



CITY OF *Lethbridge*

Office of the City Clerk

December 21, 2020

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of a Development Permit by the Development Officer to establish a Type B home occupation for an office for a precision agriculture consultant located at 77 Salish Place West.

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, January 14, 2021
TIME:	6:00 p.m.
LOCATION:	Council Chambers, Main Floor, City Hall 910 – 4 Avenue South

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

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

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

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

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, January 14, 2021

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

TIME: 6:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 6:00 p.m.
SDAB No. 2020-07
APPEAL OF GRANTING OF DEVELOPMENT PERMIT 12542

Appellant: Karl Mielke

Address: 77 Salish Place West

To establish a Type B home occupation for an office for a precision agriculture consultant

Land Use District: R-L

Secretary of the Subdivision and Development Appeal Board
City Clerk's Office
City of Lethbridge
2nd Floor 910 – 4 Avenue South
Lethbridge, Alberta
T1J 0P6

**RE: Appeal of Approval of Development Permit 12542
77 Salish Place West**

We wish to appeal the granting of a development permit and subsequent Home Occupation Business licence to Mr. Dale Steele located at #77 Salish Place West, Lethbridge, Alberta.

We request that his permit should NOT be approved!

Our grounds for opposing the granting of a permit are as follows:

- 1- We feel that Mr. Steele misrepresented the type of home occupation that he is conducting from his residence, and it is **NOT** in accordance with Section 53 (Type B) of Land Use Bylaw 6300.
- 2)- We are unsure of which business name Mr. Steele wishes to operate under as he appears to have several businesses associated to him.
- 3) Mr. Steele has conducted a business out of his residence for the past 4-5 years without a City development permit or business licence
- 4)- Mr. Steele's residence is NOT conducive to operating a business as it is located at the bulb end of a cul-de-sac and we are unsure how Mr. Steele will be able to provide an additional parking stall when there is already inadequate parking.

Verification of grounds for opposing the permit:

On the Development permit, it is indicated that *"this home occupation be conducted in accordance with Section 53 (Type B) of Land Use Bylaw 6300."*

According to Section 53 of the Land Use Bylaw, a Type "B" Home occupation is one which has a *"Maximum of 6 customers per day: one at a time, by appointment only. In addition to other required parking: 1 space", and "Spaces should not displace occupant parking. Supplier visits, 1 per week."* Regarding employees, Type B indicates: *"No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation."*

We have resided on Salish Place since 2005 and live directly west of and adjacent to 77 Salish Place. In 2011 Mr. Steele opened a business and was the manager of "Farmers Edge". During those first years, he appeared to conduct a large amount of business from his residence. There were several "Farmers Edge" company vehicles parked at his residence during those early years, and Purolator made almost daily deliveries to his residence, and it appeared that he was stockpiling supplies and materials in his attached residential garage.

The business traffic to Mr. Steele's residence subsided when "Farmers Edge" opened up a shop or office in the industrial park in a property zoned commercial area.

(Farmers Edge current address is 4309 8th Ave., North.)

In the summer of 2015 Mr. Steele ceased working for "Farmers Edge" and according to his post on "LinkedIn" he started and is the owner of a business known as "Steele Ag Insight Ltd."

– See "Appendix A

The business was apparently incorporated in May 2017 and its business address is shown as 77 Salish Place West, Lethbridge. – See "Appendix B

Upon further checking on the internet, a site called Dun & Bradstreet states that *Steele Ag Insight* is located in Lethbridge and has an annual revenue of \$774,264 US! - See Appendix C

It also states that the business has 4 employees.

Living next door to Mr. Steele, we can confirm that he has employees! What we don't see mentioned in his permit application to the City is the listing of vehicles that are associated to his residence and unlicensed business that he has conducting from 77 Salish Place for the past 3-5 years.

He currently has 3 pickup trucks that frequent the residence, and they all display "*Steele Ag Insight*" decals which would indicate they are company vehicles. Appendix D are photographs of the vehicles and their Alberta plate numbers are indicated underneath. In addition to the 3 trucks, he has 2 All Terrain Vehicles (ATVs), 2 motorcycles, a flatdeck trailer, a holiday trailer that we have seen hooked up to his company vehicles or parked on his driveway. This does not include the one Black SUV which his wife drives, and we assume is not a company vehicle, as it does not display a *Steele Ag Insight* decal.

In addition to the vehicles mentioned above, Mr. Steele has employees attending the residence, parking their vehicle on the street in front of our property and then leaving, usually with the white company truck. These "employee" vehicles are parked there all day and on numerous occasions, they have been parked, without moving for 2 or 3 days in a row. The last time was this week (December 14-15)! Appendix E are photos of the employee vehicles we have noted with their associated licence plate numbers shown in the photographs. We have witnessed the employees picking up and dropping off the company vehicles, and they are NOT a permanent resident of 77 Salish Place!

Apparently, Mr. Steele applied for this development permit under the name of "Precision Agriculture Consulting", not *Steel Ag Insight*, which is the company he has been operating since 2015, incorporated in 2017 and has that company name on the decals on his company vehicles.

See Appendix F. According to LinkedIn, Mr. Steele is the "Key Account Manager and Precision Agronomist" for a company called "Performance Seed". He has been in that position from January 2017 to present (see Appendix A). He is also a "Precision Agronomist" for "Ben and Donna Walter Farms". He has held that position from September 2015 to present. (See Appendix A)

Is Mr. Steele seeking a permit for the job description he holds in all 3 companies, or is he establishing a 4th company, in addition to the other 3 companies he is working in and or for?? I checked with City of Lethbridge Regulatory Services this summer and *Steele Ag Insight* did not have a City Business license under that name! Is he intending to run 1 business out his house or 4?

The location of Mr. Steele's residence is not conducive to a business operation. He is located in the bulb of a cul-de-sac and there is very limited street parking available. – See Appendix G

Section 45(1) of the *Use of Highway and Rules of the Road Regulations* issued under the *Traffic Safety Act of Alberta* states vehicles **MUST parallel park** on a roadway unless there are signs permitting angle parking. (There are no signs on Salish Place)

Section 44 of the *Use of Highway and Rules of the Road Regulations* issued under the *Traffic Safety Act of Alberta* further state that a person shall not stop or park on or across a sidewalk, within 5 metres from any fire hydrant, or when the hydrant is not located at the curb, within 5 metres from the

point on the curb nearest the hydrant; or within 1.5 metres from an access to a garage, private road or driveway or a vehicle crossway over a sidewalk.

I have "roughly" measured the cul-de-sac and from the eastern edge of our driveway to Mr. Steele's driveway is 40 feet (12.19 Meters). Mr. Steele's driveway is 19 feet wide (5.79 Meters). Then there's approximately a 1 foot (0.3 Meters) gap between the eastern edge of Mr. Steele's driveway and western edge of the driveway at 81 Salish Place West. The driveway of 81 Salish Place is 23.5 feet (7.16 Meters). From the southern edge of the driveway of 81 Salish Place to the driveway and alley way south of 90 Salish Place is 35.6 feet (10.85 Metres). From the southern edge of the alleyway to the eastern edge of the driveway of 86 Salish Place is 19 feet (5.7 Meters), however there is a fire hydrant located on the front lawn. Then there is 4.75 feet (1.44 Metres) between the driveways of 86 and 82 Salish Place.

The "average" car length is 14.7 feet or 4.48 Meters. – See Appendix H.

Given the average car length and the applicable Alberta laws, there are 9.19 meters available parking between our driveway and Mr. Steele's driveway. Therefore 2 "average" vehicles could park in that portion of the cul-de-sac. There is no parking space available between 77 and 81 Salish Place. From the southern edge of the driveway of 81 Salish Place to the driveway and alley way south of 90 Salish Place there is 7.85 Meters of available parking or 1.75 vehicles could park there. There is no parking spaces available in front of 86 Salish Place because of the fire hydrant and there is no space between 86 and 82 Salish Place's driveways.

So, between the 5 or 6 residences that face the bulb of the cul-de-sac, there is room to legally park 3.75 average size cars! It should be noted that trucks are usually longer than the average car, and Mr. Steele has 3 company TRUCKS. Mr. Steele wants to add ANOTHER vehicle to a cul-de-sac with extremely limited parking!

Because of the limited parking in the cul-de-sac, Mr. Steele and the occupants of 81 Salish Place have resorted to illegally "angle" parking at the end of the cul-de-sac. The cul-de-sac becomes extremely congested especially in the summer as both Mr. Steele and the occupants have large travel trailers that add to the vehicles parked in the area. At times, they will illegally angle park the trailers over the sidewalk and angle into the cul-de-sac. See Appendix I (The lack of parking enforcement will be a separate letter we will address to Regulatory Services)

Further, apparently City Waste Management has "flagged" the residences of 77 and 81 Salish Place, because their drivers have difficulty picking up their garbage and recycling bins because of the angle parked vehicles. (You can perhaps check with City Waste Management to confirm that). Our accolades to the Waste Management drivers for going above and beyond, as we have witnessed them go back and forth with their trucks 4 -5 times, or simply get out of their trucks and manually maneuver the bins, so that they could be emptied!

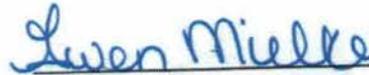
We have lived at our residence from before the time that Mr. Steele built his house and moved in, up and to present time. During that entire time, we have never received a notification as required under Section 19(1) of Bylaw 6300, that Mr. Steele has applied for a business license. As stated, we live adjacent to his property and would definitely be within the 60m mentioned in the section. We are disappointed in the fact that we (as of this date) have not received a mailed notice regarding this application, and we were just fortunate enough to notice the City advertisement in the Lethbridge Herald!

Lastly, he now has a "slip tank" mounted in the back box of one of his company trucks. – See Appendix J. We are not sure if this is fuel tank, something filled with chemicals or some other hazardous materials for his business??

We are not opposed to Mr. Steele operating a business if it were located in commercially or industrially zone area. **We are opposed to him operating a business** with several employees and numerous vehicles **out of his residence**, which is in probably one of the worst locations in the city for parking!



Karl Mielke
73 Salish Place West
Lethbridge, Alberta



Gwen Mielke
73 Salish Place West
Lethbridge, Alberta

Email: karlmielke@shaw.ca

10:22 AM Mon Dec 7

95%



People

Dale

Steele



Join now

Sign in

Experience



Owner

Steele Ag Insight Ltd.

Jul 2015 - Present · 5 years 6 months

Lethbridge, Alberta

Incorporated in May 2017 to expand the agronomic and consulting services to the Ag sector to assist companies to adopt and implement precision agriculture tools.



Key Account Manager & Precision Agronomist

Performance Seed

Jan 2017 - Present · 4 years

Lethbridge, Alberta, Canada



Precision Agronomist

Ben & Donna Walter Farms

Sep 2015 - Present · 5 years 4 months

Lethbridge



Precision Agronomist & Consultant

Prassack Advisors, LLC

Apr 2016 - Dec 2018 · 2 years 9 months



Customer Champion & Large Farms

OPSystems Inc.

Apr 2016 - Apr 2017 · 1 year 1 month

southern Alberta



Analyst for Precision Agriculture

Dale Steele

Oct 2016 - Mar 2017 · 6 months

Lethbridge

Commissioned by Agriculture and Agri-Food Canada to conduct an Analysis of Precision Agriculture adoption and barriers in western Canada.



Precision Agronomist, HUB Manager, Account Manager, Licensed Seed Crop



Join to view Dale's full profile

View full profile

APPENDIX B

10:52 AM Mon Dec 7

albertacorporations.com



Alberta Corporations

Free Alberta Business Search

Home

Search Companies

Company Updates

Cities

Steele Ag Insight Ltd.

Active

Incorporated over 3 years ago

Holtrop Ent Custom Farming

Serving all of Central Alberta. Silaging with 2 Claas cutters for alfalfa, barley and corn

facebook.com

OPEN

Current Status: Active

Alberta Company Number: 2020422768

Type: Named Alberta Corporation

Legal Name: Steele Ag Insight Ltd.

Street: 77 Salish Place West

City: Lethbridge

Postal Code: T1K 7X1



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dun & bradstreet



Credit Reports

Top Competitors

Company Snapshot

Related Companies

Available Contacts

Industry Information

Steele Ag Insight Ltd is located in Lethbridge, AB, Canada and is part of the Consulting Services Industry. Steele Ag Insight Ltd has 4 total employees across all of its locations and generates \$774,264 in sales (USD).

D&B Hoovers provides sales leads and sales intelligence data on over 120 million companies like Steele Ag Insight Ltd around the world, including contacts, financials, and competitor information. To witness the full depth and breadth of our data and for industry leading sales intelligence tools, take D&B Hoovers for a test drive. Try D&B Hoovers Free

Financial Statements

Unlock complete financial statements

Revenue in USD

ANNUAL REVENUE
\$774,264 USD

1 USD = 1.3486 CAD

Dun & Bradstreet collects private company financials for more than 23 million companies worldwide. Find out more.

(866) 258-3217



EMAIL



ALTA: BYS7788



ALTA: CFX1636



ALTA: CCL0181



December 1-2 2020

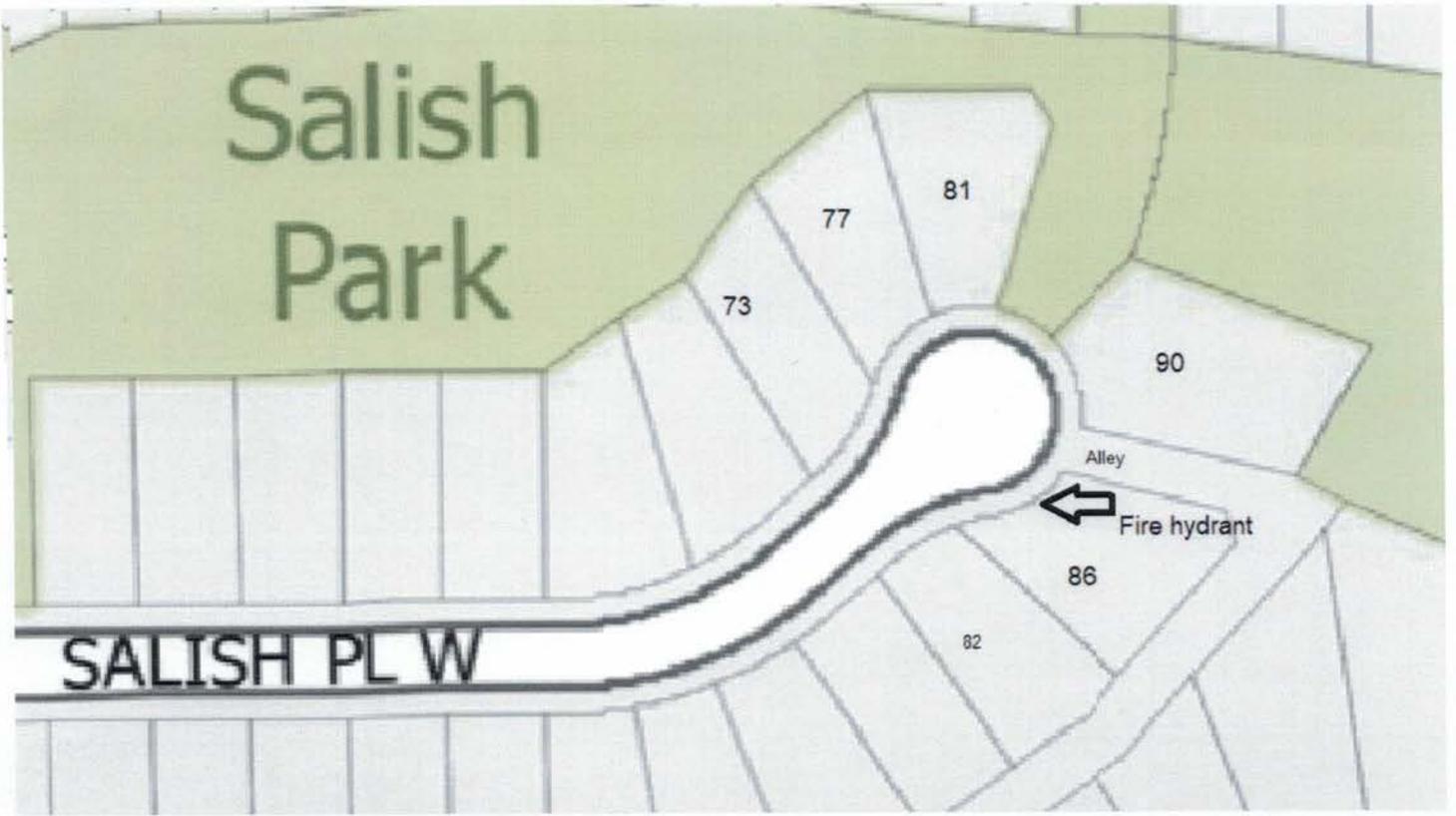


December 3 2020



January 2019





What is the Average Car Length?

The average car length is around 4500mm or 14,7 feet. For example, this is the length of a car in the mid-size class like Audi A4, which should give you a perspective of the length of any car models. Of course, some vehicles are both much more extended and much shorter.

We have included a small list of different car lengths by different size classes. You probably already have a clue of how large different car models are so that this list will give you a hint of the various car lengths. If you are not sure about different size classes, we have also included some examples in the list.

If we are looking at small cars lengths, they are often 3000-4300mm/10-14 feet while big trucks are 5000-6000mm/18-19 feet, so there are certainly big differences in the lengths of different cars.

1 SHARES



- Local 🔗
- 1. USED CAR INVENTORY >
- 2. PRE OWNED VEHICLES >
- 3. 5 BEST CARS TO BUY >
- 4. 10 BEST USED CARS TO OWN >
- 5. HOW MUCH IS YOUR CAR WORTH >
- 6. 10 NEW CARS TO AVOID >

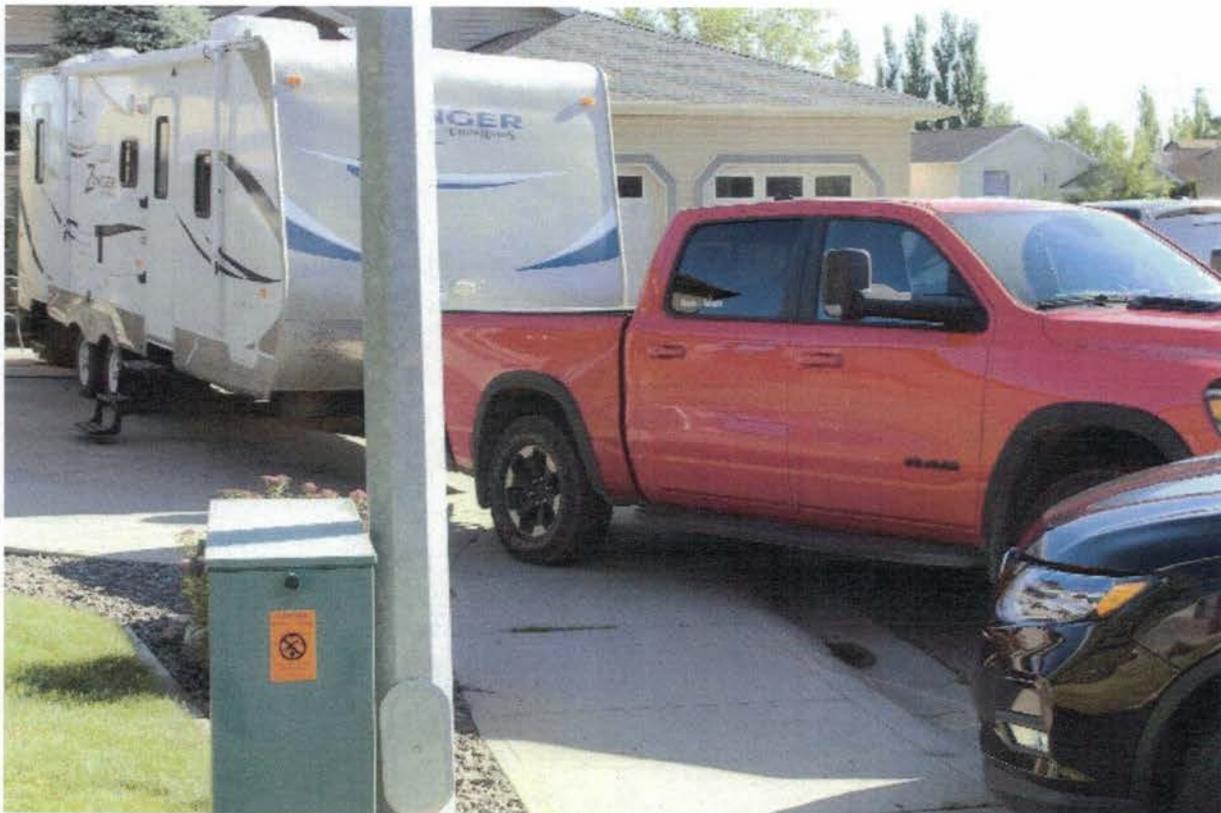
Average Car Model Size Length

Size Class	Model examples	Length (Feet)	Length (mm)
Mini Cars	Suzuki Alto	10.5	3195
Small Car	Kia Rio	13.8	4215
Mid-Sized	Audi A4	14.8	4520
Full-Sized	Audi A6	15.7	4800

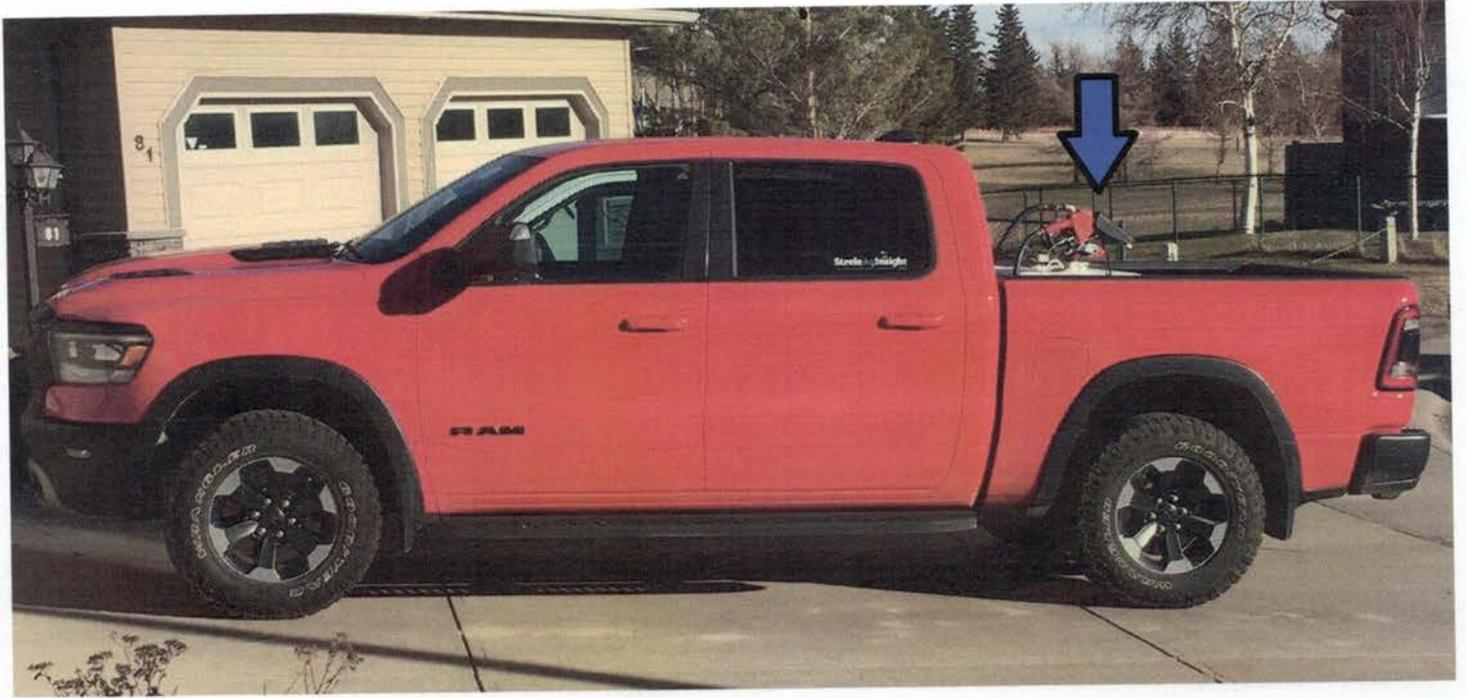




Six angle parked vehicles with angle parked truck & attached trailer over sidewalk



Angle parked truck & attached trailer over sidewalk



From: Dave&Karly Easter <dkeaster12@gmail.com>
Sent: Monday, December 28, 2020 2:15 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: Permit 12542

David Sarsfield,

We reside at 86 Salish Pl W and became aware of a development permit request for 77 Salish Pl W.

We live at the end of the bulb of the cul-de-sac, where there is extremely little (legal) off street parking availability. 77 Salish is already operating a business out of his residence and frequently has his company trucks taking up his driveway parking, leaving his employees to park on the street, taking up the "on street parking" left for the residents of the neighborhood.

The City is already struggling with illegal parking in front of our homes - several angle parked vehicles make it impossible at times for the garbage and recycle trucks to make it through.

We are opposed to the permit being granted.

Dave and Karly Easter

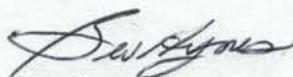
david.sarsfield@lethbridge.ca

January 11, 2021

Further to receipt of the documentation regarding the Appeal of Approval of Development Permit 12542 – 77 Salish Place W., I also request that this permit should NOT be approved. I reside at 61 Salish Place and am also affected by the excess number of vehicles already at that address. It is very congested at the end of the cul-de-sac already and with the limited amount of parking I can't image where additional business vehicles would park. As I live up the street the parking does not directly affect me however my concern is the number of vehicles that block the sidewalk. This is my preferred direction that I go to walk my dog however I have had to change to another route for safety reasons. It is not uncommon for me to have to walk out on the street to get by this house when vehicles are either blocking the sidewalk or the hitch that is hooked up to various trailers is in the middle of the sidewalk. For a lengthy time in the winter the street is pure ice and very hazardous to walk on. It is also not safe to walk behind the many angled parked vehicles, trailer or trailers for hauling motorbikes or SUV that happened to be parked at any given time in the summer.

Also, with the number of company vehicles and the number of on-going deliveries already going to this address it is certainly not conducive to those of us that bought our homes to live on a quiet cul-de-sac street. It surprises me that a development permit is only now being requested as it is very obvious that a business is already being conducted from at that address. Adding another business would only enhance the already issues I have mentioned above.

Yours Truly,


Bev Hynes

Mr. Steele had his employee's vehicle parked on the street in front of his residence from the morning of December 21 continuously through to the afternoon of December 23, 2020.



Employee parked December 21, 2020



December 23, 2020



December 23, 2020 - ALTA: BTR5350



Land Use Bylaw 6300 DEVELOPMENT PERMIT

PERMIT NO. DEV12542

Address: **77 SALISH PL W**
Legal: 0213825;5;212

District: R-L

Applicant: STEELE, DALE
Address: 77 SALISH PL W LETHBRIDGE AB T1K 7X1

Phone:

Development Proposed To establish a Type B home occupation for an office for a precision agriculture consultant (satellite imagery to identify and map field variability to create prescription maps) Maximum 6 customers per day, by appointment only, Monday through Friday, 9:00 a.m. to 5:00 p.m.

District R-L LOW DENSITY RESIDENTIAL

Land Use HOME OCCUPATION, TYPE B - DISCRETIONARY

CONDITIONS OF APPROVAL

1. That this home occupation be conducted in accordance with Section 53 (Type B) of Land Use Bylaw 6300. (attached).
2. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are: Monday - Friday. From 9am - 5pm.
3. That one off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking layout plan submitted.

ATTACHED;
- Section 53, LUB 6300

Decision Date
Nov 26, 2020
Valid Date
Dec 29, 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.



Land Use Bylaw 6300 DEVELOPMENT PERMIT

**PERMIT NO.
DEV12542**

**Development.
Authority**



KEVIN DEAUST, DEVELOPMENT OFFICER

STATUTORY PLANS

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

APPEALS

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

FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 6300 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

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

Permit No. DEV12542

53. Home Occupations

(1) Performance Standards

		Type A	Type B	Type C	Type D
(a)	Customer or student visits:	None	Maximum of 6 customers per day: one at a time, by appointment only	Maximum of 15 students per day: no more than five at a time.	Unlimited
(b)	Minimum on-site parking spaces:	None	In addition to other required parking: 1 space. (More spaces may be required by the Development Authority . Spaces should not displace occupant parking.)	As required by the Development Authority	In addition to other required parking: 2 spaces. (More may be required by the Development Authority . Spaces shall not displace occupant parking.)
(c)	Supplier visits:	None	1 visit per week	1 visit per week	Unlimited
(d)	Employees:	No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation .			Max. 2 non-resident present at any one time
(e)	Visibility and/or Signs :	No aspect of the Home Occupation may be visible from outside the Dwelling or Building . Signs are not permitted.			Max. one Fascia Sign or one Free-Standing Sign – overhead lit only (no digital). Must be turned off between 11:00 p.m. and 7:00 a.m. Max. area 2.0m ²
(f)	Vehicles:	A vehicle used in the Home Occupation , that may visit or be parked at the Parcel , must be either:			

		a passenger vehicle, or a truck or van (excluding a cube van) with maximum one tonne capacity and 6.0m length.
(g)	Storage:	No outside storage of goods, materials or equipment is allowed.
(h)	Offensive impacts:	No offensive impacts on the Household or neighbouring Households , including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed.

(2) Application Requirements:

Notwithstanding the information required for [Development Permit](#) applications described in Section 14, applicants for a [Development Permit](#) for a [Home Occupation](#) must submit:

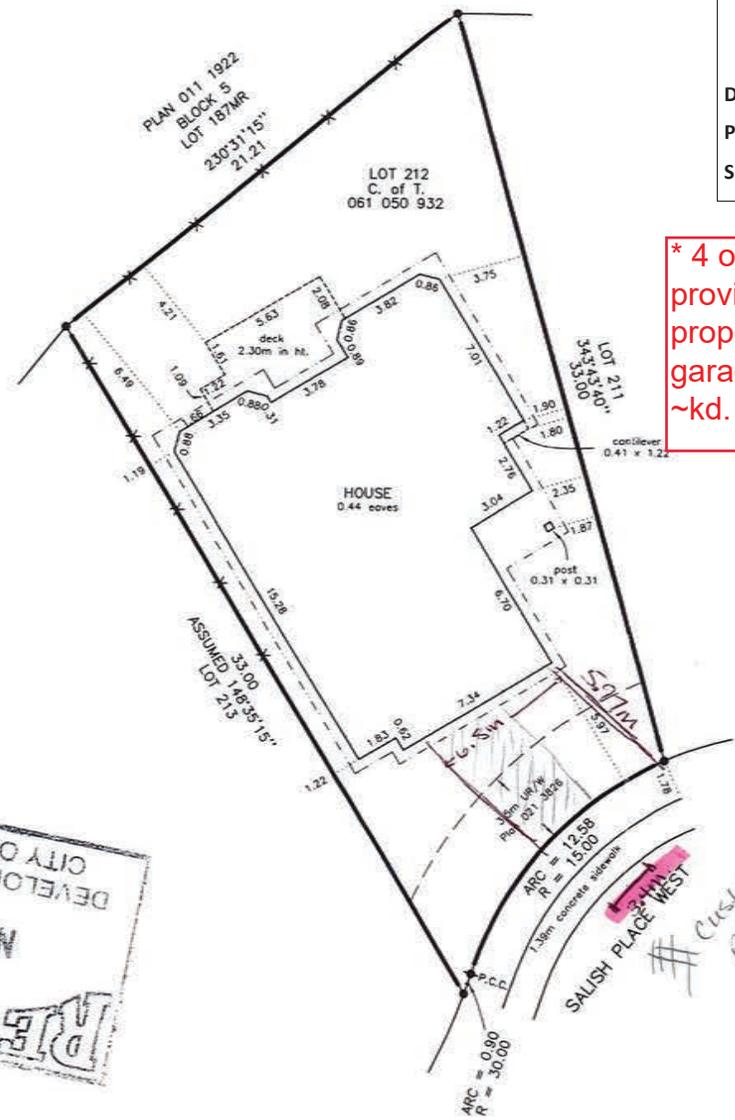
- (a) a full description of the nature of the proposed business, including:
 - (i) number of customers, employees and supplier visits,
 - (ii) days and hours of operation,
 - (iii) number, type and storage location of any vehicles, trailers or other equipment used in the business.
- (b) if applicable, a [Site](#) plan showing available on-site and on-street parking.
- (c) any other information the [Development Authority](#) deems necessary such as a letter from the owner of a property being utilized for storage for equipment used in a [Home Occupation](#).

(3) Compliance Requirements:

- (a) Any failure to meet the conditions of the [Development Permit](#) for a [Home Occupation](#) may result in revocation of the permit.
- (b) Changes to an approved [Home Occupation](#) require the approval of the [Development Authority](#).
- (c) A [Development Permit](#) for a [Home Occupation](#) is not transferable to a new address.
- (d) A person or business to whom a [Development Permit](#) for a [Home Occupation](#) has been issued, or any successor to the permit, shall continuously comply with the requirements of Section 53 and the conditions of the [Development Permit](#).

CITY OF LETHBRIDGE
APPROVED AS PER
LAND USE BYLAW 6300
 Date: **November 26, 2020**
 Permit #: **DEV12542**
 Signature: 

*** 4 off-street parking spaces provided on the private property. Double attached garage & double driveway. ~kd.**



RECEIVED
 NOV 25 2020
 DEVELOPMENT SERVICES
 CITY OF LETHBRIDGE



Alberta Land Surveyor's
Real Property Report

NOTE:
 This plan is Page 2 of a Real Property Report and is ineffective if it is detached from Page 1.

PROPERTY DESCRIPTION

PLAN 021 3825
 BLOCK 5
 LOT 212

- Property is subject to :
 Irrigation Council Order; Instrument No. 741 091 031
 3.5m Utility Right-of-Way; Instrument No. 021 392 755
 Caveat Re: Vendor's Lien; Instrument No. 061 035 990
 Mortgage; Instrument No. 061 050 933

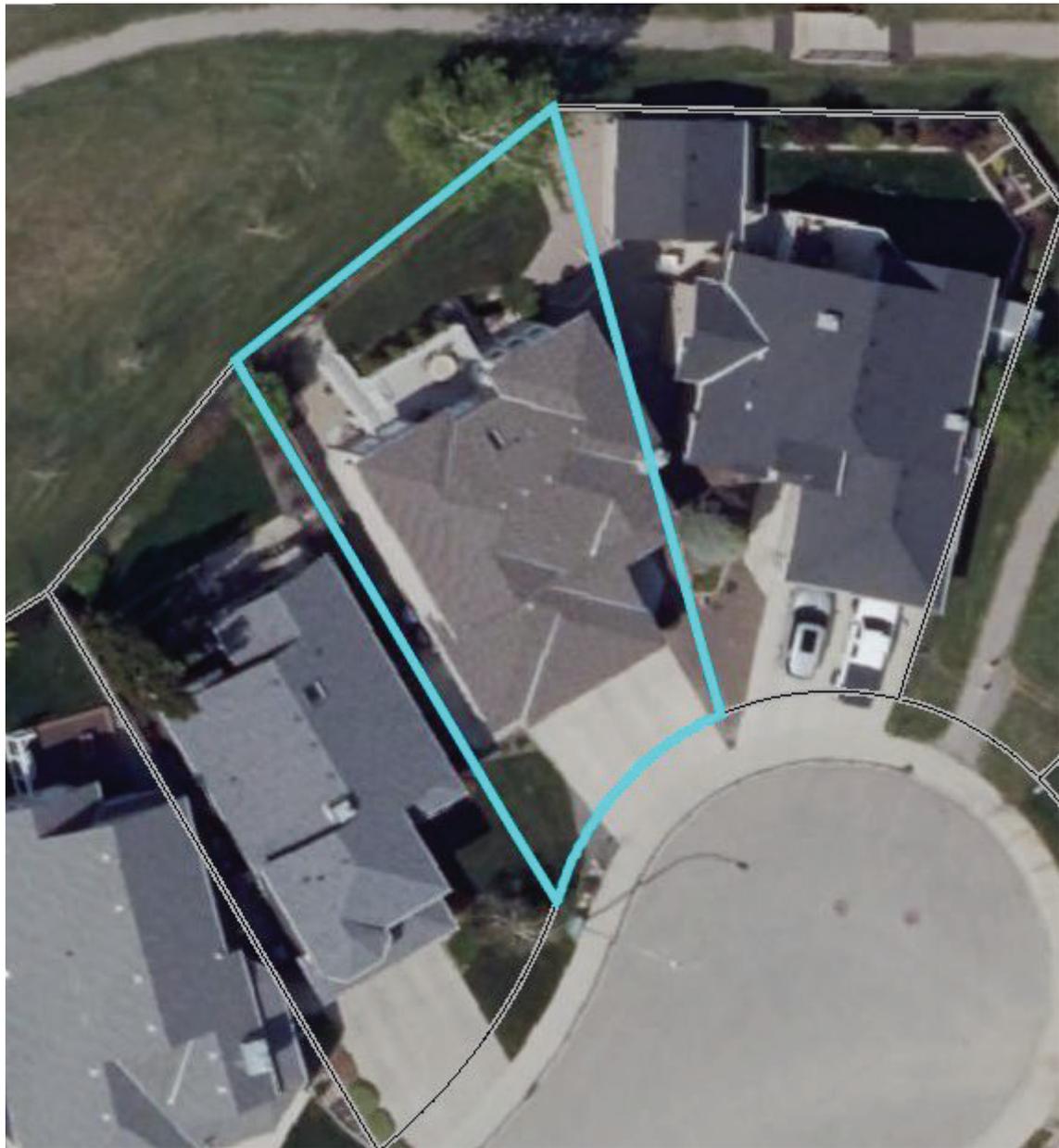
LEGEND

Property boundaries shown thus: _____
 Distances from property boundaries are shown to _____ plywood
 Eaves dimensioned to the line of the fascia.
 Statutory Iron Posts shown thus: ● found
 Fences are within 0.20 metres of property line shown thus: * * * * * unless otherwise dimensioned.

R. F. Baker, Alberta Land Surveyor, 2006

boa brown okamura & associates ltd.
 P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4
 © copyright brown, okamura & associates ltd. 2006

Scale:	1:200 (metric)	Ref. file:
File:	258 - 26	
Drawn:	HF	
Date:	June 28, 2006	





Development Permit Application

Home Occupation

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.

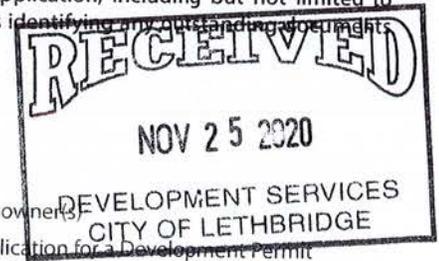
Project Address
77 Salish Pl W.

Access Code

Applicant
 Name Dale Steele
 Address 77 Salish Place West
 City Lethbridge Postal Code T1K 7X1
 Phone 403-382-8328
 E-mail dale.steele@icloud.com
 Signature Dale Steele

Property Owner
 Name Dale Steele
 Address 77 Salish Place West
 City Lethbridge Postal Code T1K 7X1
 Phone 403-382-8328 B/L #
 E-mail dale.steele@icloud.com
 Signature Dale Steele

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



As the applicant I affirm:

- I am the registered owner of the above noted property
- I have entered into a binding agreement to purchase the above noted property with the registered owner(s)
- I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit

Type of Home Occupation:

- Type A
- Type B/C

Detailed Description of Work:

Precision Agriculture consulting - using satellite imagery to identify and map field variability to create prescription maps to guide equipment for variable rate application of crop inputs and measurement. 9-5 Monday through Friday, maximum 6 customers per day, by appointment only.

Office Use Only		Development Fees to be charged	
Permit Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Overlay	Permit Fee 120 ⁰⁰
Zoning	R-L	Development Permit #	Advertising Fee 50 ⁰⁰
Allowable Use	<input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary	Building Permit #	Total 170 ⁰⁰

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

APPLICATION NO.
DEV12542

LAND USE DISTRICT
R-L Low Density
Residential District

LOCATION
77 Salish Place W

APPELLANT
Karl & Gwen Mielke [73 Salish Place W]

LANDOWNER
Dale & Corinne Steele

PROPOSED DEVELOPMENT

Drawings last page of submission

To establish a Type B Home Occupation for an office for a precision agriculture consultant (satellite imagery to identify and map field variability to create prescription maps). Maximum 6 customers per day, by appointment only, Monday through Friday, 9am – 5pm.

CURRENT DEVELOPMENT

Single Detached Dwelling

ADJACENT DEVELOPMENT

- | | |
|-------|--|
| North | Park space, with Single Detached Dwelling on opposite side |
| South | Single Detached Dwelling |
| East | Single Detached Dwelling |
| West | Single Detached Dwelling |

CONTEXT MAP



NOTIFICATION SUMMARY

Neighbourhood	Neighbourhood letters are not sent for Type B Home Occupations that meet the performance standards of Land Use Bylaw 6300.
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EVALUATION

Background	<ul style="list-style-type: none">• An application to establish a Type B Home Occupation was received November 25, 2020.• This application was reviewed for compliance with Land Use Bylaw 6300.• The proposal met all of the performance standard requirements in the Land Use Bylaw for a Type B Home Occupations.• The approval was advertised in the Lethbridge Herald on Dec 5, 2020.
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LAND USE BYLAW SUMMARY

Use: Home Occupation – Type B

Discretionary

Section 53.	Requirement	Provided	Waiver Requested
Customer or Student visits	Maximum of 6	Maximum of 6	No
Minimum on-site parking spaces	- 1 additional space for the Type B Home Occupation. - 2 spaces for the existing single detached dwelling.	- 4 on-site (off-street) parking spaces provided on the private property. Double attached garage & double driveway. ~ Exceeds the parking supply requirement by 1 space ~	No
Supplier visits	1 per week	1 per week	No
Employees	No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the home occupation	None	No
Visibility &/or Signage	No aspect of the Home Occupation may be visible from outside the dwelling or building. Signs are not permitted	None	No
Vehicles	A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either: a passenger vehicle, or a truck or van (excluding a cube van) with a maximum of one tonne capacity and 6.0m length.	A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either: a passenger vehicle, or a truck or van (excluding a cube van) with a maximum of one tonne capacity and 6.0m length.	No
Storage	No outside storage of goods, materials, or equipment is allowed.	None	No

Offensive Impacts	No offensive impacts on the household or neighbouring households, including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed	None	No
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Context	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> ○ The permit has been appealed by the neighbour's - Karl & Gwen Mielke – who own the property directly adjacent and to the west - property address 73 Salish Place W.
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<p>Considerations</p> <p>Context</p> <p>Zoning</p>	<p>Compliance with Land Use Bylaw 6300</p> <ul style="list-style-type: none"> ○ This application meets all of the performance standards for a Type B Home Occupation. ○ There are no other active business licenses having a Type B Home Occupation use approval, on Salish Place W. ○ Parcel is zoned R-L, Low Density Residential District <ul style="list-style-type: none"> ○ Purpose: Primarily for the development of single detached dwellings and compatible uses. ○ Home Occupations – Type B are a discretionary use in this district and therefore, deemed to be a compatible use.
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Legislation & Policy**Land Use Bylaw 6300**

- Section 4. Definitions
 - Home Occupation means the accessory use of residential property by the occupant or occupants for an occupation, trade, profession or craft. This use excludes woodworking, welding, machine shops, automotive, or autobody and/or paint shops.
 - Home Occupation – Type B means a home business with customer visits, one at a time, by appointment.
- Section 53. (1) Home Occupation performance standards as stated above.
- Section 53. (2) Application Requirements.
- Section 53. (3) Compliance requirements:
 - Any failure to meet the conditions of the Development Permit for a Home Occupation may result in revocation of the permit.
 - Changes to an approved Home Occupation require the approval of the development authority.
 - A Development Permit for a Home Occupation is not transferable to a new address.
 - A person or business to whom a development permit for a Home Occupation has been issued, or any successor to the permit, shall continuously comply with the requirements of Section 53. and the conditions of the Development Permit.
- Section 86. R-L Low Density Residential District

Integrated Community Sustainability Plan / Municipal Development Plan

- 6.1.1 Lethbridge is a Good Place to Open and Operate a Business

Policies

 - 1) Develop a diverse and stable economy by:
 - Encouraging the creation of new businesses
 - Supporting the growth and expansion of existing businesses.
 - 5) Support home based businesses that respect the residential characteristics of their neighbourhood.

South Saskatchewan Regional Plan 2014-2024

- Complies

CONCLUSION

The application was approved with the following conditions:

1. That this home occupation be conducted in accordance with Section 53 (Type B) of Land Use Bylaw 6300. (attached).

2. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are: Monday - Friday. From 9am - 5pm.

3. That one off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking layout plan submitted.

HOME OCCUPATION – TYPE B DEV12542

77 Salish Place W

HOME OCCUPATION – TYPE B



HOME OCCUPATIONS – TYPE B, DISCRETIONARY USE IN THE LOW DENSITY RESIDENTIAL DISTRICT

Land Use Bylaw, Performance Standards:

- ▶ Customer Visits
 - ▶ Maximum of 6 customers per day: one at a time, by appointment only.
- ▶ Parking (on-site).
 - ▶ 1 additional space for the Type B Home Occupation.
 - ▶ The existing single detached dwelling requires 2 spaces.
- ▶ Supplier Visits.
 - ▶ 1 per week.

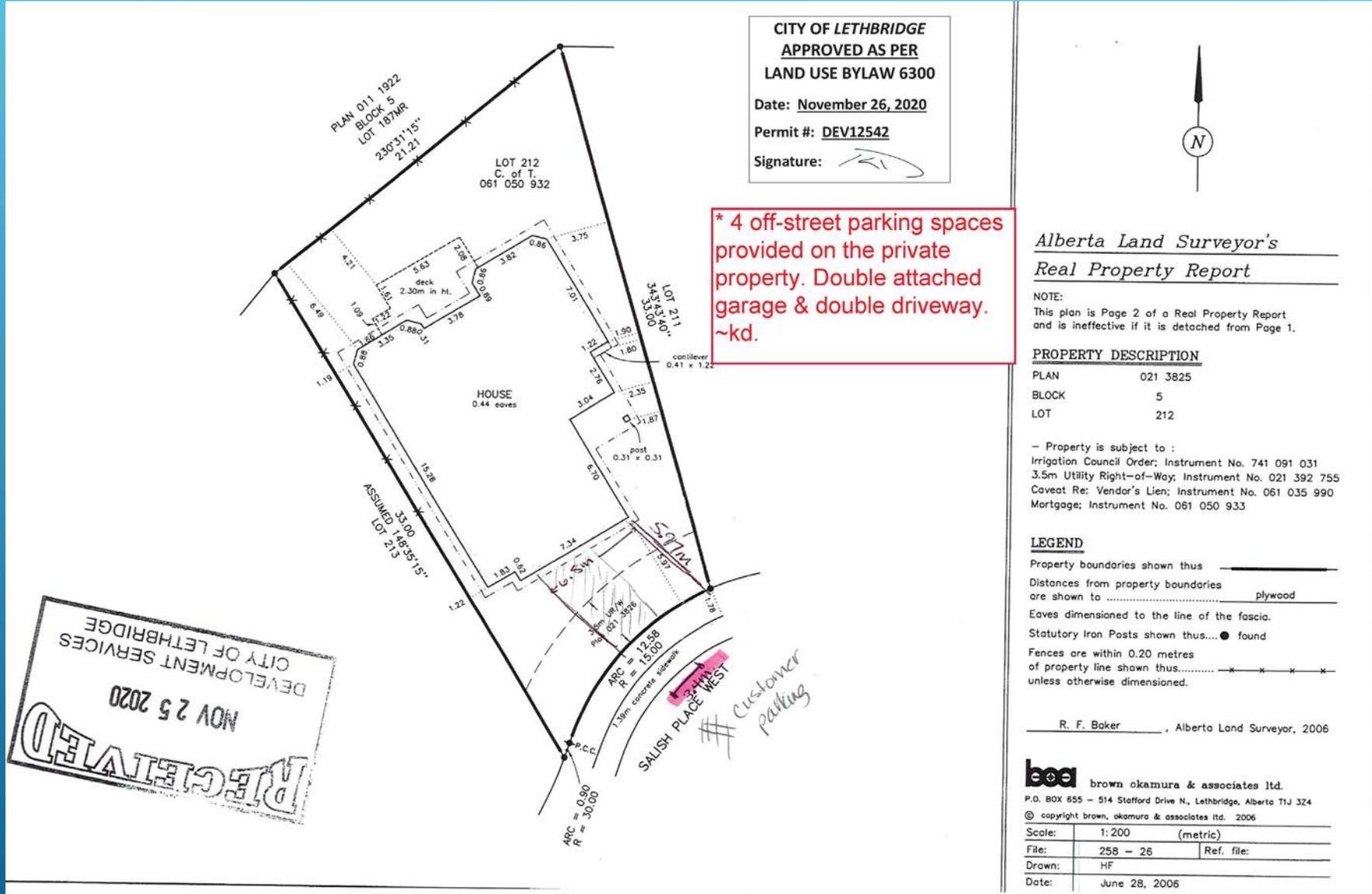
HOME OCCUPATIONS – TYPE B, DISCRETIONARY USE IN THE LOW DENSITY RESIDENTIAL DISTRICT

Land Use Bylaw, Performance Standards (continued):

- ▶ Employees.
 - ▶ No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation Maximum of 6 customers per day: one at a time, by appointment only.
- ▶ Vehicles.
 - ▶ A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either: a passenger vehicle, or a truck or van (excluding a cube van) with a maximum of one tonne capacity and 6.0m length.

PROPERTY





CONCLUSION

Based on the information supplied with the development application the performance standards for a 'Home Occupation – Type B' were met and the application was approved with the following conditions:

1. That this home occupation be conducted in accordance with Section 53 (Type B) of Land Use Bylaw 6300. (attached).
2. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are: Monday - Friday. From 9am - 5pm.
3. That one off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking layout plan submitted.

January 6, 2021, 11:00 am

To: David Sarsfield, Board Secretary, Subdivision and Development Appeal Board
City of Lethbridge

RE: Response to the appeal of approval of Development permit 12542, 77 Salish Place

My name is Dale Steele and objective before this Hearing is to answer any questions related to this matter and address the Appellant's concerns outlined in his 23 page appeal report.

In early December I applied for a Lethbridge business license during the COVID19 pandemic. The reason I selected the Type B application was to permit potential business clients with the right to come to my home if COVID lockdowns closed restaurants and businesses. I work in agriculture in the fields and farms across southern Alberta.

I met with the city clerk who directed me and oversaw the paperwork required. I provided the clerk with my Steele Ag Insight Ltd. incorporation documents and a Business License was issued to Steele Ag Insight Ltd. The clerk also directed me to complete the additional Development Permit Application.

I was surprised to receive notice for this Appeal Hearing and the 23 pages of concerns prepared by the Appellant. Over 14 years as neighbors, the Appellant has not asked me about my occupation or expressed his neighborhood parking concerns to me.

The Appellant has outlined 4 concerns as his grounds for opposing the Development Permit.

1. Concern that the applicant has misrepresented the type of home business.

- The detailed description of work outlines the precision agriculture consulting that I and associated services that I provide.
- As a precision ag technology service provider, farmers will rarely come to my house because everything happens in their fields on their farms. Sometimes I meet clients at a coffee shop in their towns like Foremost or Pincher Creek, but I do not require a business license in every town that I might meet for a working lunch.
- It appears the Appellant has many questions and misunderstandings about my work, that I am happy to discuss with him. He is accusing me of misrepresented my business when he admits that he does not know what my business is.
- To clarify, should the Applicant and Property Owner be listed as Dale Steele, or should the Applicant box be corrected to reflect Steele Ag Insight Ltd?

2. Concern that the Appellant is unsure which business name will operate from the home.

- Steele Ag Insight Ltd is my only company. It was not my intention to be misleading.
- The city clerk reviewed my incorporation documents and issued a Business License for Steele Ag Insight (copy included). Regarding the Development Permit Application, I completed it with the city clerk's oversight. Please advise which name should be in the Applicant box of the Development Permit form.
- The Appellant has provided my work history with Farmers Edge, B&D Walters, Performance Seed, etc. as shown on my LinkedIn profile. I am not the owner of those companies and they are not my employees. We are listed on each others' social media sites for networking

purposes and each of them have business licenses for their Lethbridge locations. The Appellants report also shows a Holtrop Ent Custom Farming which is not my business nor are they a client. We live in southern Alberta, many of my friends have trucks and some are farmers, I am also a Kinsmen member, my wife is a member of church groups and book clubs and my kids also have friends. One should not assume that I am conducting business every time one sees a vehicle in the neighborhood. Prior to COVID, people did visit people.

3. Concern that Mr. Steele has conducted a business out of his residence without a license or permit.

- It is my understanding that a Lethbridge business license is not required if one does not conduct business within the city of Lethbridge.
- I work in agriculture, in the fields and farms across southern Alberta. I have worked internationally as well. I work with satellite imagery, scout fields, schedule irrigation applications, manage data in combine and tractor displays and advise farmers on their herbicide and fertilizer applications. I also own farmland and have actively farmed while residing in Lethbridge.
- I was surprised by the Appellants internet search indicating \$774,264 US dollars in annual revenue... that is not correct, and I assure you that my revenue for a small company is much lower. I do have four part-time seasonal employees, my two sons aged 16 and 18, have part-time seasonal duties to learn about agriculture while going to school. Yes, three trucks have Steele Ag Insight logos. Two of the trucks are personal vehicles owned by myself and my son. These vehicles are used partly for business, and company signage is required to scout fields on the Blood Reserve. My 18 year old son moved away in September to attend the UofL and live with friends. He took his truck with him, but he does come home to visit us.
- For multiple reasons, I prefer that clients and employees not to come to my home and this will continue to be the case.

4. Concern that the residence is not conducive to operating a business.

- At City Hall, the clerk reviewed the Lot dimensions and confirmed a parking space on the street in front of my residence. I can also park three vehicles on my driveway. Sufficient parking was one of the criteria for the city clerk to accept the Application.
- It appears that the Appellants real concern is residential parking.
- The Appellants photo in Appendix I, captures an instance when we attempt to park on our property temporarily to load up our holiday trailer. Notice the Appellants vehicle is parked on the street which is contributing to the congestion. In this situation, I parked my wife's vehicle behind the Appellants vehicle to secure enough space to depart with the holiday trailer. Normally we park in our designated spaces.
- We sympathize with the Waste & Recycling Truck navigation of residential streets. Everyone in the neighborhood tries to place their bins correctly to ensure their garbage is not missed for another two weeks. Digital agriculture utilize the internet and it does not affect the waste & recycling volumes.

COVID has resulted in disruptions to all businesses and caused workflow disruptions for everyone.

COVID is the reason I applied for the Type B Business License. In the event of COVID lockdowns closing coffee shops, restaurants, businesses, and social contact, I thought that permitting a client to legally visit my house would be prudent. For me it has resulted in situations where employees have had to exchange vehicles, including my son, and we are finding alternatives to ensure employees minimize contact. Everyone is encouraged to work from home during COVID, but this experience leads me to believe that universities, governments and the largest businesses are free to have their employees work from home but bylaws will force small businesses to open storefronts which are not required.

It appears that the Appellants real concern is residential parking. Most residential streets only have 1 or 2 parking spots for each residence, which can result in congested at certain times. Luckily, in our neighborhood, we all did not have children at the same time. Imagine the parking problems if all the neighborhood kids had been driving age at the same time. We didn't complain when the Appellants three children parked in front of our house when they lived in his home. Numerous homes in the neighborhood have holiday trailers, boats, off-road vehicles, recreational vehicles, teenage kids and friend's vehicles coming and going that have nothing to do with a business license. We taught our two kids to park with consideration of our neighbors and to always leave space for the Appellant to park in front of his house, (even though he has a two-car garage and driveway for his two vehicle household). I also reminded them to do it right because three policemen live across the street from our house.

Everyone at the end of the cul-de-sac has always utilized angle parking, don't all cul-de-sac's have angle parking? The Appellant Report indicates that angle parking in a cul-de-sac is illegal without a sign. To alleviate the Appellants concerns, perhaps the city could put up an angle parking sign.

Normally I would not require a Lethbridge Business License and Development Permit as I do not conduct business within the city of Lethbridge or meet with clients at my home. I was trying to be proactive in the event of COVID lockdowns. Much of the activity the Appellant has documented appears to stem from his concerns about parking. Families with driving age kids living at home are busy and parking can become a concern for some people. I would have explained my work history and business activity to the Appellant if he had asked. I am just trying to follow the rules, bylaws, regulations, health orders, laws, etc. and be a good neighbour while trying to make a living, serving the agriculture community, and providing for my family and creating some employment opportunities.

Thank you for your time.

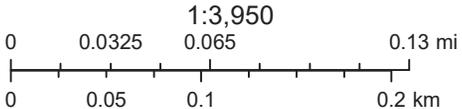
Sincerely,

Dale Steele P.Ag.



December 21, 2020

□ Parcels



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