



CITY OF
Lethbridge

Office of the City Clerk

August 8, 2018

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of the Municipal Planning Commission to construct a single detached dwelling with a secondary suite on a previously developed parcel and a request for a rear setback waiver, at 1126 15 Street South, Development Permit DEV10404.

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

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

DATE: Thursday, August 23, 2018
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, no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

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

Yours truly,

Wendy Smith
Acting Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, August 23, 2018

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. 2018-06
APPEAL OF DEVELOPMENT PERMIT 10404

Appellant: D. Berringer
Address: 1126 15 Street S

To construct a single detached dwelling with a secondary suite on a previously developed parcel and a request for a rear setback waiver.

Land Use District: R-L (Low Density Residential)

From: D Berr <dberr@live.ca>
Sent: August 7, 2018 7:50 PM
To: developmentsservices@lethbridge.ca
Subject: Appeal of Development Permit DEV10404

Hello,

I would like to formally appeal Development Permit #DEV10404.

I believe this is an excessive request for a rear setback waiver and does not reflect the neighborhood development norm. It also lacks proper siting as it places all light exposure southward and restricts privacy to the existing neighbor. As well the "Suite" has a potential to be a 2 bedroom rather than a 1 bedroom and therefore should require an additional off-street parking space. There is also a concern over outdoor shared amenity space - there is virtually none present and it must be shared by a potential of two families.

I appreciate that the current property owner clearly states that the property will "never" be a rental, but due to the current housing stock age of approximately 65 years this is not a statement of potential fact.

I also appreciate the applicant's wish to densify the property, but due to the lack of consideration of the existing neighbors (privacy) and no restrictive window placement or type (frosted or opaque) I believe this to be a bad development with lack of consideration to the existing residents. Over building (coverage) for site size in this type of neighborhood should be discouraged and placed in RSL type areas.

Please accept this as my formal application and advise me as to where I can pay the applicable appeal permit fees.

Thank you and have a great evening!

D Berringer
403-795-4177(cell)
dberr@live.ca
PO Box 23003
Lethbridge, Alberta T1J 4P5



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV10404**

Address: **1126 15 ST S**
Legal: 4160AA;8;14-16

District: R-L

Applicant: VAN ARBOR HOMES CORP
Address: 9-574 39 ST N LETHBRIDGE AB T1H 6Y2

Phone: 403-327-9010

Development Proposed To construct a single detached dwelling with a secondary suite on a previously developed parcel and a request for a rear setback waiver. The three required off-street parking stalls will be provided.

District R-L LOW DENSITY RESIDENTIAL

Land Use DWELLING, SINGLE DETACHED - PERMITTED
SECONDARY SUITE, NEW - DISCRETIONARY

Waiver REAR YARD SETBACK

CONDITIONS OF APPROVAL

In accordance with the decision of the Municipal Planning Commission on July 17, 2018, the application to construct a single detached dwelling with secondary suite and a request for a rear setback waiver be APPROVED with the following conditions:

1. A 6.61m (21'9") rear setback waiver be granted, allowing the single detached dwelling to have a 0.99m (3'3") rear setback.
2. The single detached dwelling with secondary suite shall be developed in accordance with the plans submitted June 27, 2018. Any change to these plans requires the approval of the Development Officer.
3. A minimum of three off-street parking stalls (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.
4. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 27, 2018 to the satisfaction of the Development Officer.

Decision Date

Jul 17, 2018

Valid Date

Aug 14, 2018

Development Commencement

Provided this decision is not appealed, development shall commence:

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

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



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV10404**

**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. DEV10404

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
BUILDING PERMIT REVIEW AUTHORIZATION

BP 022281
DEV _____

Project Address: 1126 15th St, Lethbridge, AB

Unit/Bay # _____ Civic Address _____

Date: June 25, 2018

Access Code: permit9010

"VOLUNTARY WAIVER OF CLAIMS - Concurrent Reviews of Development and Building Permit Drawings" (Optional)

This "Voluntary Waiver of Claims" authorizes the City of Lethbridge to accept and review your building permit drawings (accompanied by the required fee) concurrent with the review of your development application drawings and prior to your having obtained a valid Development Permit.

By agreeing to this "Voluntary Waiver of Claims" you agree that:

- should you be required to submit revised drawings for the development application review that you will
- revise your building permit drawings accordingly and submit them, along with any required revision fee, prior to continuance of the building permit review, and
- should the building permit review be complete before you have received a Development Permit that you forfeit your right to the Building Permit until your Development Permit has been issued, and
- should your development application be refused (subject to Right of Appeal) you forfeit your right to the Building Permit completely along with any claim to reimbursement of the Building Permit Fee, and that
- you waive all claim to compensation from the City of Lethbridge for any costs associated with the foregoing.

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

Name (Please Print) Cameron Lowen

Signature: 

Date: June 25, 2018

Revision Date: October 30, 2012

LEGAL DESCRIPTION

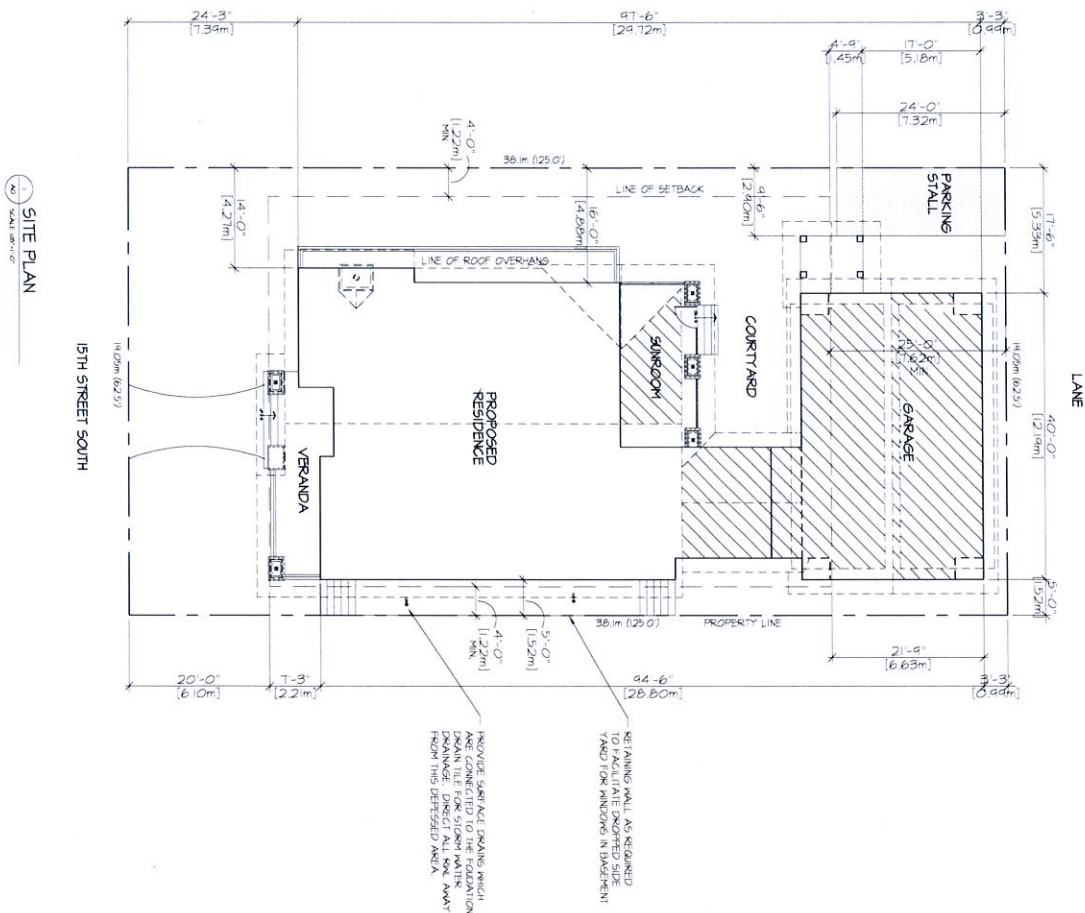
LOT: 14-16
 BLOCK: B
 PLAN: 4160AA
 ADDRESS: 1126 15TH STREET S
 LETHBRIDGE, AB

SITE INFO.
 TOTAL SITE AREA = 3913 SQ. FT.
 TOTAL HOUSE FOOTPRINT = 3937 SQ. FT.
 SITE COVERAGE = 441%

SQUARE FOOTAGES

MAIN FLOOR = 2190 SQ. FT.
 GARAGE SUITE = 492 SQ. FT.
 PORCH = 107 SQ. FT.
 VERANDA = 211 SQ. FT.
 SUNKROOM = 254 SQ. FT.

NOTES • THE CONTRACTOR SHALL VERIFY SEWER
 INVERT PRIOR TO EXCAVATION OF BASEMENT.
 • THE CONTRACTOR SHALL USE CAUTION TO
 ENSURE FOOTINGS ARE BEARING ON
 UNDISTURBED SOIL.



SITE PLAN


DATE: 2018-07-17
 PROJECT NO.: 231
 SCALE: AS SHOWN
 DRAWN: JML
 CHECKED: JML
 CADD FILE: 20180717
 SHEET NO.: AO



Druquias J. Bergin & Associates Ltd.
 ARCHITECTURAL TECHNOLOGISTS
 1100 10TH STREET S. SUITE 100
 LETHBRIDGE, AB T1J 1P4
 TEL: 403-943-1111
 FAX: 403-943-1112

PROJECT TITLE: **LOWY'S RESIDENCE**
 CLIENT: **LOWY'S RESIDENCE**
 DRAWN: **JML**
 CHECKED: **JML**
 CADD FILE: **20180717**
 SHEET NO.: **AO**

DATE: 2018-07-17
 PROJECT NO.: 231
 SCALE: AS SHOWN
 DRAWN: JML
 CHECKED: JML
 CADD FILE: 20180717
 SHEET NO.: AO



APPROVED

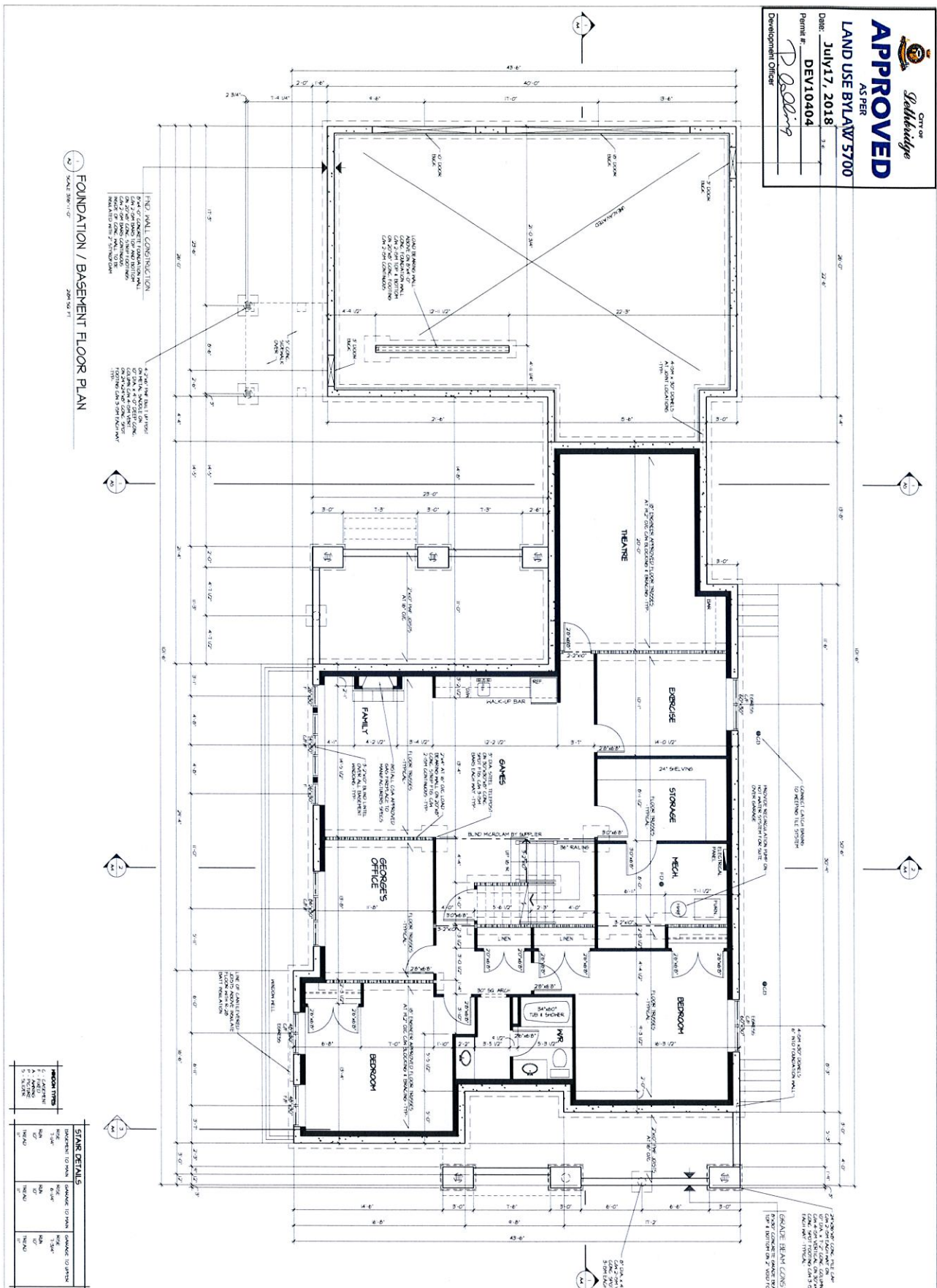
 AS PER

LAND USE BYLAW 5700

Date: **July 17, 2018**

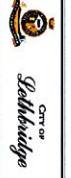
 Permit #: **DEV10404**

 Development Officer: *P. Collins*



DUQUES & BIRNEN
ARCHITECTS & ASSOCIATES LTD.
 1000 RIVERVIEW AVENUE, SUITE 100
 ST. LOUIS, MO 63103
 TEL: 314.433.1100
 WWW.DUQUESANDBIRNEN.COM

PROJECT TITLE: RESIDENCE
CLIENT: [REDACTED]
DATE: 07/17/2018
PROJECT NO.: 3031
SCALE: AS SHOWN
DRAWN: [REDACTED]
CADD FILE: 3031-021180
SHEET NO.: A1

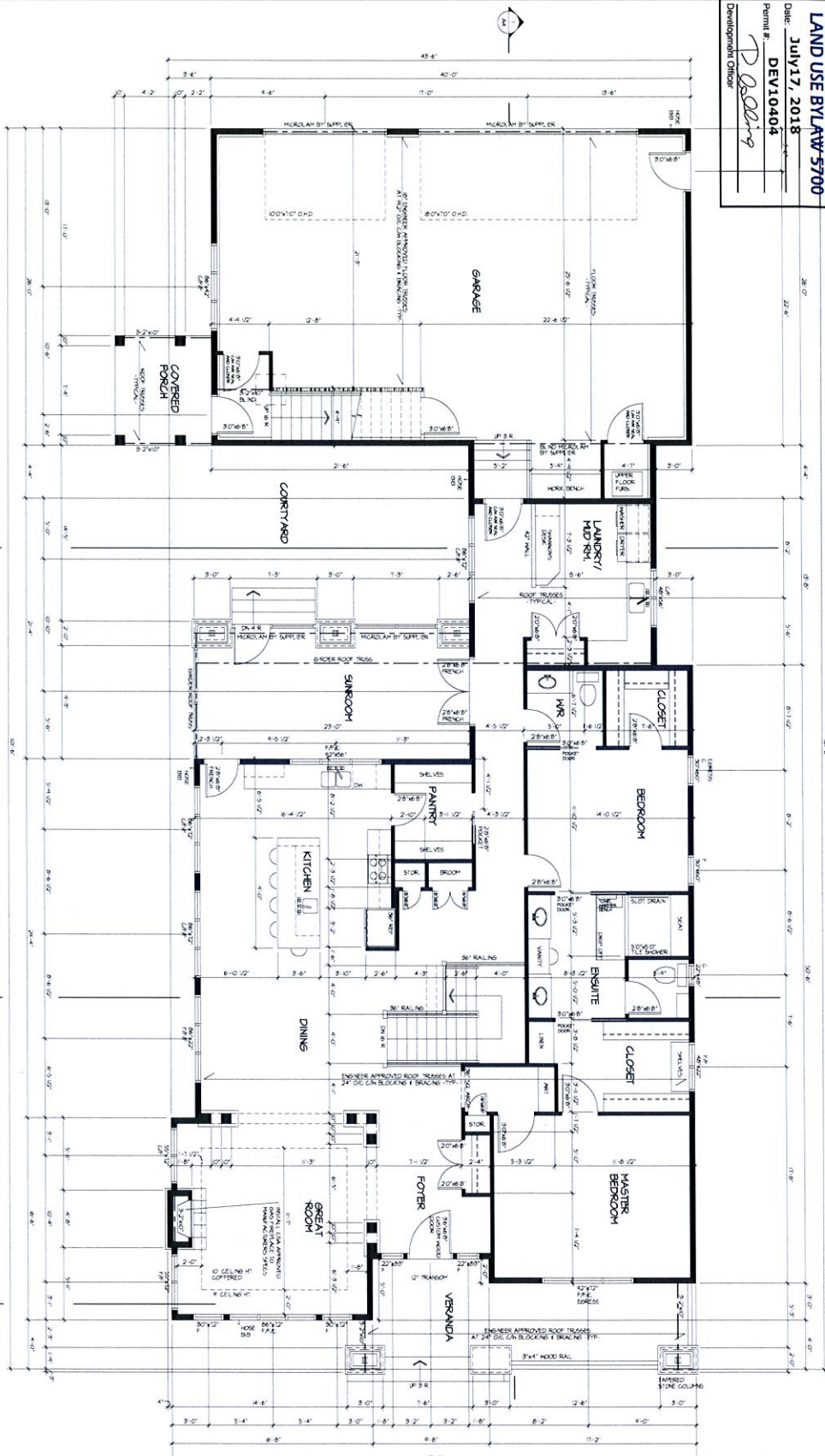


APPROVED
AS PER
LAND USE BYLAW 5700

Date: **JULY 17, 2018**

Permit #: **DEV10404**

Development Officer: *[Signature]*



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM TYPE	DATE	BY	DESCRIPTION
1. GARAGE	07/17/18	DR	REVISED
2. LAUNDRY	07/17/18	DR	REVISED
3. BEDROOM	07/17/18	DR	REVISED
4. ESUITE	07/17/18	DR	REVISED
5. MASTER BEDROOM	07/17/18	DR	REVISED
6. VERANDA	07/17/18	DR	REVISED
7. GREAT ROOM	07/17/18	DR	REVISED
8. DINING	07/17/18	DR	REVISED
9. KITCHEN	07/17/18	DR	REVISED
10. SUNROOM	07/17/18	DR	REVISED
11. COVERED PORCH	07/17/18	DR	REVISED
12. COURTYARD	07/17/18	DR	REVISED

STAR DETAILS
DATE: 07/17/18
PROJECT NO: 3011
SCALE: AS SHOWN
DRAWN: DR/ML/ML
CHECKED: DR/ML/ML
DATE: 07/17/18

SHEET NO. A2



PRUGGAS J. BERGHEN & ASSOCIATES LTD.
ARCHITECTURAL FIRM
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y1
TEL: (416) 291-1111
WWW.PRUGGAS.COM

PROJECT TITLE
LOWAS RESIDENCE

CLIENT
MR. & MRS. LOWAS

DRAWING TITLE
MAIN FLOOR PLAN

CONSULTANTS

REVISIONS



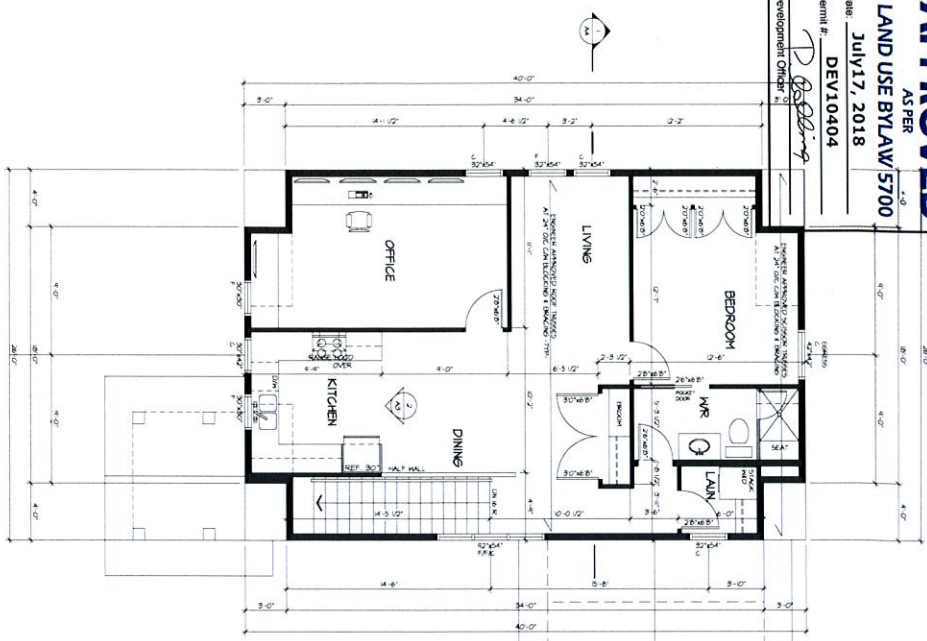
APPROVED

AS PER
LAND USE BYLAW 5700

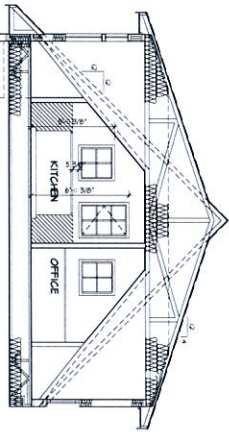
Date: **July 17, 2018**

Permit #: **DEV10404**

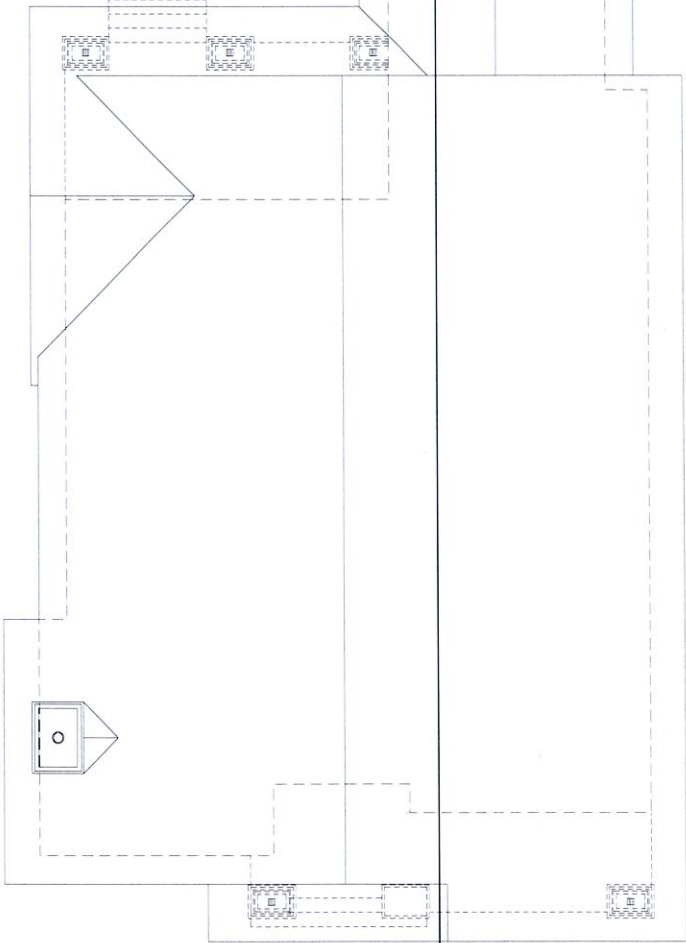
Development Officer: *P. Polking*



1 GARAGE SUITE PLAN
SCALE: 1/8" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



DATE: 07/17/2018
PROJECT NO.: 3071
SCALE: AS SHOWN
DRAWN: DML/TLL
PLOT/ID: 3071-01/01
SHEET NO.: **A3**

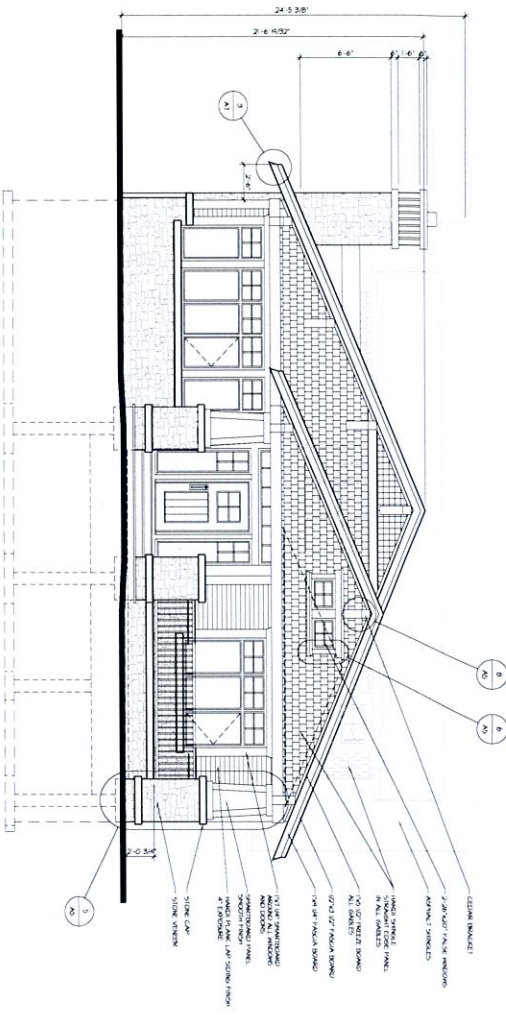


DOUGLAS J. BERGHON & ASSOCIATES LTD.
ARCHITECTURAL CONSULTANTS
1000 UNIVERSITY AVENUE, SUITE 100
SASKATOON, SASKATCHEWAN S7N 3X9
TEL: 306-975-1111
WWW.DJBERGHON.COM

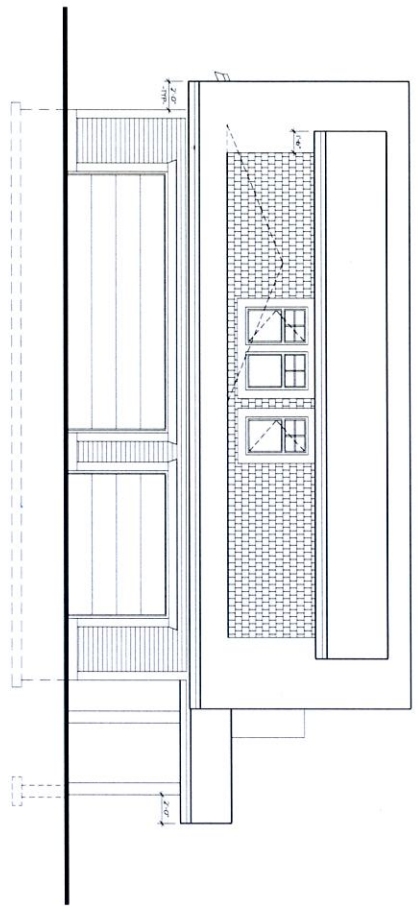
PROJECT TITLE: **LOUNGE RESIDENCE**
CLIENT: **Mr. & Mrs. L. L. L.**
DRAWING TITLE: **GARAGE SUITE PLAN**

ROOM TYPE	SCALE	DATE	BY
1. LAYOUT	1/8" = 1'-0"	07/17/18	DML
2. ELEVATIONS	1/8" = 1'-0"	07/17/18	DML
3. FINISHES	1/8" = 1'-0"	07/17/18	DML
4. DETAILS	1/8" = 1'-0"	07/17/18	DML

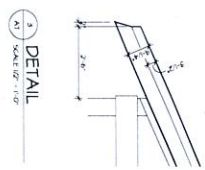
STAIR DETAILS
LOOKING TO MAIN
LOOKING TO LAUNDRY



1 FRONT ELEVATION
SCALE: 1/8\"/>



2 REAR ELEVATION
SCALE: 1/8\"/>



3 DETAIL
SCALE: 1/4\"/>

DATE: 06/20/18
 PROJECT NO.: 2017
 SCALE: AS SHOWN
 DRAWN: DML/ELH
 PLOTTED: 06/21/18
 AND FILE: 06/21/18

SHEET NO. **A6**



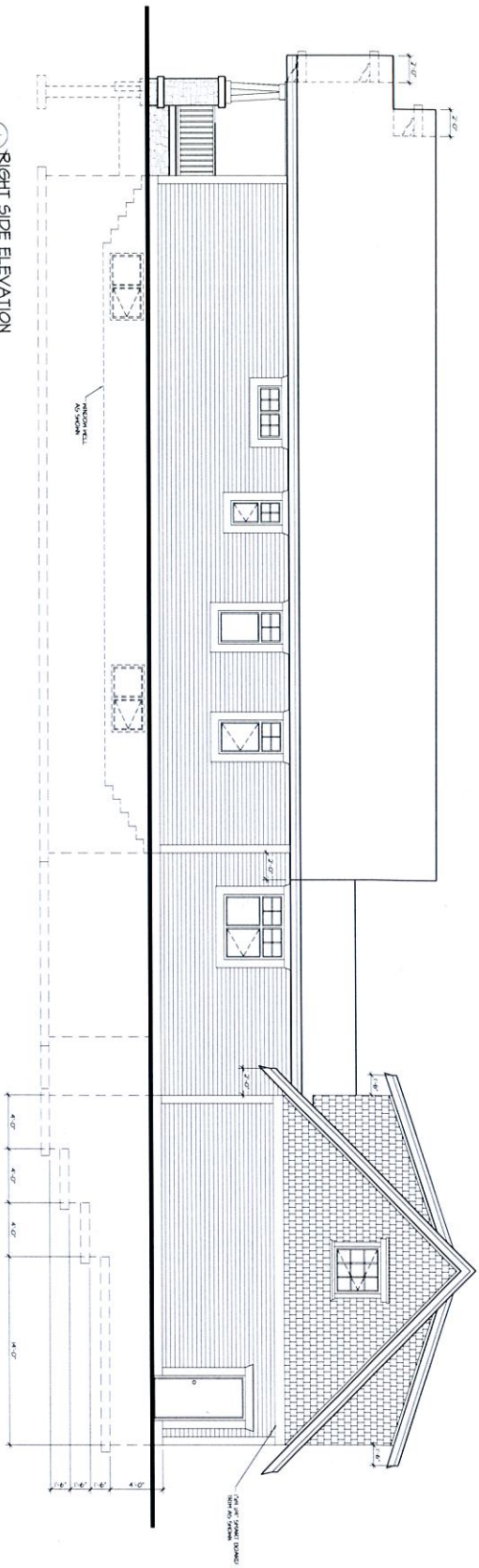
DOUGLAS J. BERGHEN & ASSOCIATES LTD.
 ARCHITECTURAL TECHNOLOGY
 1000 GERRARD STREET EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 4Y1
 TEL: 416-291-1111
 WWW.DJBERGHEN.COM

THE CONSULTING SHALL BE THE RESPONSIBILITY OF THE CLIENT AND NOT THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

WITH APPROVAL AND ENDORSEMENT OF THE MUNICIPAL ENGINEER AND PLANNING DEPARTMENT

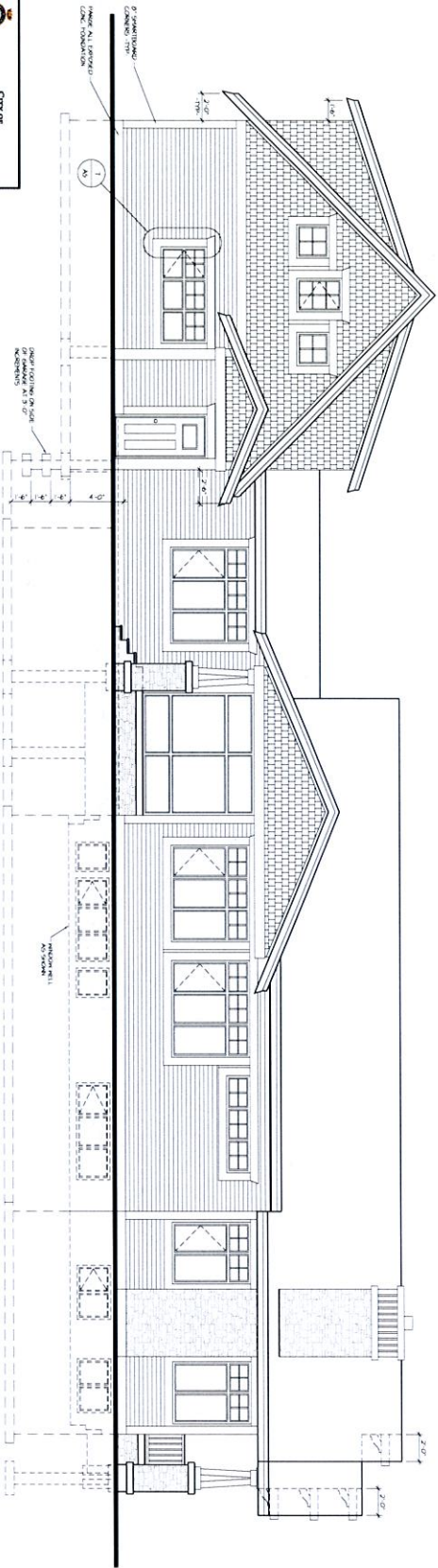
RIGHT SIDE ELEVATION

1/2" = 1'-0"



LEFT SIDE ELEVATION

1/2" = 1'-0"



DATE: 07/17/2018
 REVISIONS:
 CONSULTANTS:



DOUGLAS J. BRIGHT & ASSOCIATES LTD.
 ARCHITECTURAL TECHNOLOGISTS
 1000 WEST 10TH AVENUE, SUITE 100
 CALGARY, ALBERTA T2P 0K1

PROJECT TITLE
 LOWVANS RESIDENCE

CLIENT
 Mr. & Mrs. Lowvans

DATE: 07/17/2018
SCALE: AS SHOWN
PLOTTED BY: D. BRIGHT
CADD FILE: 2018-07-17-LOWVANS
SHEET NO.: A7

CITY OF CALGARY
APPROVED
 AS PER
LAND USE BYLAW 5700
 D388
 JULY 17, 2018
 Permit # DEV10404
 Development Officer: *D. Bright*

APPROVED FOR CONSTRUCTION OF THE ABOVE DESCRIBED RESIDENCE. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE APPROVED PERMIT. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.



CITY OF
Lethbridge

1126 - 15 Street South

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