
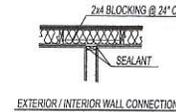
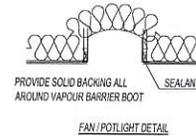
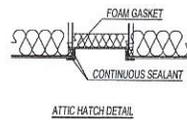
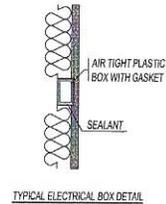
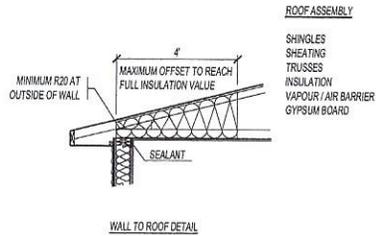
DATE:
 JUNE 12, 2020

DRAWN BY:
 Henry Enders

SHEET
 5 of 6

SCALE:
 1/4" = 1'-0"

REVISION:



City of Lethbridge

**Planning and
Development
Services**

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

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

Development Permit Application

LAND USE BYLAW 5700 - FORM A

BP _____

DEV _____

Project Address:

Unit / Bay # _____

Civic Address

439 19th SW Lethbridge

AB T1J-3G5

Date:

June 16, 2020

Access Code: _____

Property Owner

Applicant

Name: Clayton Koster Paid

Address: 568 Firelight Place West
Lethbridge AB T1J-0B5

Phone: 403-394-6196 Fax: _____

Signature: Koster

Land Owner Consent

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

Yes No

Applicant

Applicant

Name: Clayton Koster Paid

Address: 568 Firelight Place West
Lethbridge AB T1J-0B5

Phone: 403-394-6196 Fax: _____

Signature: Koster

Email: ClaytonKoster@hotmail.com

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

B/L #: _____

Details of Proposed Development

Side by side duplex. Bi-level,
3 bed rooms down, 775ft²
main level. 20x40 parking pad
in back - Fully developed & fully
landscaped.

Be Advised

Although the Development Officers of the City of Lethbridge are in a position to advise on the principle or details of proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that the applicant shall not proceed with the development based on comments made by the Development Officers prior to the issuing of a development permit.

Confirmation

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

Signature: Koster

Date: June 16, 2020

Version Date: December 27, 2017

Any personal information collected on this form is collected in accordance with Sections 683, 685 and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection, use or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329.

City of Lethbridge

**Planning and
Development
Services**

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

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

Voluntary Waiver of Claims

DEVELOPMENT COMMENCEMENT - FORM A.1

LUB 5700, Section 5.10.1

BP _____

DEV _____

Project Address: _____

Unit/Bay # _____

Civic Address 439 18th St W Lethbridge

Date: _____

AB T1J 3G5
Access Code: _____

"VOLUNTARY WAIVER OF CLAIMS" (Optional)

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

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

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

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

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

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

Name (Please Print) Clayton Koster

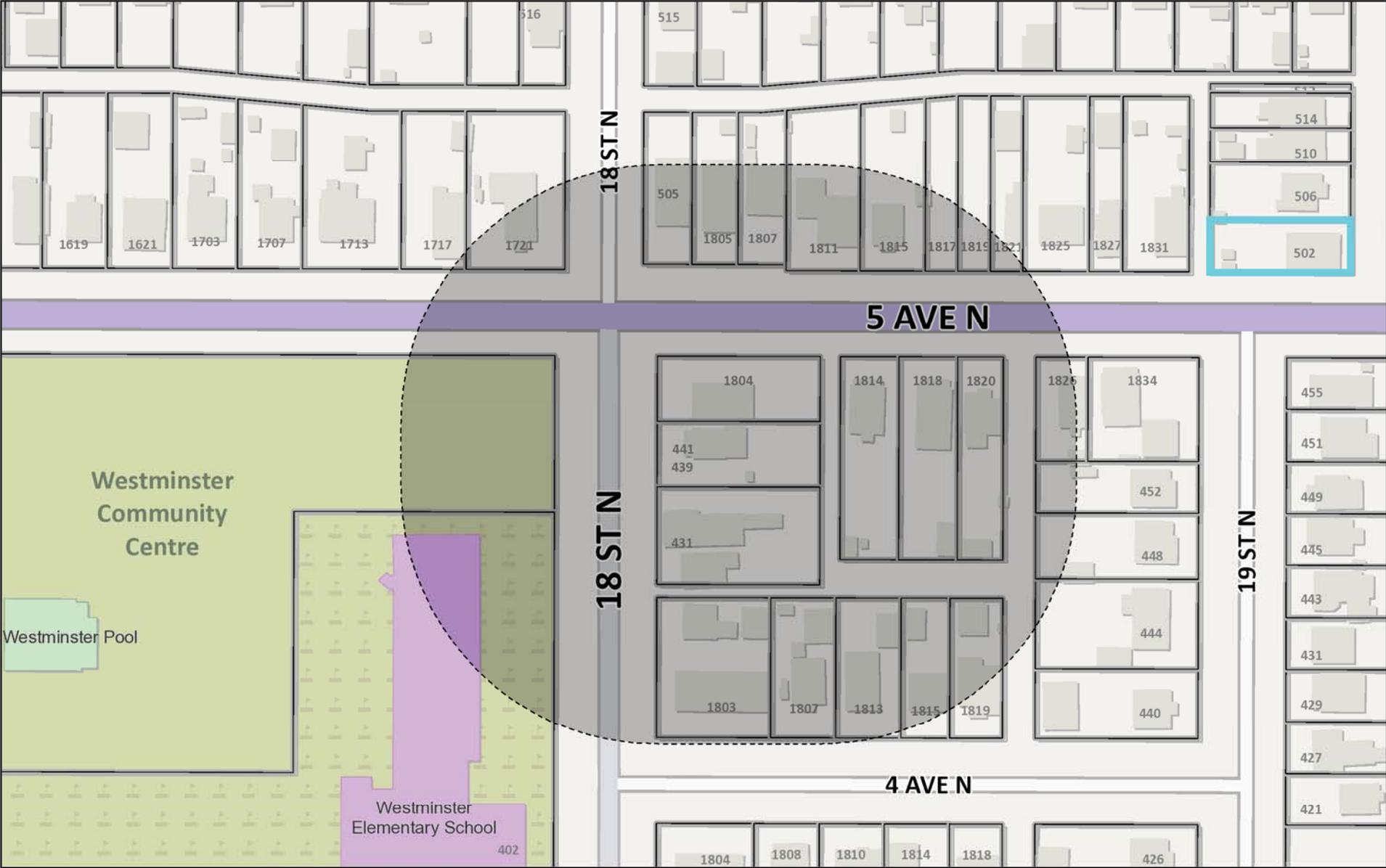
Signature: Koster

Date: June 16, 2020

Version Date: December 28, 2017

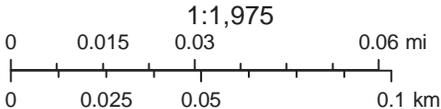
Any personal information collected on this form is collected in accordance with Sections 683, 685 and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection, use or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 320-7329.

Parcel Locator WebMAP



August 7, 2020

 Parcels



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



Subdivision & Development Appeal Board

APPLICATION NO.

DEV12167

LAND USE DISTRICT

R-L Low Density
Residential
Westminster Potential
Redistricting District

LOCATION

439 - 18 Street North

APPEALANT

Robert Federkeil

LANDOWNER

Clayton Koster

PROPOSED DEVELOPMENT

To construct a Two Unit Dwelling on a previously developed parcel. Four off-street parking stalls will be provided.

Appendix A: Drawings

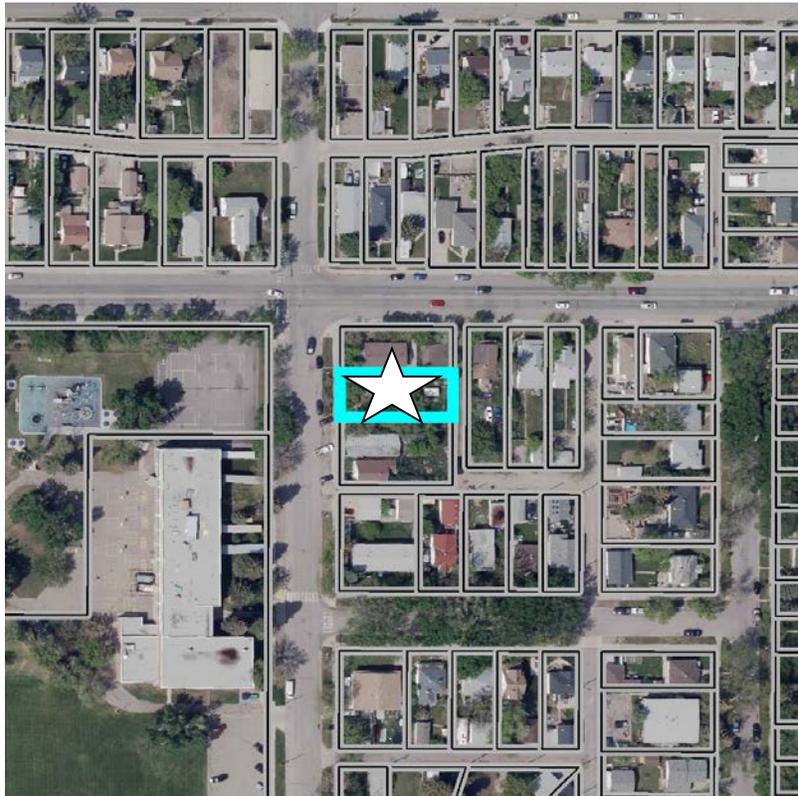
CURRENT DEVELOPMENT

Single Detached Dwelling

ADJACENT DEVELOPMENT

North	Single Detached Dwelling
South	Local Commercial Building (currently vacant)
East	Single Detached Dwelling
West	Westminster Elementary School

CONTEXT MAP





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NOTIFICATION SUMMARY

Appendix B: Notification Letter, Map & Responses

Neighbourhood Assoc.	Westminster Neighbourhood Association, Westminster Village Committee
Neighbourhood	<p>54 neighbourhood notification letters were sent to residents within a 60m radius of the subject parcel on June 22, 2020.</p> <p>1 response in objection to the proposal was received from the Westminster Village Committee.</p> <p>1 letter in support of the proposal was received from Westminster Neighbourhood Association.</p>

EVALUATION

Background	<p>An application to construct a two unit dwelling on a previously developed parcel was received on June 16, 2020 with a revised site plan being provided on June 22, 2020.</p> <p>Neighbourhood notification letters and notices to the two neighbourhood associations were sent out on June 22, 2020.</p> <p>As only one objection was received and as it met all of the requirements of Land Use Bylaw 5700, the application was approved on July 7, 2020.</p> <p>The approval was advertised on the July 11th edition of the Lethbridge Herald and was placed on the City's website with an appeal period expiry of August 4th at 4:30 pm.</p> <p>This approval has since been appealed by a neighbouring resident.</p>
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LAND USE BYLAW SUMMARY

Use: Two Unit Dwelling

Discretionary

	Requirement	Provided	Waiver Requested
Height	7.60m	6.73m	N/A
Setbacks			
Front	6.00m Minimum	6.10m	N/A
Side #1	1.20m Minimum	1.37m	N/A
Side #2	1.20m Minimum	1.37m	N/A
Rear	7.60m Minimum	19.21m	N/A
Rear Setback for Uncovered Rear Deck	5.00m Minimum	16.77m	N/A
Parking	4 off-street spaces	4 off-street spaces	N/A



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Context	This application is before SDAB as it has been appealed by the Westminster Village Committee:
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Considerations	<p>Compliance</p> <ul style="list-style-type: none">• A minimum of four off-street parking spaces (2 per unit) must be provided and maintained at all times.<ul style="list-style-type: none">○ 4 off-street parking spaces will be provided on the parking pad in the rear yard off of the lane. <p>Zoning</p> <ul style="list-style-type: none">• Parcel is zoned R-L Low Density Residential Westminster Potential Redistricting District<ul style="list-style-type: none">○ Purpose: Primarily for the development of single detached dwellings and compatible uses. Two Unit Dwellings are considered to be a compatible use.○ Two Unit Dwellings are discretionary uses in the R-L Low Density Residential District. Two Unit Dwellings are a low density use. <p>Design</p> <ul style="list-style-type: none">• The dwelling units have been designed with the living area (kitchen, dining, living room and bathroom) on the main floor.• Three bedrooms, one bathroom and the laundry facilities are in the basement.• This design cannot be converted into an illegal four unit dwelling.• The halves are not mirror images of one another. Each front elevation has been given individual detail.• The units have been off-set which also helps to give each half some individuality. <p>Safe Living Accommodations</p> <ul style="list-style-type: none">• Alberta Safety Code Requirements – all construction (including the secondary suite) must meet Alberta Safety Code requirements which include Building, Electrical, Fire, Gas, Heating and Plumbing. <p>Owner Occupied</p> <ul style="list-style-type: none">• The City of Lethbridge cannot require an owner to live at any property.• These units can be subdivided from one another and can be purchased separately. Will not necessarily be rental properties.
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	<p>Parking</p> <ul style="list-style-type: none">• The short rear lane is narrow (4.724m), but the depth and width of the parking pad will allow for easy maneuverability. The lane is open at both ends. <p>Neighbourhood</p> <ul style="list-style-type: none">• A bus stop is located directly across the street to the west for those residents who do not drive (Route 22) which takes riders to downtown. A bus stop 2 blocks to the south (Route 22) takes riders to the North Terminal.• There are a few amenities within walking distance:<ul style="list-style-type: none">○ Elementary School right across the street,○ Playground directly across the street,○ Community Center with outdoor pool directly across the street,○ Roughly 3 blocks away is a shopping centre that includes:<ul style="list-style-type: none">▪ A bank,▪ Coffee Shop (Tim Horton's),▪ Pharmacy,▪ Nail Salon,▪ Hair Salon,▪ Grocery Store,▪ Restaurant, and▪ Liquor Store
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Legislation & Policy

Land Use Bylaw 5700

- Section 1.4.3, Definitions
 - Dwellings, Two Unit
- Section 9.22, Parking and Loading Requirements
- Section 14.5, R-L Low Density Residential District

Westminster Area Redevelopment Plan

Integrated Community Sustainability Plan/Municipal Development Plan:

- **“6.2.1 – Lethbridge Has a Range of Housing that Meets Everyone’s Needs**

The intent of these policies is that everyone has safe and accessible housing in our City.

- 2) Integrate a range of housing types throughout the City.
- 3) Encourage and facilitate the adequate supply of housing for all income groups.
- 4) Develop accessible housing units in areas where ancillary neighborhood facilities are currently available (e.g. schools, parks, transit routes, groceries) or will be developed in the future.”

- **“6.2.2 – Lethbridge is a Welcoming and Diverse City**

The intent of these policies is to foster an environment of inclusivity and provide a welcoming community for all residents and visitors.”

- **“6.4.1 – Lethbridge is a Compact City**

The intent of these policies is to minimize the urban footprint of Lethbridge by using land more effectively.”

South Saskatchewan Regional Plan 2014-2024

5. Efficient Use of Land

Objective:

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



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Strategies:

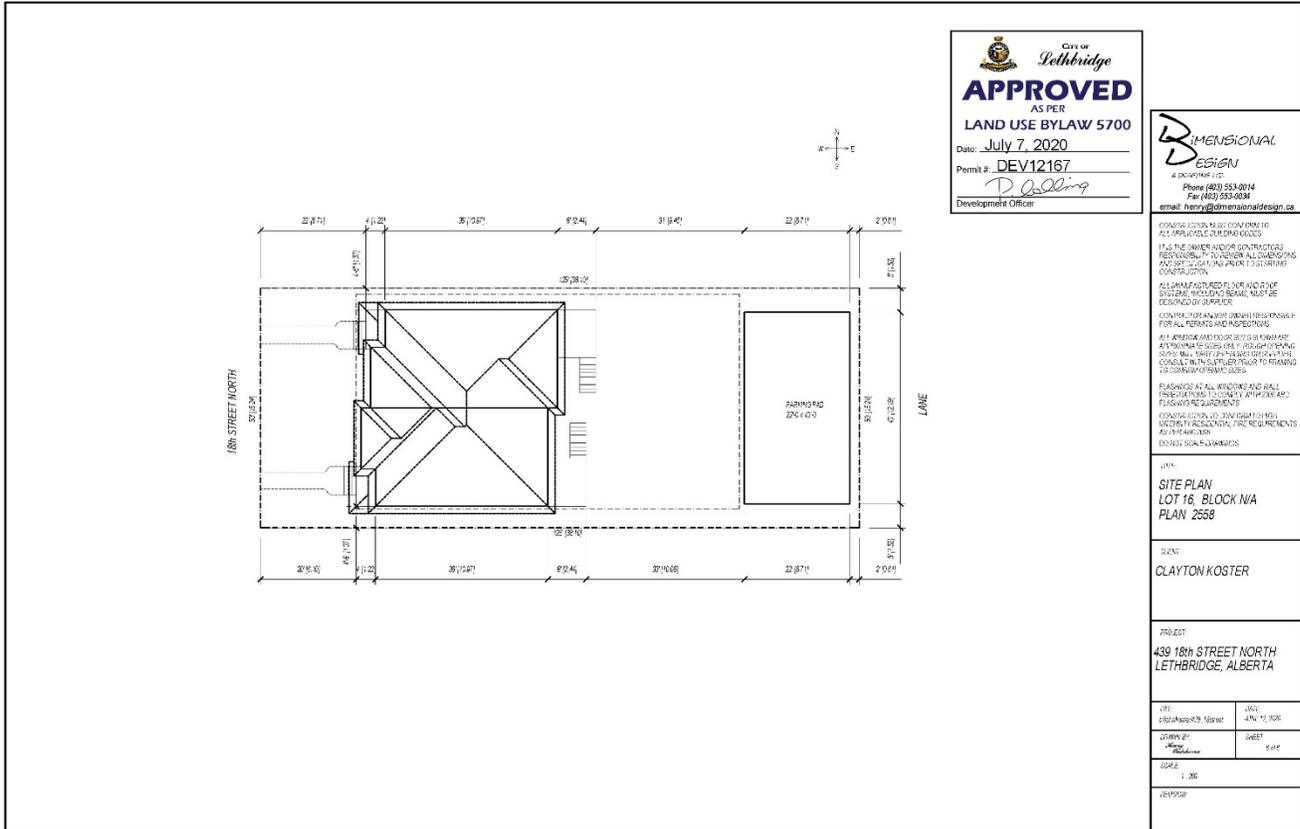
- 5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to **consider the efficient use of land principles** in land-use planning and decision-making.

Principles:

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



Subdivision & Development Appeal Board



City of
Lethbridge
APPROVED
AS PER
LAND USE BYLAW 5700
Date: July 7, 2020
Permit #: DEV12167
D. Gilling
Development Officer

3D
Dimensional
Design
A DESIGNER LTD.
Phone (403) 553-0014
Fax (403) 553-0004
email: herry@dimensional-design.ca

CONTRACTOR SHALL BE RESPONSIBLE TO ALL APPLICABLE BUILDING CODES
THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY CONSTRUCTION
ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNATED SAMPLES
CONTRACTOR AND DIMENSIONAL DESIGNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS
ALL DIMENSIONAL DESIGNER DESIGNER RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY CONSTRUCTION
CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY CONSTRUCTION
CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY CONSTRUCTION

DATE:
SITE PLAN
LOT 16, BLOCK IVA
PLAN 2558

CLIENT:
CLAYTON KOSTER

750 EAST
430 18th STREET NORTH
LETHBRIDGE, ALBERTA

DATE:	DATE:
SCALE:	SCALE:
DATE:	DATE:



Subdivision & Development Appeal Board

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

1.2m LIMITING DISTANCE = 7.0%
WALL AREA = 523 S.F.
UNPROTECTED OPENINGS = 18 S.F. = 3.4%

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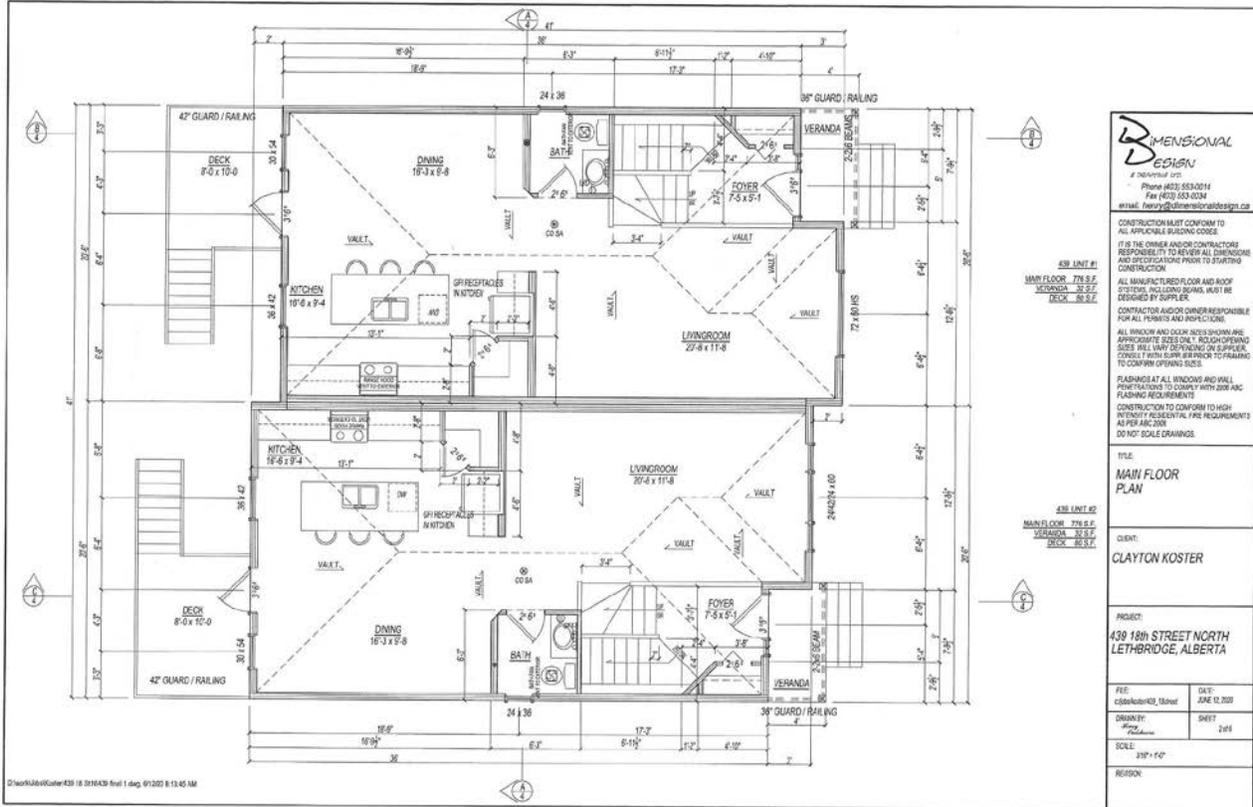
1.2m LIMITING DISTANCE = 7.0%
WALL AREA = 523 S.F.
UNPROTECTED OPENINGS = 18 S.F. = 3.4%

<p>2 DRAPING ST. Phone (403) 533-0014 Fax (403) 533-0054 email: henry@dimensionaldesign.ca</p>	
<p>CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES. IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION. ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS. ALL WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE SIZES ONLY. WINDOW OPENING SIZES WILL VARY DEPENDING ON SUPPLIER. CONSULT WITH SUPPLIER PRIOR TO FLASHING TO CONFIRM OPENING SIZES. FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH US/ABC FLASHING REQUIREMENTS. CONSTRUCTION TO CONFORM TO HIGH INTEREST RESIDENTIAL FIRE REQUIREMENTS AS PER ABC 2006. DO NOT SCALE DRAWINGS.</p>	
<p>TITLE: ELEVATIONS</p>	
<p>CLIENT: CLAYTON KOSTER</p>	
<p>PROJECT: 439 18th STREET NORTH LETHBRIDGE, ALBERTA</p>	
<p>FILE: 43918th0401_1800.rvt</p>	<p>DATE: JUNE 12, 2020</p>
<p>DRAWN BY: henry</p>	<p>SHEET: 1 of 6</p>
<p>SCALE: 1/8" = 1'-0"</p>	
<p>REVISION:</p>	

D:\work\libor\koster\439 18 St N\439 final 1.dwg, 6/12/20 8:13:45 AM



Subdivision & Development Appeal Board





Subdivision & Development Appeal Board

From: westmins@telus.net
To: Pam.Colling
Subject: [External] Re: Development Application & Neighbourhood Notification Letter for 439 - 18 Street North
Date: Friday, June 26, 2020 1:24:44 PM

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

Good afternoon, Pam.
The Westminster Neighborhood Association Board Members has no issues with this Development on 18 Street North.

Thank you,
Marney Brown
WNA
Office Coordinator
403-329-3026

From: "Pam Colling" <Pam.Colling@lethbridge.ca>
To: "Westminster Neighborhood Association" <westmins@telus.net>, "Westminster Village Committee" <wvc@shaw.ca>
Sent: Monday, June 22, 2020 2:10:22 PM
Subject: Development Application & Neighbourhood Notification Letter for 439 - 18 Street North

Good afternoon,

Attached please find a Neighbourhood Notification Letter for a proposed new two unit dwelling on a previously developed parcel at 439 - 18 Street North. The deadline for comments is 4:30 pm on July 3, 2020.

Should you have questions or concerns, please feel free to contact me directly.

Have a great afternoon!



Pam Colling
Development Officer, Planning & Development
Infrastructure Services
P: 403-320-4140
E: pam.colling@lethbridge.ca
www.lethbridge.ca

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Subdivision & Development Appeal Board

From: [Maureen Gaehring](#)
To: [Pam Colling](#); [Angie Olsen](#)
Subject: FW: [External] Fw: Development Application & Neighbourhood Notification Letter for 439 - 18 Street North
Date: Friday, July 3, 2020 2:53:42 PM
Attachments: [Neighbourhood Notification Letters for 439 - 18 St. N..pdf](#)
[Map.pdf](#)

Hi Pam,

Wondering why you didn't use the 100m?

Maureen

From: Darlene McLean <frivory@telusplanet.net>
Sent: Friday, July 3, 2020 2:50 PM
To: wvc@shaw.ca; Pam Colling <Pam.Colling@lethbridge.ca>; sue lillemo <alillemo@hotmail.com>; john pickles <picklesltd@yahoo.ca>; pat kenny <pakenny@shaw.ca>; Kristina Larkin <larkinkristina@gmail.com>; Genesis Hevia Orio <Genesis.HeviaOrio@lethbridge.ca>; Maureen Gaehring <Maureen.Gaehring@lethbridge.ca>
Subject: [External] Fw: Development Application & Neighbourhood Notification Letter for 439 - 18 Street North

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

Here we go again? Developer (Clayton Kesler or Kester)told me that Genesis told him that there "was still a window of opportunity "to allow yet another duplex etc. before WARP went to council, when he inquired about a duplex development for #439. Whether that is true or not I don't know. If she wants to comment on her encouraging words or not ,if in fact there was, is up to her. Why WARP wasn't brought to council last winter or early spring , as some people have expressed to me,I don't know. I was told Feb,acouple of times.
Anyways, Westminster Village Committee(WVC) told Clayton ,that as a resident's association we back the resident's within the 60 m(have seen 100m and more of notice area in other neighbourhoods ,but never westminster). Acouple of the residents have expressed concern about more congestion right by 5 ave. north. We may like the design but if the neighbours have concerns we back them. We don't live right in the 60m but they do. I believe George Duncan of Westminster Neighbourhood association lives in the Uplands. We don't expect alot of letters of objection as: 2 empty lots right beside #439, to the north a suited rental,across the avenue also has a suited place,on the corner of 4th and 18th is a duplex which has had suites in the past(don't know if they still do) and across the street from there is also another apparent duplex- not an uncommon situation for westminster . And typically for westminster this proposal will go straight to Subdivision and development appeal board instead of Municipal board first. So same old,same old? Anyways, we back the concerns of some residents on this proposal and therefore do not support it.

WVC

P.S. This is just one example letter of support FOR a new increased density development in Westminster that WNA always sends to the development



Subdivision & Development Appeal Board

officer, apparently regardless of neighbour concerns. Residents tell us they never hear from WNA, since 2013/2014 when John Pickles and Shannon Federkeil left WNA and started WVC.

----- Original Message -----

From: [Pam Colling](#)

To: [Westminster Neighborhood Association](#) ; [Westminster Village Committee](#)

Sent: Monday, June 22, 2020 2:10 PM

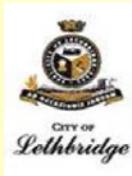
Subject: Development Application & Neighbourhood Notification Letter for 439 - 18 Street North

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Have a great afternoon!



Pam Colling

Development Officer, Planning & Development

Infrastructure Services

P: 403-320-4140

E: pam.colling@lethbridge.ca

www.lethbridge.ca

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CONCLUSION

The application for a two unit dwelling was **approved** with the following conditions:

1. The dwelling shall be developed in accordance with the site plan submitted June 22, 2020 and the elevation and floor plans submitted June 16, 2020. Any changes to these plans require the approval of the Development Officer.
2. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 16, 2020 to the satisfaction of the Development Officer.