



CITY OF
Lethbridge

Office of the City Clerk

February 1, 2019

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the granting of the Municipal Planning Commission for the construction of a two unit dwelling with front and rear setback waivers at 635 – 14 Street South, Development Permit DEV10933.

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, February 28, 2019
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, 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,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, February 28, 2019

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. 2019-03
APPEAL OF DEVELOPMENT PERMIT DEV10933

Appellant: Ryan Dyck

Address: 635 – 14 Street South

To construct a two unit dwelling with front and rear setback waivers

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



CITY OF
Lethbridge

NOTICE OF APPEAL

Subdivision & Development Appeal Board

In accordance with sections 678 and 686 of the *Municipal Government Act* and The City of Lethbridge Bylaw 4749, an appeal to the Subdivision and Development Board must be filed within the legislated time frame.

Site Information		(Date Received Stamp)
Municipal Address of Appeal <i>635 14 ST. S</i>		
Legal Description of Site (must be completed for subdivision appeals)		
Development Application Number or Subdivision Application Number <i>DEV10933</i>		
Appellant Information		
Name <i>Ryan Dyck</i>		(Office use Only)
Mailing Address <i>632 14 ST. S</i>		
City <i>Lethbridge</i>	Province <i>AB</i>	Postal Code <i>T1J 2Y3</i>
Residence #	Business #	Email <i>ryandyck@orpsc.com</i>

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

Development Permit	Subdivision Permit	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The grounds for this appeal are as follows:

See attached.

(Attach a separate page if required)

This Personal information is collected under the authority of the Freedom of Information and protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 6788 and 685 Note: **This information will form part of a file available to the public**, If you have any questions regarding the collection of this information, contact the FOIP Coordinator at (403) 329-7329.

Signature of Appellant <i>[Signature]</i>		Date YYY MM DD <i>2019 01 31</i>
FOR OFFICE USE ONLY		
Final Date of Appeal YYY MM DD	Appeal Number	Hearing Date YYY MM DD
		Date Appellant Notified YYY MM DD

The proposed use is a Discretionary Use, meaning that the use is potentially appropriate and compatible, depending on the merits of the application and the site context. Please see my original submission (attached) to the MPC for more information and context. My principal reasons for appeal are provided below and will be elaborated upon at the SDAB hearing.

- a. The MPC seemingly failed to recognize that it was under no obligation to approve a Discretionary Use on the basis of use alone and did not attempt to mitigate any of the adjacent landowners concerns by negotiating (ie. by placing conditions on a DP requiring additional design treatments or a different approach to design) a better product for the neighbourhood.
 - b. I do not oppose the application on the basis of “use” alone. Meaning that I would accept a two-unit dwelling provided that a rear yard waiver and resulting 62.5% lot coverage is not allowed (require lot coverage to not exceed $\pm 50\%$) (see #1 below) and that additional design considerations are addressed (see #2 below).
1. Rear yard setback waiver, and resulting lot coverage, is not appropriate and is not contextually sensitive.
 - a. If the size of the site is not large enough to facilitate the developer’s design intentions, a 1.5 or dwelling would be fitting in the neighbourhood, as approximately half the dwelling on 14th Street between 6th and 7th Avenues are 2 storey or 1.5 storey.
 - b. It appears that no attempt has been made to design a building that does not require a rear setback waiver. The fact that a detached garage can be developed closer to the lane than a principal building, which seemed to sway the MPC in its decision to approve the application, is not a sound basis for granting a waiver. It is my view that approving this waiver will result in a material interference of the enjoyment of and value of neighbouring parcels of land.
 2. Contrary to the Development Officer’s statement on pg. 4 of 8 in the MPC agenda the “Residential Infill Design Guidelines” in Appendix C of the LUB do apply to the subject application pursuant to Section 14.1.7.1 of the LUB.
 - a. The application fails to address some of the provisions of the design guidelines, namely:
 - i. “..the roof form and pitch should be varied in order to avoid the monolithic appearance of a roof composed of a single plane”
 - Proposed roof style is a long, single plane with no architectural relief. *Suggest requiring a dormer on each side of the roof.*
 - ii. “Breaking up a building’s component volumes and fracturing its planes helps reduce its apparent mass and makes it seem less large.”
 - Proposed buildings walls (east and west elevations) are extended planes without architectural relief. *Suggest requiring a cantilevered bay window or similar projection on each side of the building.*
 - iii. “The designer is encouraged to treat duplex units individually (i.e. not create duplicate units) with each unit tailored to the circumstances of the site and respecting adjacent buildings.”
 - Although there is some attempt to distinguish one duplex unit from the other the design is based upon a mirror image approach, and falls short of the best practice of articulating each duplex unit individually. *Suggest additional design treatment/approach to distinguishing units.*
 - iv. The “Applying for a Development Permit” provisions on pg. 6 of the design Guidelines were not followed. None of the following were submitted: streetscape elevation, photographs of the buildings and architectural features, a landscape plan developed in accordance with City design guidelines.

Monday, January 7, 2019

RE: Development Application to construct a Two Unit Dwelling at 635 – 14th Street South.

I own the property at 632 – 14th Street South, directly across from the proposed development and would like to express my concerns with the following comments:

1. The Land Use District is designated R-L (Residential – Low Density) and the stated purpose is primarily for the development of single detached dwellings and compatible uses. The area is entirely comprised of single family dwellings. A two unit dwelling will be a departure from the prevailing density and character of the neighbourhood.
 - a. I note that I don't have an issue with the proposed density in principal. However my non-objection to the density is based upon an assumption that the design, layout, character and appearance, of the building and lot will be exceptional – the thinking being that an increase in density is potentially acceptable but requires a tradeoff; being a first rate building product and a high quality, context sensitive design.
2. At this time the neighbourhood does not have the benefit of an area redevelopment plan but my understanding is that one is proposed to be initiated in the near future. Decision making on discretionary use permits should be undertaken especially cautiously until such time as a plan is in place.
3. If a two unit dwelling is to be considered on this parcel it should be approved with little or no setback waivers and with site coverage not noticeably exceeding the lot coverage standard typical of urban residential districts in Alberta (ie. 45-50%). The proposed 62.5% lot coverage is unacceptable, and will result in a building of a mass and scale that is uncharacteristic of the neighbourhood.
4. The proposed rear yard setback should not be granted. The rear yard waiver to 3.85 m will result in the rear yard being of insufficient length for vehicle parking. Although off-street parking stalls are proposed to be provided in the attached garages, the reality is that a high proportion of garages do not end up being used for vehicle parking. The result will be increased parking pressure on 14th Street. Any waiver granted should not be in excess of 1.5 m so to ensure that a minimum dimension of approximately 6.1 m is left over – thereby leaving sufficient space for vehicle parking.
5. Aside from the front porch, there is no outdoor amenity space allocated. The site coverage inclusive of all buildings proposed to be located on the parcel is in excess of 62%. This effects the enjoyment of the property by its potential residents who will have virtually no private green space and is exacerbated by the fact there is no public park space within close proximity to the

site. Further, site coverage of this magnitude allows for virtually no permeable area for storm water to percolate and intensifies water runoff towards adjacent properties and to the already overburdened street and lanes.

6. The design of the front façade of the proposed building is based upon a symmetrical style, with only limited differentiation (a recess and window style) between each dwelling unit. Differentiation between each unit is a critical concern for which the proposed design falls short. Each side of the building should “read” as a separate and distinct dwelling unit. I submit the following design comments:
 - a. Employ additional distinct architectural elements for each dwelling, thereby providing variation, visual interest, and individual unit identity;
 - b. Require a dormer on the each side of the roof to break up the long, monotonous roof plane;
 - c. Require a small cantilevered projection (ie. bay window for dining room) on each side to break up the long, monotonous wall plane
7. The notice sent to property owners within a 60m radius of the proposed development should provide in addition to the site address, development type, request for waivers, and parking requirements the following information:
 - a. Land Use District or Zoning information.
8. Plans and information submitted in support of the development permit application should be available to persons potentially affected by a development permit. FOIP information can be redacted, and copyright concerns are only concerns until someone undertakes an action that constitutes copyright infringement. Withholding this information is not in the public interest and does not allow for the public consultation process envisioned in the land use bylaw to fully take place.

Thank you for the opportunity to comment and I trust my observations will be taken under advisement.

Sincerely,

Ryan Dyck, RPP MCIP
632 – 14th Street South
Lethbridge, Alberta
403-795-3769



Address: **635 14 ST S**
Legal: 4353S;124;40,41

District: R-L

Applicant: AITKENS, RONALD JAMES
AITKENS, LUCILLE ANN
Address: 70 PHEASANT RD N LETHBRIDGE AB T1H 4X4

Phone: 403-999-6480
Phone: 403-795-0314

Development Proposed To construct a new two unit dwelling on a previously developed parcel and a request for a front setback and a rear setback waiver. The four off-street parking stalls will be provided.

District R-L LOW DENSITY RESIDENTIAL

Land Use DWELLING, TWO UNIT - DISCRETIONARY

Waiver FRONT YARD SETBACK (LN ACCSS)
REAR YARD SETBACK

CONDITIONS OF APPROVAL

In accordance with the decision of the Municipal Planning Commission on January 29, 2018, the application to construct a two unit dwelling and a request for front and rear setback waivers is APPROVED subject to the following conditions:

1. A 1.04m (3'5") front setback waiver be granted, allowing a 4.96m (16'4") front setback for the two unit dwelling.
2. A 3.75m (12'4") rear setback waiver be granted, allowing a 3.85m (12'8") rear setback for the two unit dwelling.
3. The dwelling shall be developed in accordance with the plans submitted December 21, 2018. Any changes to these plans require the approval of the Development Officer.
4. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
5. The exterior appearance of the dwelling shall be in accordance with the plans submitted December 21, 2018 to the satisfaction of the Development Officer.

Decision Date

Jan 29, 2019

Valid Date

Feb 26, 2019

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.
DEV10933**

**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. DEV10933

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 10933

Project Address:

\$1150

Unit / Bay # _____

Civic Address _____

635 14 Street S

Date:

December 20, 2018

Access Code: _____

Property Owner

Name: Bill Zwartbol

Applicant

Paid

Address: 635 14 Street S

Lethbridge AB T1J 2Y2

Phone: 403 3604585 Fax: _____

Signature: B Zwartbol

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

Name: Ron Aitkens

Applicant

Paid

Address: 70 Pheasant Road N

Lethbridge AB T1H 4X4

Phone: 4039996480 Fax: _____

Signature: _____

Email: ronaitkens@gmail.com

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

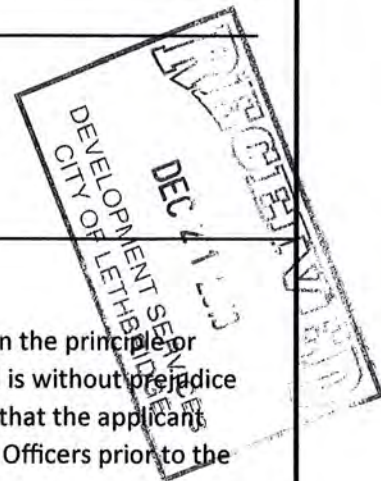
B/L #: _____

Details of Proposed Development

Duplex

To construct two unit dwelling and a request for.

F 4.35m . 4.96m DC
S 1.2m
S 1.2m
R 3.85m



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

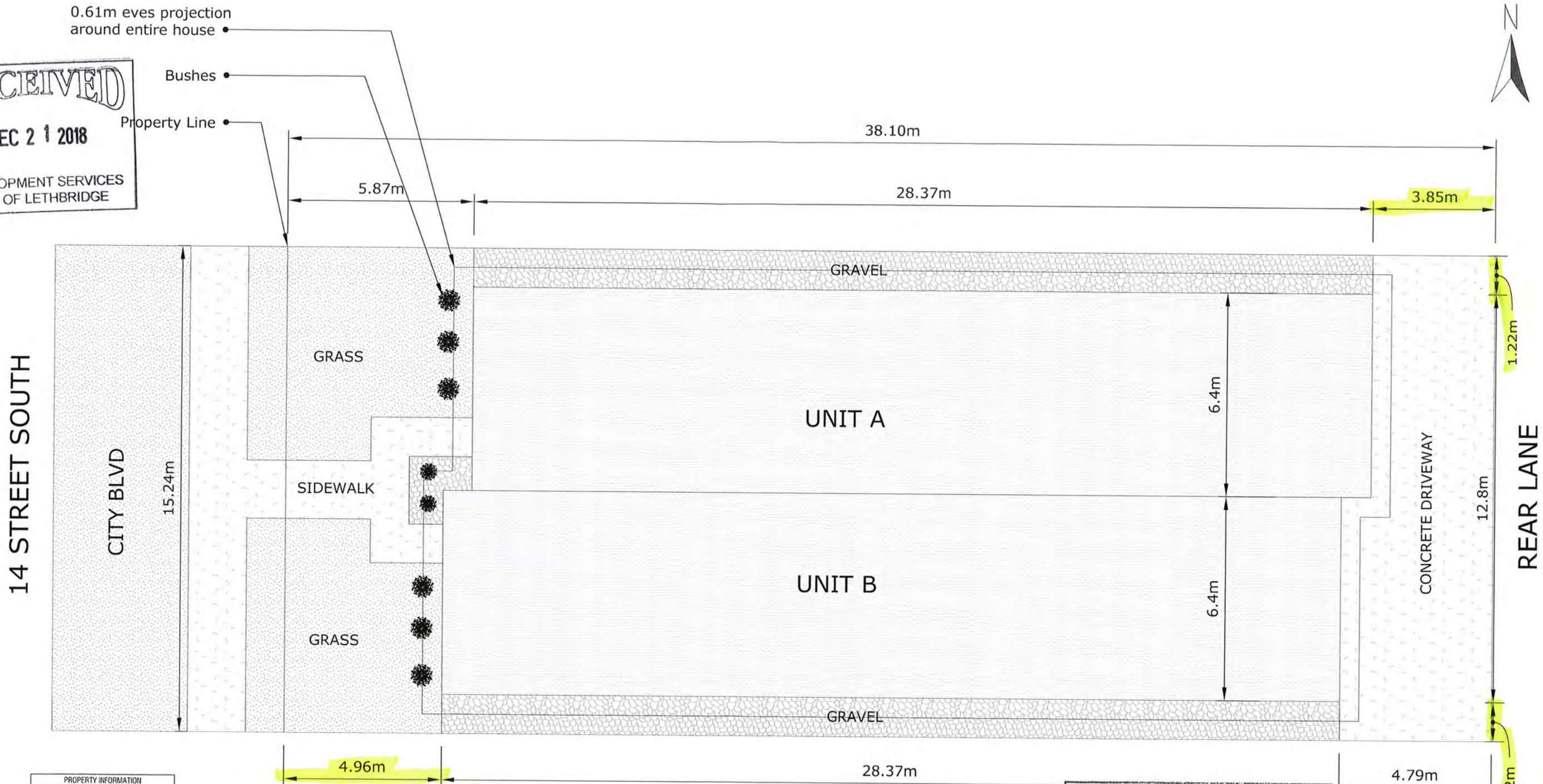
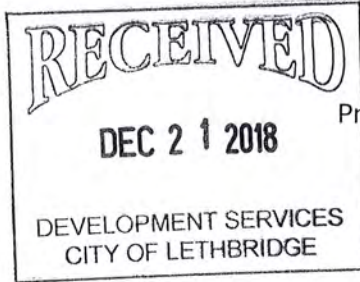
The information I have provided herein and herewith is true, and to the best of my knowledge and abilities, accurate and complete.

Signature: B Zwartbol

Date: DEC 20, 2018

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.



PROPERTY INFORMATION	
CIVIC ADDRESS	635 14TH ST. S. LETHBRIDGE, AB, CANADA
LEGAL ADDRESS	PLAN 4353 S BLOCK: ONE TWENTY FOUR (124) LOT: 40 AND 41
DWELLING SQUARE FOOTAGE	BOTTOM FLOOR: 553 m ² [1106 ft ²] MAIN FLOOR: 633 m ² [1266 ft ²] UPPER FLOOR: 673 m ² [1346 ft ²] TOTAL: 2659 m ²
SITE AREA	581.5 m ²
ALLOWABLE SITE COVERAGE	581.5 m ² x 45% = 261.7 m ²
BUILDING FOOTPRINT	TOTAL: 324.2 m ² [3469 ft ²] (55.6%)
TOTAL LOT COVERAGE	353.2 m ² / 581.5 m ² = 60.8%

ABBREVIATIONS	
FG - FOOTING	L/S - LATERAL
CONT. - CONTINUOUS	E/W - COMPLETE WITH
T.O. - TOP OF	CONT. - CONTINUOUS

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700
 JAN 29 2019
 PERMIT #: *DEV1933*
 SIGNATURE: *P. Collins*

SITE PLAN
 1:150 METRIC SCALE

TYPE THREE HOMES DESIGN-BUILD
 811 3rd AVENUE SOUTH
 LETHBRIDGE, ALBERTA, T1J 0H8
 (403) 381-6100
 info@typethreehomes.com

GENERAL INFORMATION
 PROJECT NO. 00
 ISSUE DEC 14|2018

PROJECT
DUO HERITAGE

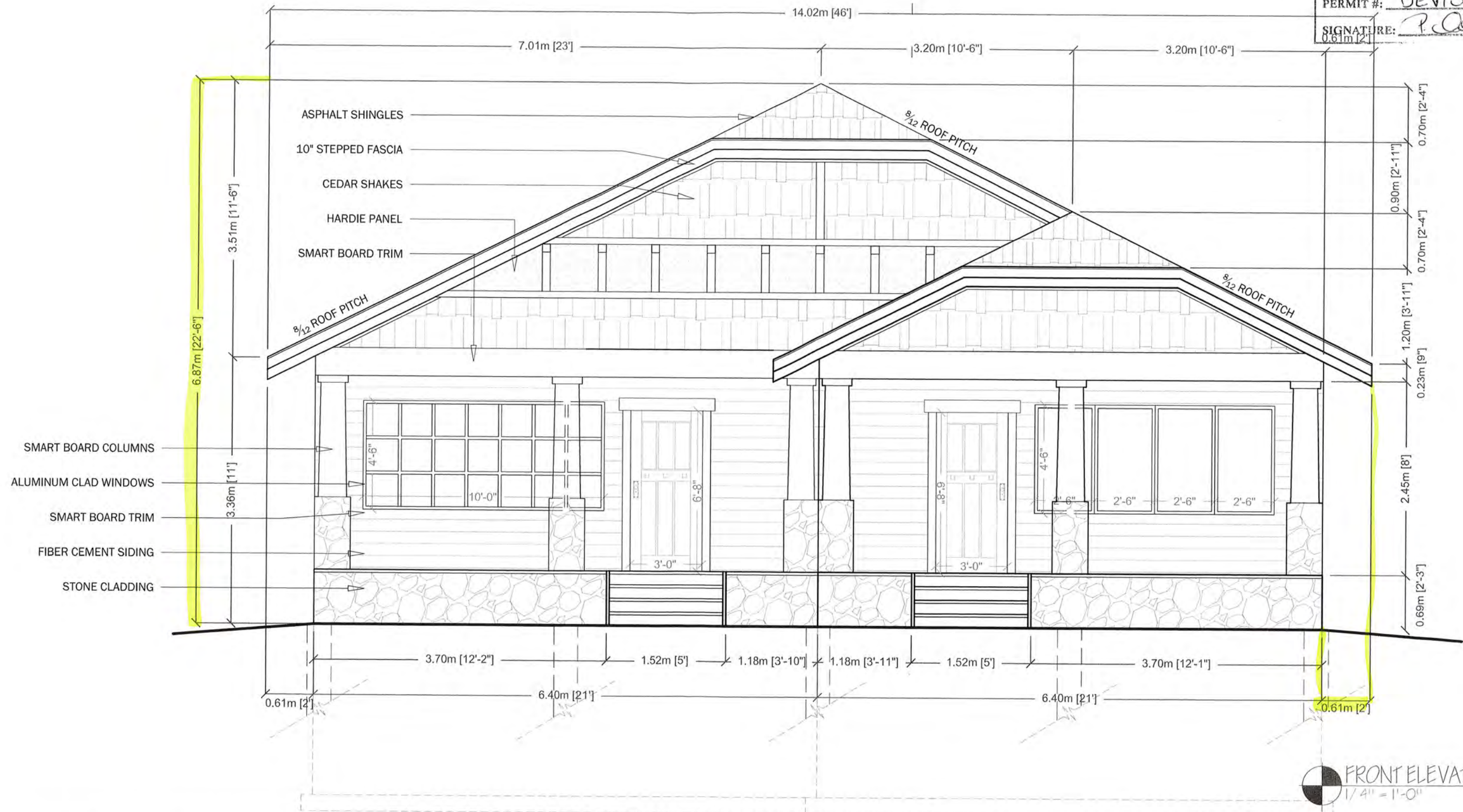
COMMENTS
 PROPOSED DWELLING UNITS
 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

A-0.1
 SITE PLAN
 SCALE AS NOTED

JAN 29 2019

PERMIT #: *DEV10933*

SIGNATURE: *P. Collins*



FRONT ELEVATION
 1/4" = 1'-0"

TYPE THREE HOMES DESIGN + BUILD
 811 3rd AVENUE SOUTH
 LETHBRIDGE, ALBERTA, T1J 0H8
 (403) 381-6100
 info@typethreehomes.com

GENERAL INFORMATION
 PROJECT NO. 00
 ISSUE DEC 14 | 2018

PROJECT
DUO HERITAGE

COMMENTS
 PROPOSED DWELLING UNITS
 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

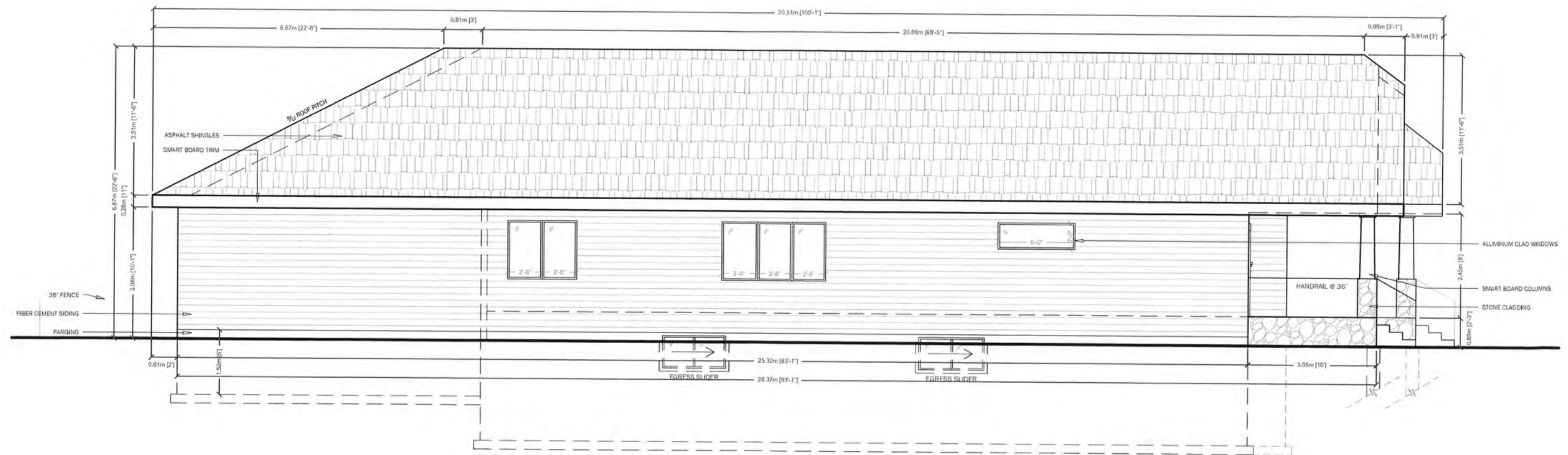
A-2.1
 FRONT ELEVATION
 SCALE AS NOTED

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700

JAN 29 2019

PERMIT #: DEV10933

SIGNATURE: P. Belling



WALL AREA: 955.4 ft²
 ALLOWABLE UNPROTECTED OPENING @ MIN. 4'-0" SIDEYARD (7% ALLOWANCE): 66.9 ft²
 ACTUAL UNPROTECTED OPENING (DOOR GLASS AND WINDOWS): 61.4 ft² (6.4%)

LEFT ELEVATION
 1/8" = 1'-0"

TYPE THREE HOMES DESIGN-BUILD
 811 3rd AVENUE SOUTH
 LETHBRIDGE, ALBERTA, T1J 0H8
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 info@typethreehomes.com

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 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

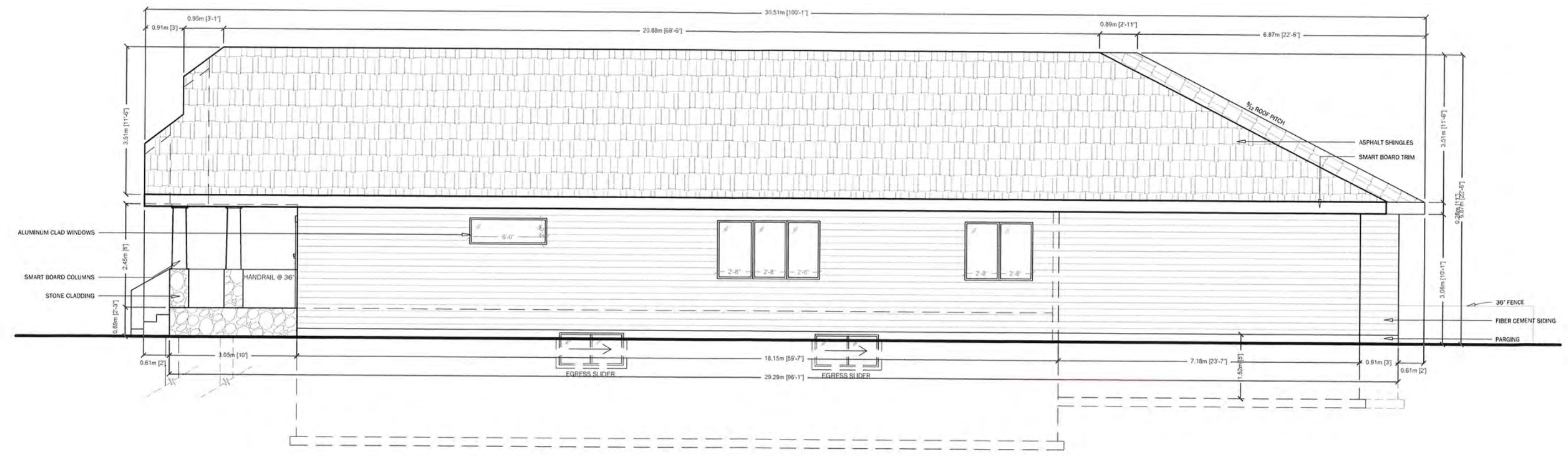
A-2.4
 LEFT ELEVATION
 SCALE AS NOTED

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700

JAN 29 2019

PERMIT #: *DEVI0933*

SIGNATURE: *P. Lelling*



WALL AREA: 955.4 ft²
 ALLOWABLE UNPROTECTED OPENING @ MIN. 4'-0" SIDEYARD (7% ALLOWANCE): 66.9 ft²
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RIGHT ELEVATION
 1/8" = 1'-0"

TYPE THREE HOMES DESIGN + BUILD
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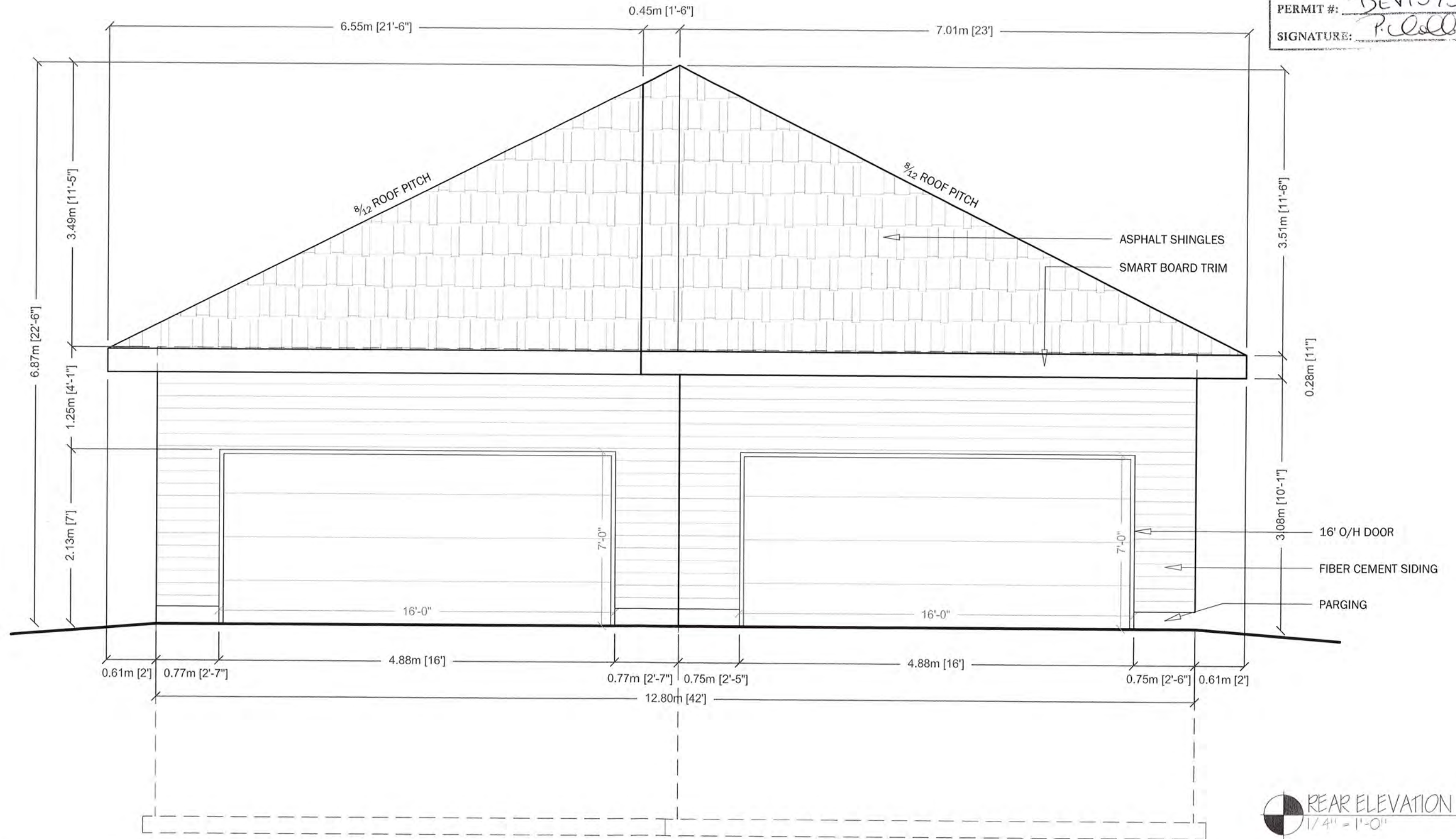
COMMENTS
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 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

A-2.2
 RIGHT ELEVATION
 SCALE AS NOTED

JAN 29 2019

PERMIT #: DEV10933

SIGNATURE: P. Colberg



REAR ELEVATION
 1/4" = 1'-0"



811 3rd AVENUE SOUTH
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GENERAL INFORMATION

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 00

ISSUE
 DEC 14 | 2018

PROJECT

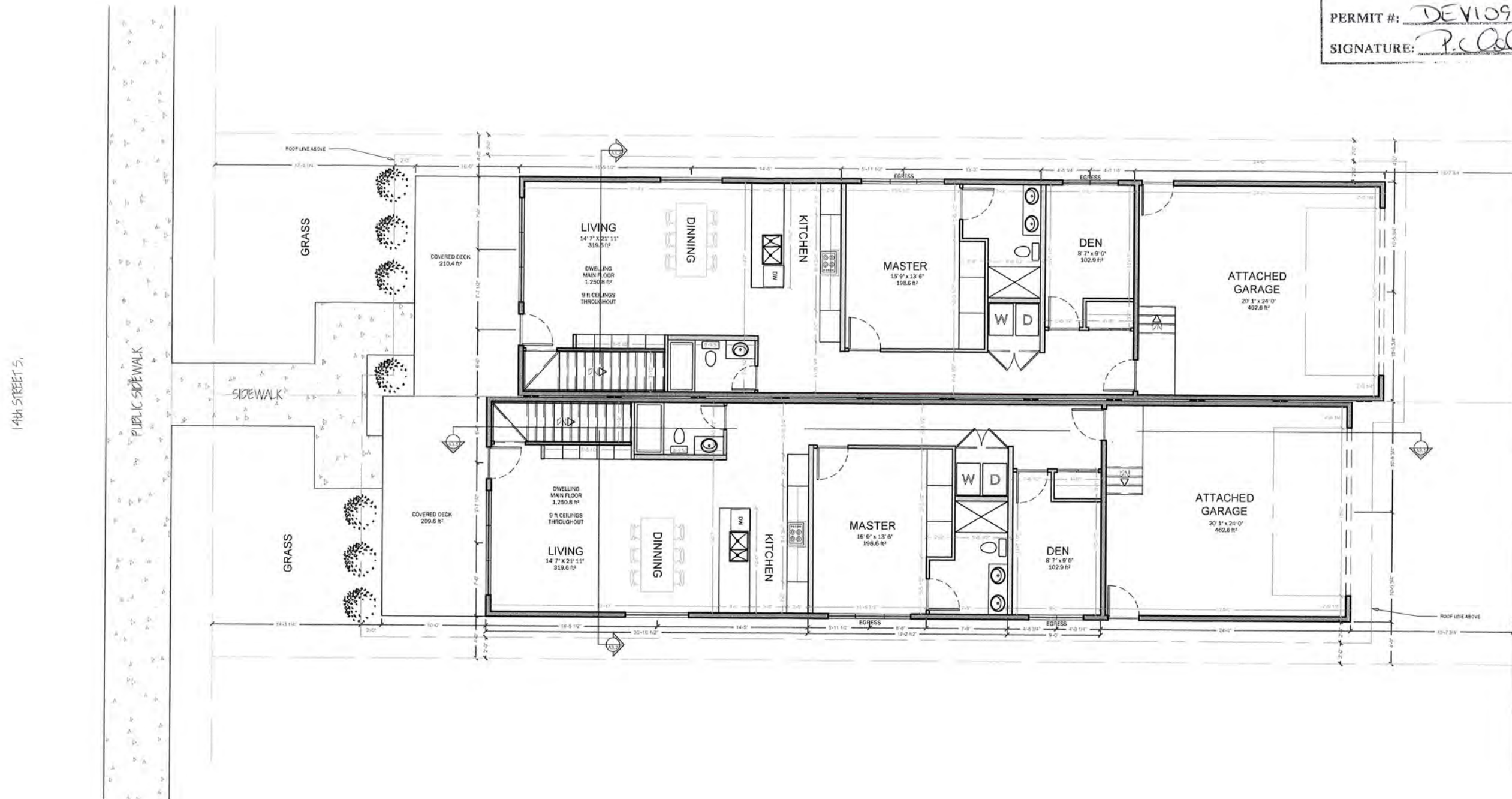
DUO HERITAGE


COMMENTS

PROPOSED DWELLING UNITS
 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

A-2.3
 REAR ELEVATION
 SCALE AS NOTED

CITY OF *Lethbridge*
APPROVED AS PER
LAND USE BYLAW 5700
 JAN 29 2019
 PERMIT #: DEV10933
 SIGNATURE: P. Collins



 MAIN FLOOR PLAN
 $\frac{3}{32}'' = 1'-0''$

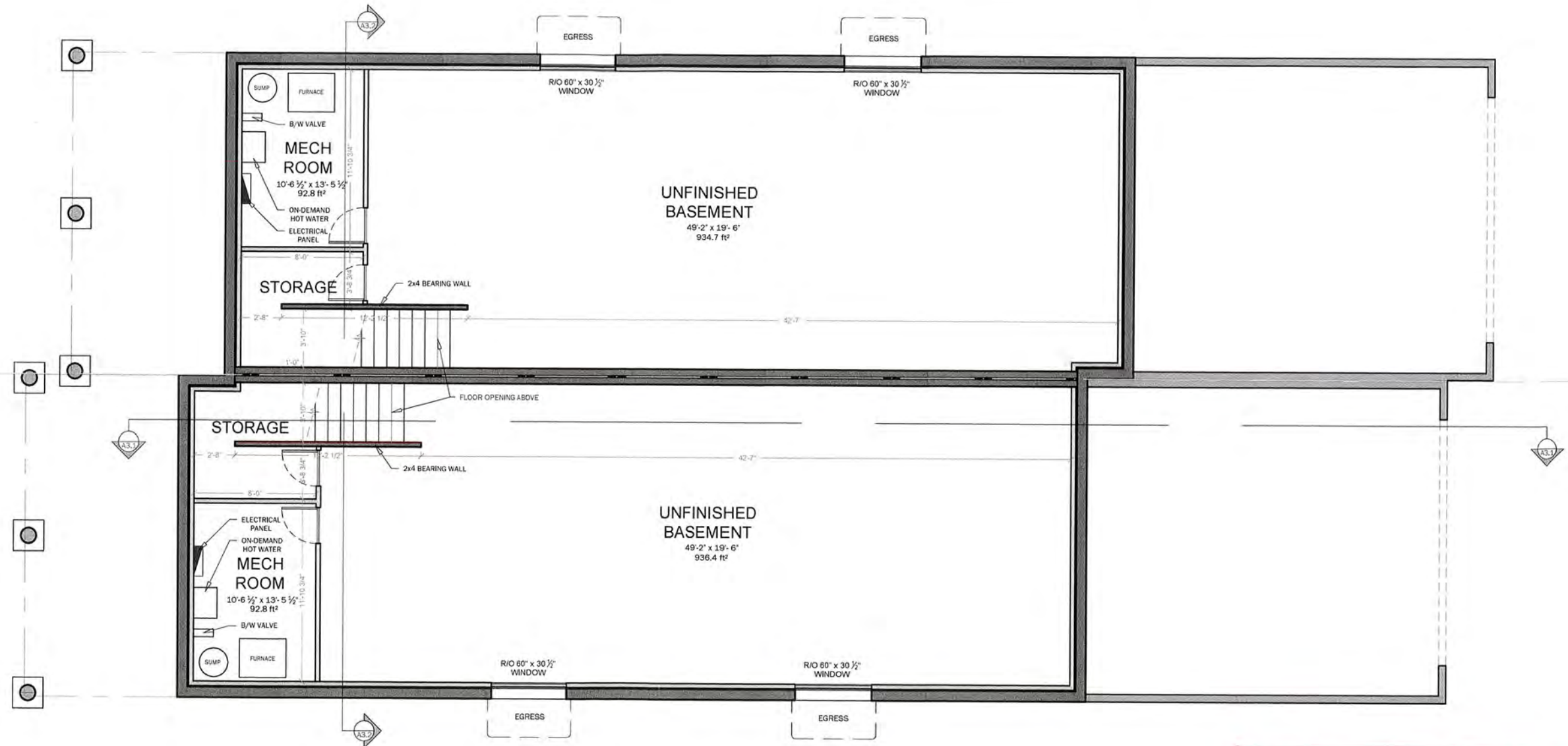
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 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

A-1.3
 MAIN FLOOR PLAN
 SCALE AS NOTED



** No Basement Development **

 **BASEMENT PLAN**
1/8" = 1'-0"

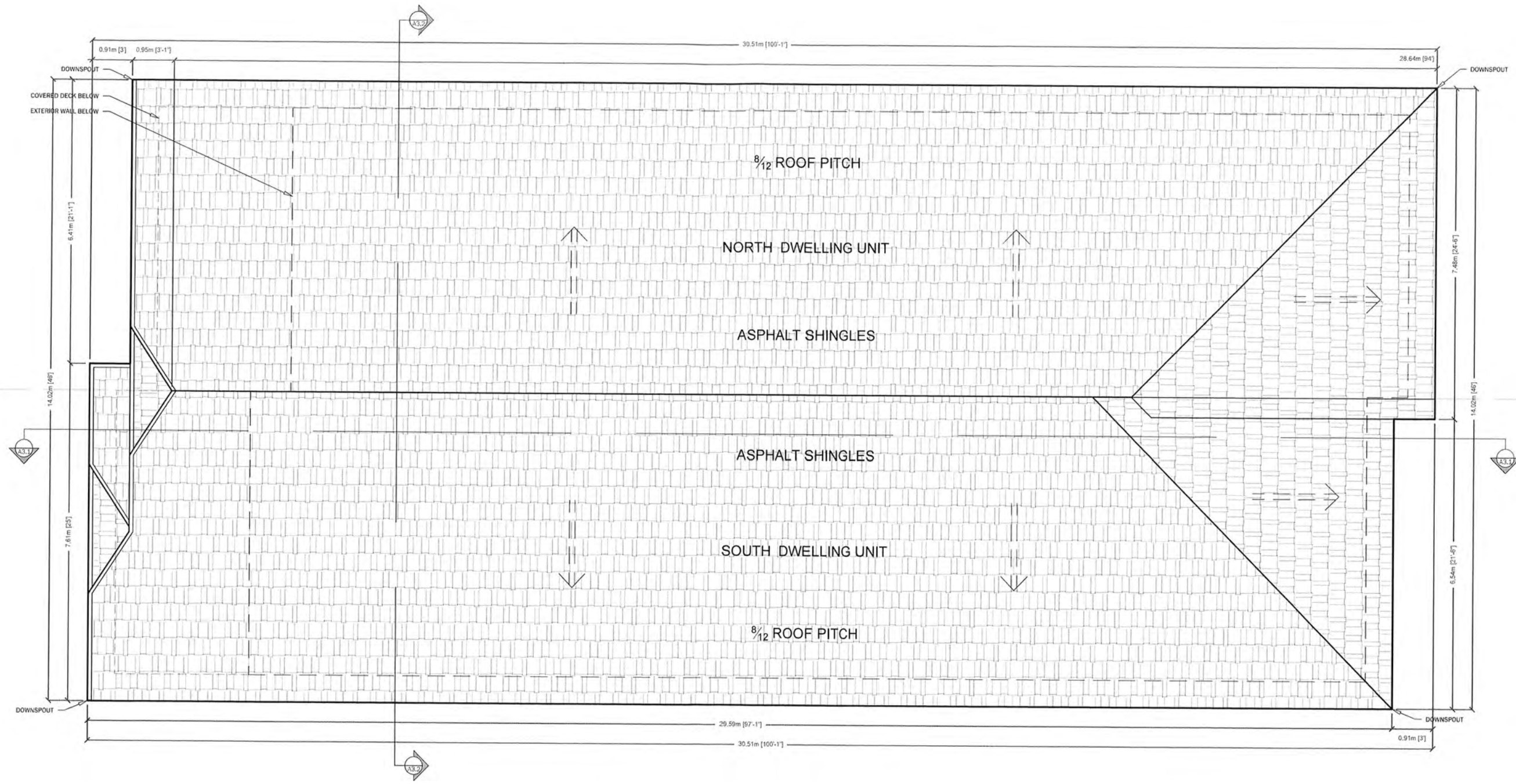
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635 14 ST. S., LETHBRIDGE, AB T1J2Y2
LOT 40-41|BLOCK 124|PLAN 4353S

A-1.2
BASEMENT PLAN
SCALE AS NOTED



ROOF PLAN
1/8" = 1'-0"

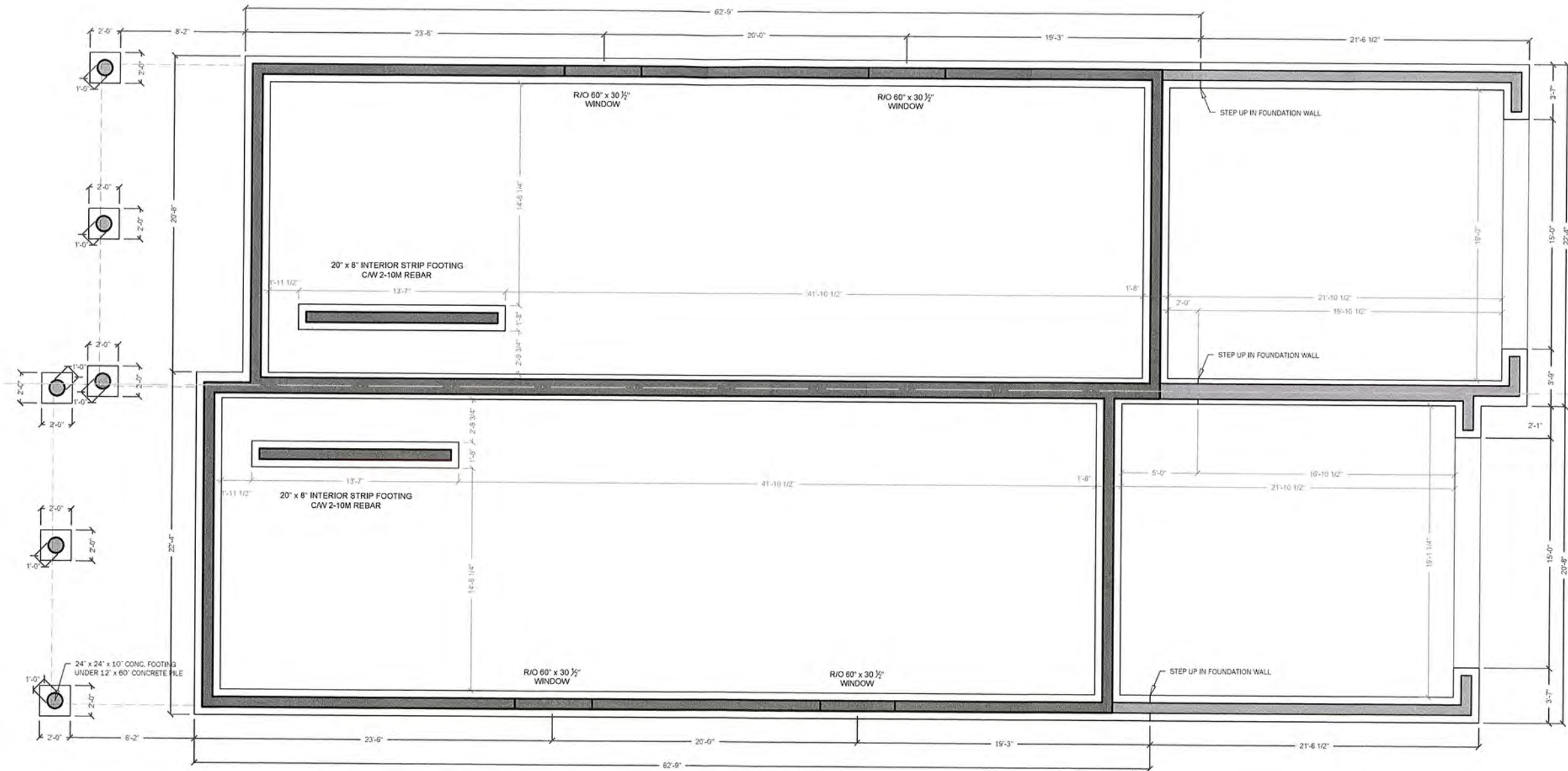
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LOT 40-41 | BLOCK 124 | PLAN 4353S

A-1.5
ROOF PLAN
SCALE AS NOTED



FOUNDATION PLAN
1/8" = 1'-0"

20" WIDE x 8" DEEP FOOTING C/W
C/W 2-10M BARS CONTINUOUS
SOIL GAS CONTROL AS PER 2014 ABC 9.15.4

TYPE THREE HOMES DESIGN + BUILD
811 3rd AVENUE SOUTH
LETHBRIDGE, ALBERTA, T1J 0H8
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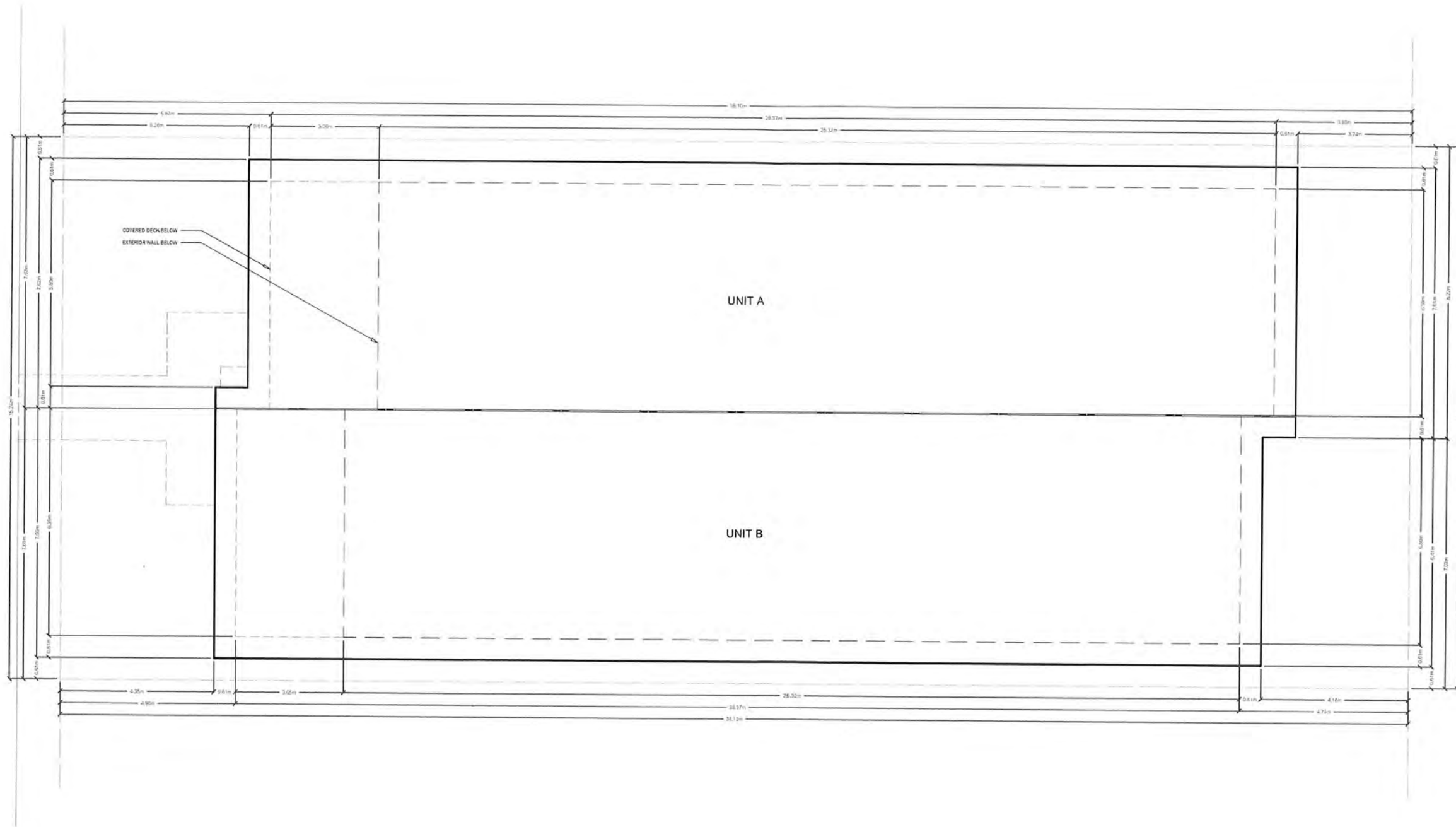
A-1.1
FOUNDATION PLAN
SCALE AS NOTED



PROPERTY INFORMATION	
CIVIC ADDRESS	635 14TH ST. S. LETHBRIDGE, AB, CANADA
LEGAL ADDRESS	PLAN: 4353 S BLOCK: ONE TWENTY FOUR (124) LOT: 40 AND 41
DWELLING SQUARE FOOTAGE	BOTTOM FLOOR: 553 m ² [1106 ft ²] MAIN FLOOR: 633 m ² [1266 ft ²] UPPER FLOOR: 673 m ² [1346 ft ²] TOTAL: 2680 m ²
SITE AREA	581.5 m ²
ALLOWABLE SITE COVERAGE	581.5 m ² x 45% = 261.7 m ²
BUILDING FOOTPRINT	TOTAL: 324.2 m ² [3489 ft ²] (55.8%)
TOTAL LOT COVERAGE	363.2 m ² / 581.5 m ² : 62.5%

NOTES COMMENTS

ABBREVIATIONS	
FIG - FOOTING	U/S - UNDERSIDE
CONT. - CONTINUOUS	C/W - COMPLETE WITH
T.O. - TOP OF	CONT. - CONTINUOUS



SITE PLAN
1:150 METRIC SCALE

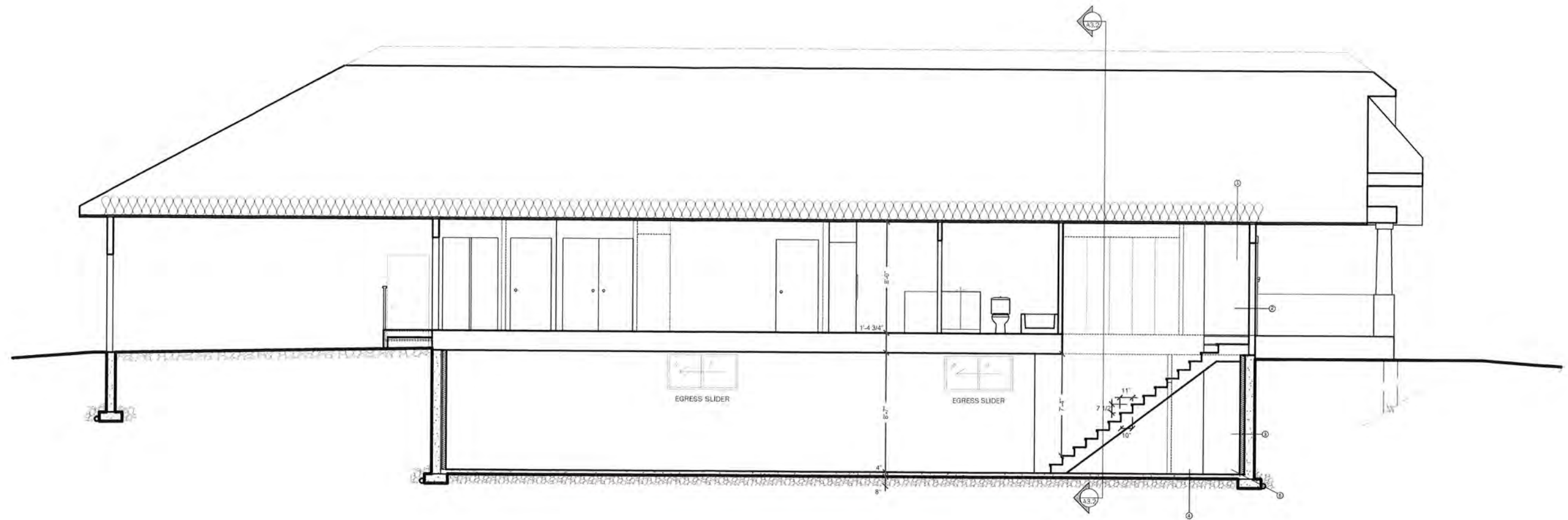
TYPE THREE HOMES DESIGN + BUILD
811 3rd AVENUE SOUTH
LETHBRIDGE, ALBERTA, T1J 0H8
(403) 381-6100
info@typethreehomes.com

GENERAL INFORMATION
PROJECT NO. 00
ISSUE DEC 14 | 2018

PROJECT
DUO HERITAGE

COMMENTS
PROPOSED DWELLING UNITS
635 14 ST. S., LETHBRIDGE, AB T1J2Y2
LOT 40-41 | BLOCK 124 | PLAN 4353S

A-0.1
SITEPLAN
SCALE AS NOTED



1. ROOF

30 YEAR IKO CAMBRIDGE ARCHITECTURAL SHINGLES
 3/8" OSB W/ CLIPS
 ROOF TRUSSES (AS PER ENGINEER'S DESIGN)
 15" R50 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL

2. EXTERIOR WALL | ABOVE GRADE

1/2" GYPSUM BOARD
 6 MIL POLY VAPOUR BARRIER
 2X6 STUDS @24" O.C. (MAX SPACING)
 5 1/2" R20 BATT INSULATION
 3/8" OSB SHEATHING
 BUILDING PAPER/TYVEK WRAP
 EXTERIOR FINISH

3. EXTERIOR WALL | BELOW GRADE

1/2" GYPSUM BOARD
 6 MIL POLY VAPOUR BARRIER
 2X4 STUDS @24" O.C. (MAX SPACING)
 3 1/2" R12 BATT INSULATION
 1" AIR SPACE
 2X4 PWF MUD SILL w/ 5/8" ANCHOR BOLTS @ 8'-0" O.C
 IN CONCRETE WALL
 8" CONCRETE WALL C/W 2-10M BARS TOP & BOTTOM
 2 COAT BITUMINOUS DAMPROOFING

4. BASEMENT FLOOR

4" CONCRETE SLAB C/W 24" O.C. GRID OF 10M BAR
 RADON BARRIER
 6" COMPACTED GRAVEL

5. OUTER FOOTING

4" PERFORATED DRAIN TILE
 C/W GRAVEL COVER
 20"X8" CONC. STRIP FOOTING
 C/W 2-10M BARS CONTINUOUS

SECTION A
 1/8" = 1'-0"



811 3rd AVENUE SOUTH
 LETHBRIDGE, ALBERTA, T1J 0H8
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GENERAL INFORMATION

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ISSUE
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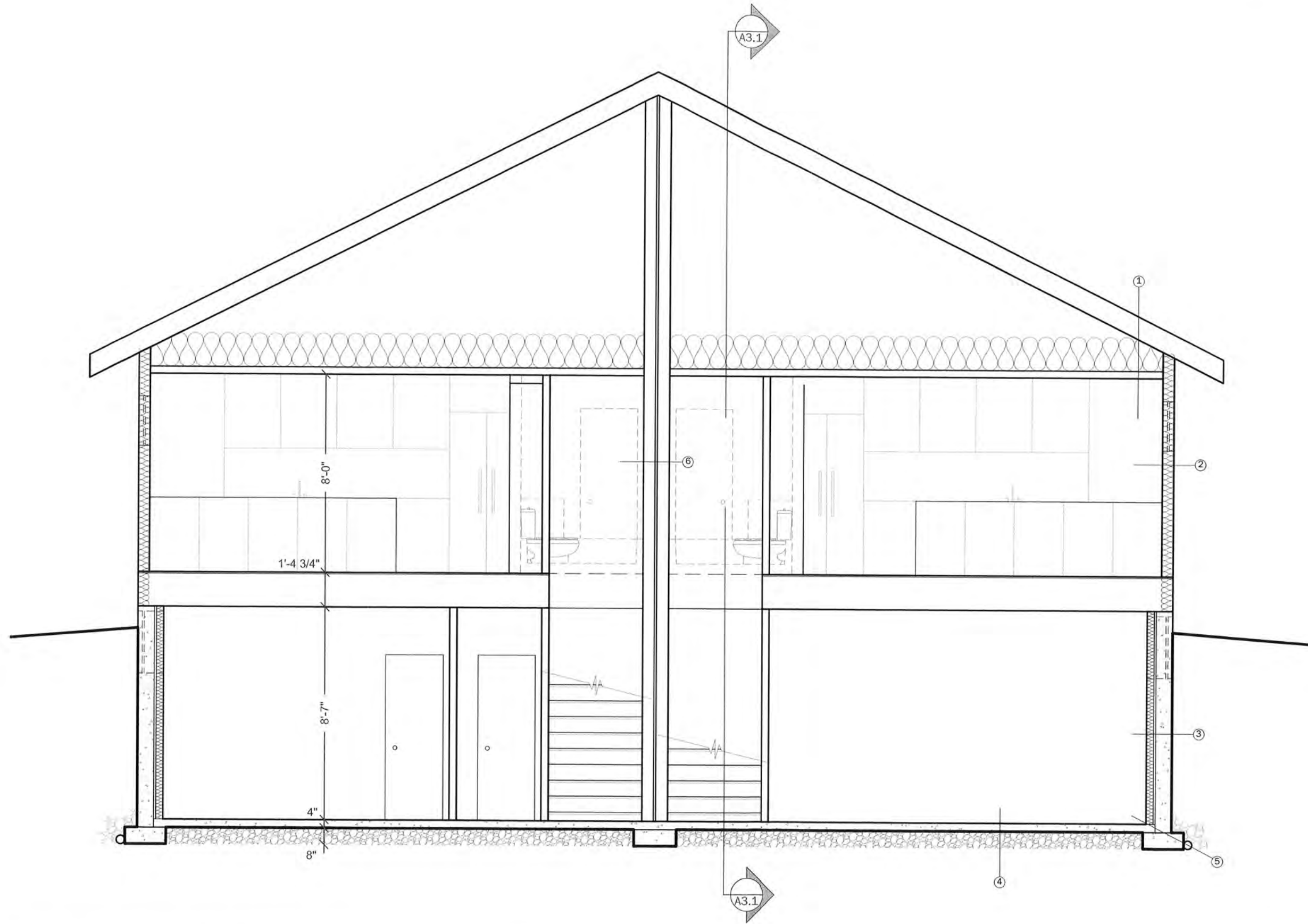
PROJECT

DUO HERITAGE

COMMENTS

PROPOSED DWELLING UNITS
 635 14 ST. S., LETHBRIDGE, AB T1J2Y2
 LOT 40-41 | BLOCK 124 | PLAN 4353S

A-3.1
 SECTION A
 SCALE AS NOTED



1. ROOF
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 1/2" DRYWALL

2. EXTERIOR WALL | ABOVE GRADE
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5. OUTER FOOTING
 4" PERFORATED DRAIN TILE
 C/W GRAVEL COVER
 20"X8" CONC. STRIP FOOTING
 C/W 2-10M BARS CONTINUOUS

6. PARTY WALL
 5/8" TYPE "X" DRYWALL
 2X6 WALL
 2X6 ROXUL SAFE & SOUND INSULATION
 1" AIR SPACE
 2X6 ROXUL SAFE & SOUND INSULATION
 2X6 WALL
 5/8" TYPE "X" DRYWALL

SECTION B
 1/4" = 1'-0"

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 10933

Project Address:

Unit/Bay # _____

Civic Address

635 14 Street S

Date:

December 20, 2018

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"

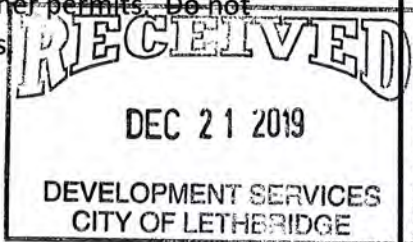
Name (Please Print) Bill Zwartbol

Signature:

B Zwartbol

Date:

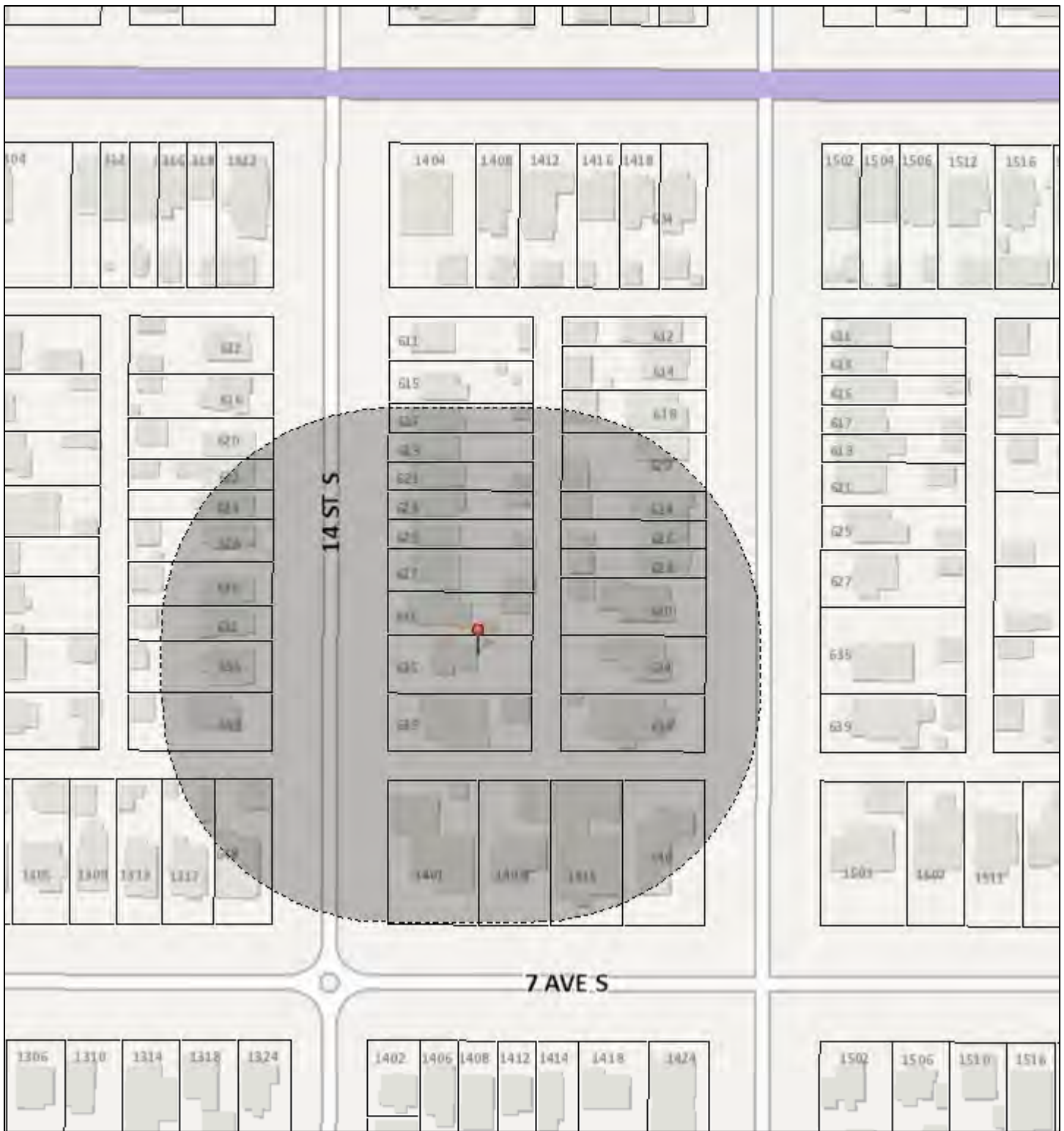
December 20, 2018



Version Date: December 28, 2017


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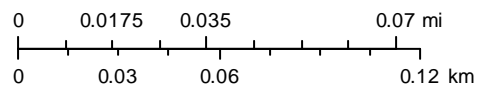
Parcel Locator WebMAP



February 1, 2019

1:2,257

 Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
City of Lethbridge, Alberta, Canada