

TOWN OF CLARESHOLM

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

August 12, 2026; 10:00 am

Hearing No. D2026.023

Appellant/ Applicant: Bruce Kendall

Landowner: Art Stott

LIST OF ADDITIONAL EXHIBITS

K. Submission from Mark Johnson (5127 3A Street W) dated July 31, 2026

L. Submission from Dale & Lyn Bell (5119 – 3A Street W) dated August 5, 2026

July 31, 2026

Dear Ms. Winder,

I am writing to oppose Development Permit Application D2026.023 at 5125 3A Street W, Claresholm, AB and the appeal by Brice Kendall and Arthur Stott.

The appeal states “based on the falsehood that we knowingly applied for a use that was not permitted, and further that the Development Officer accepted that application with full knowledge that a duplex was not a permit use nor was it a discretionary use.”

I reject this reasoning, and urge the appeal board to reject it, based on the following:

- The lot in question was and is designated R1.
- The seller of the lot is a realtor and would have known that it was designated as R1 and this would have been disclosed to the buyer.
- It was easy to determine the zoning of the lot, simply by looking at the Town of Claresholm website.
- According to the Town of Claresholm Land Use Bylaw, R1 lots can be used only for Single Detached Residential houses with one secondary suite.
- Nowhere in the Bylaw does it state or hint that a Duplex or multiple secondary suites are permitted on R1 zoned lots. (see pages 19-20 of the exhibit package)
- The Development Officer who received the application is not the person who decides if an application will be accepted or rejected at the time it is submitted. There is a process and if the application does not meet all the rules of the Bylaw, then the exceptions are noted and a review is done, which includes informing the adjacent property owners of the required changes. To my knowledge, all procedures were followed correctly by the Town of Claresholm staff.

If the buyer wants to build a duplex and multiple secondary suites on this lot, the zoning would have to be changed.

I am opposed to changing the zoning for this lot to multi-family housing. This is a quiet, short residential street and we would like to keep it that way.

Furthermore, if the Town of Claresholm would even consider changing the zoning on this lot, then this decision would not only affect everyone on this street but in reality, everyone in Claresholm. Changing the zoning of a normal sized lot should go to a full hearing that should be open to all of the residents of Claresholm.

After checking with the town, the measurements for this lot are approximately 50 ft. wide and 157 ft. long (from 3A Street to 4 Street).

The drawing in the exhibit package indicates that the building is 63 ft long (front to back). I understand that the buildings will be joined to each other at the back. If that is 126 ft. minus the overhang at the back, it is still 122 ft. According the Town of Claresholm Land Use Bylaw the minimum setback dimensions at the front and the back of the building are 25 ft. each. This proposal really has two fronts

and not a rear but that is still 50 ft. setback. According to my calculations, that is 122 ft. plus 50 ft. setback for a total of 172 ft. which exceeds the length of the lot by 15 ft.

The proposal also states that there will be four secondary suites in the basement of these two units, making a total of six residences.

Once again, the Land Use Bylaw does not allow for this. I am opposed to any exceptions to be made to the Land Use Bylaw.

Parking? What is the minimum number of parking spaces per unit in the Town of Claresholm? It has to be a minimum of one per unit. Considering the number of vehicles most families have, I think it should be more but I would like to know where the parking is located? It is not indicated on the application.

I gave more reasons in my previous letter, which you have, but I think that the fact that this application does not come close to meeting the Land Use Bylaw should be enough reason to reject the application.

Sincerely,

Mark Johnson

5127 3A Street W
Claresholm, AB

[REDACTED]

Dale and Lyn Bell

5119 - 3a Street West, [REDACTED]
Claresholm, AB T0L 0T0
[REDACTED]

August 5, 2026

Hailey Winder, Board Clerk

Oldman River Regional Services Commission
3105 - 16 Avenue North
Lethbridge, AB T1H 5E8

Dear Hailey Winder,

We are writing to oppose the Development Permit Application D2026.023 by Bruce Kendall at 5125 - 3a Street West, Claresholm, AB.

The application is for a duplex with each of these homes to have two secondary suites. The applicant should have known that this lot is designated R1, so the zoning of the lot would need to be changed to allow for a multi-family complex to be allowed.

All the neighbors who appeared at the recent meeting at the town office agreed that this lot should remain as R1.

Sincerely,

Dale & Lyn Bell