

LETHBRIDGE COUNTY

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

June 16, 2025

1:30 pm

Hearing No. DP 2025-077

Appellant / Applicant: Michael Vandenbrink

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Letter of Appeal
- D. Notice of Decision DPA 2025-077
- E. Application Deemed Complete Email and Correspondence
- F. Notice to Adjacent Landowners and Agencies
- G. Response from Adjacent Landowners
- H. Response from Agencies
- I. Response from Internal Circulation – Lethbridge County
- J. Correspondence with Applicant
- K. DP 2020-118 (Home Occupation 2 for Adjacent Parcel)
- L. Excerpts from Lethbridge County Land Use Bylaw 24-007

LETHBRIDGE COUNTY
CHINOOK INTERMUNICIPAL SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING
Development Permit No. DP 2025-077

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

Development Authority of Lethbridge County
with respect to Development Permit Application DP 2025-077

APPELLANT/APPLICANT: Michael Vandenbrink

LEGAL DESCRIPTION: Portion of LSD 5 within the SW 35-9-22 W4M
(SUBJECT PROPERTY) (95027 Range Road 222, Lethbridge County)

PROPOSAL: Accessory building (shop and office) and Home Occupation 3 (automotive repair and service)

DECISION: Refused with reasons

PLACE OF HEARING: Lethbridge County Administration Office
Council Chambers
#100, 905 4th Avenue, Lethbridge

DATE OF HEARING: Monday, June 16, 2025

TIME OF HEARING: 1:30 P.M.

PROCEDURES PRIOR TO THE HEARING:

1. **Provide Written Submissions** - The Appeal Board encourages all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format, in 1 file. Please contact the Clerk with your written submissions, which will be accepted until **12:00 pm (Noon) on June 11, 2025**.

EMAIL: kattieschlamp@orrsc.com

MAIL: **Kattie Schlamp, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at **www.orrsc.com**. Any additional submissions submitted up to June 11, 2025, will be posted to the website prior to the hearing.

DATE: May 23, 2025


Kattie Schlamp, Clerk
Subdivision & Development Appeal Board

A1

LETHBRIDGE COUNTY
SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. DPA 2025-077

List of Persons Notified

Municipality:

Lethbridge County CAO
Lethbridge County Supervisor of Planning
and Development
Lethbridge County Development Officer
ORRSC Planner, Steve Harty

SDAB Members:

Brody Prete
Kim Jensen
Evert Van Essen

Appellant/Applicant:

Michael Vandenbrink

Other Persons Notified:

Boudewijn & Kornelisje Slingerland
Gerge & Jeanette Cook
Kenneth and Kathleen Benson
Stephan & Katherine Vandenbrink
Steve Primose



LETTER OF APPEAL

DELIVER, FAX, MAIL OR EMAIL TO:

The Secretary
Lethbridge County Subdivision & Development Appeal Board
#100, 905 – 4 Ave. South, Lethbridge, Alberta, T1J 4E4
Fax: 403-328-5602
Email: mailbox@lethcounty.ca

=====

APPELLANT: (please print) Michael Vandenbrink
Mailing Address: Box 82, Diamond City, AB
Postal Code: T0K0T0 Legal Description: SW 35-9-22 W4
Telephone: (residence) _____ (business) _____ (cell) _____
Email: _____

APPLICATION BEING APPEALED: (please include the Development or Subdivision Application Number)

☒ Development Application No. 2025-077
☐ Subdivision Application No. _____

I / WE DO HEREBY APPEAL THE FOLLOWING DECISION / ORDER:

Refusal of the application for home occupation and new building

THE GROUNDS FOR THE APPEAL ARE AS FOLLOWS:

(The Appellant must state reason(s) for the appeal)

The refusal states that the proposed development may change the residential character of the area, but nearly every other acreage in the area is also operating a home occupation / business on their property. The refusal also states the number of parking spots being a concern - when filling in the application, "50" parking spots was a bit of a guess on the possible maximum number of parking needed. If the amount of parking spots is a major concern, that can definitely be reduced. Our current location only has about 12 vehicles on average on the yard currently.

One more thing noted by the refusal was concerns from neighbouring property owners; following brief conversations with neighbours, we were of the understanding that those concerns were no longer an issue, however we are open to further conversations on how we can help address those concerns.

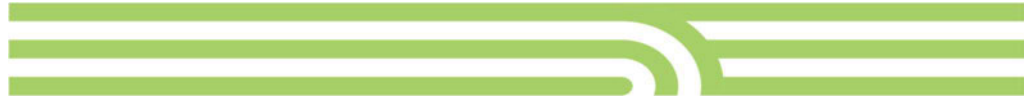
Date: May 20, 2025

Signature of Appellant: 

FOR OFFICE USE ONLY

Ad Expired:	Appeal Number:
Applicant / Appellant Notified:	Hearing Date:

C1



Michael Vandenbrink
PO BOX 82
Diamond City ALBERTA T0K 0T0

NOTICE OF DECISION

DEVELOPMENT PERMIT APPLICATION: 2025-077

APPLICANT: Michael Vandenbrink

LOCATION: L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

PROPOSED DEVELOPMENT: Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3 (Automotive Repair and Service)

DECISION

It is the decision of the Development Authority to **REFUSE** this application for the following reasons:

- 1) A Home Occupation is defined as “any occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof... For all Home occupation categories, a Home occupation shall not be allowed if the use would be more appropriately located in a Commercial or Industrial district or if it is deemed incompatible with the residential character of the district...Limited outside storage may be allowed as part of this type of home occupation.”
 - The Development Authority has determined that the proposed home occupation is more industrial in nature and would be incompatible with the residential character of the property and surrounding properties. The proposed 50 parking spaces for customer, employee, and other vehicles exceeds what could reasonably be considered "limited outdoor storage". Additionally, it is the opinion of the Development Authority that the applicant's goals of expanding the business in the future are also incompatible with the current Agricultural zoning.
- 2) Lethbridge County Land Use Bylaw No. 24-007 Part 5 Section 22(3) - "No permit shall be issued if, in the opinion of the Development Authority, the home occupation would undermine the livability standards of the residential use of the property or any adjacent properties or not be compatible with the agricultural character of the area on rural parcels.



- The Development Authority has determined through written conversations with the applicant that the proposed business would cause livability standards for the adjacent residences.
- 3) Lethbridge County Land Use Bylaw No. 24-007 Part 5 Section 22(7)(c) - "A home occupation use is considered the secondary use of a residence or ancillary building to a residence, for an occupation, trade, profession, craft or small-scale retail business which must not change the character of the area and does not show significant evidence of such secondary use. Any use which appears more commercial in nature or is on a larger scale may be directed to locate within an appropriate commercial, business light industrial, or industrial land use district".
- The Development Authority has determined through means of applicant-provided documentation and aerial imagery that the proposed development, combined with the proposed new approach, would significantly change the character of the area, and shows significant evidence of a considerable primary use, rather than a secondary use. As such, the proposed development is incompatible with the current land use zoning.

INFORMATIVE: The applicant was previously issued a Development Permit (2020-118) for a Home Occupation 2 - Automotive Repair. This project was approved to be located on the adjacent parcel at SW-35-9-22-4 (95037 RGE RD 222). A condition of this permit states that "the approval for the home occupation shall be applicable only for the period of time the property is occupied by the applicant for such approved uses". As the applicant has confirmed that he no longer resides at this property, the applicant is required to cease operations no later than September 1, 2025. This transitional period of time is to allow the applicant to relocate his business elsewhere.

DATE OF DECISION: May 13, 2025



Jessica Potack
Coordinator, Development and Planning

THE DECISION OF THE DEVELOPMENT AUTHORITY IS SUBJECT TO AN APPEAL. IF AN APPEAL IS TO BE LODGED, IT SHALL BE RECEIVED BY THE SECRETARY OF THE DEVELOPMENT APPEAL BOARD WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF DECISION. AN APPEAL FEE (\$500) MAY BE APPLICABLE.



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

Office Use		
Application No: 2025-077	Roll No: 53910100	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited
Application Fee: \$ 300.00	Date Paid: Apr 9/25	Land Use District: <input checked="" type="checkbox"/> Rural Agriculture <input type="checkbox"/> Urban Fringe <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Rural General Industrial <input type="checkbox"/> Business Light Industrial <input type="checkbox"/> Rural Commercial <input type="checkbox"/> Rural Recreational <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Hamlet Public/Institutional <input type="checkbox"/> Hamlet Direct Control <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Direct Control
Application Received/Complete: Apr 22/25		Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3 (Automotive Repair)
Notification or Advertised Date:	Effective Date:	
Municipal Address Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Required		
Approach Application Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> Not Required		
AER Abandoned well information provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Site Plans or drawings Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Visit Conducted: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Date:

1. Applicant Information

Applicant's Name: **Michael Vandenbrink**

Phone/Cell Phone: [REDACTED] Email: [REDACTED]

Mailing Address: **box 82, Diamond City, AB T0K0T0**

Registered Owner's Name: **Michael Vandenbrink**

Phone/Cell Phone: [REDACTED] Email: [REDACTED]

Mailing Address: **box 82, Diamond City, AB T0K0T0**

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

2. Land Information

Quarter: **SW** Section: **35** Township: **9** Range: **22** W4M

Lot(s) _____ Block: _____ Plan: _____

Municipal/Street address: **95027 Range Road 222**

* Subject to Municipal Address Bylaw 1315, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: **4.5** Acres _____ Hectares Land Use District: _____

#100, 905 4 Avenue South
Lethbridge, Alberta T1J 4E4

P: 403.328.5525 Toll-Free: 855.728.5602

E: development@lethcounty.ca

Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

3. Development Information

(a) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

1 House - All previous sheds are removed, secondary house / storage shed to be removed this year

(b) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot.

Shop - for automotive service and repairs - operated by Brink Automotive Ltd.

For Residential development please check the applicable box below.

- | | |
|---|---|
| <input type="checkbox"/> Single-detached dwelling | <input type="checkbox"/> Ground Mount Solar Array |
| <input type="checkbox"/> Site Built | <input type="checkbox"/> Semi-detached dwelling |
| <input type="checkbox"/> Ready to Move | <input checked="" type="checkbox"/> Accessory Building/Structure (e.g.: deck/garage/shop) |
| <input type="checkbox"/> Moved-In (Previously Occupied) | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Manufactured Home 1 (New) | <input type="checkbox"/> Other Dwelling Type: _____ |
| <input type="checkbox"/> Manufactured Home 2 (Used) | |
| Year of Build: _____ | Does dwelling application include an attached garage |
| | <input type="checkbox"/> Yes <input type="checkbox"/> No |

For Non-Residential development please check the applicable box below if the proposed development is for one of the following AND complete the supplementary form:

- | | | | | |
|--|---|--|--|---|
| <input checked="" type="checkbox"/> Home Occupation
(Form A1) | <input type="checkbox"/> Commercial/Industrial
(Form A2) | <input checked="" type="checkbox"/> Sign(s)
(Form A3) | <input type="checkbox"/> Demolition
(Form A4) | <input type="checkbox"/> Change of Use
Original Use: _____ |
|--|---|--|--|---|

For Agricultural/Farm development please provide the following information:

(a) What is the nature of the Agricultural/Farm Operation?

(b) What is the Building Occupancy? (ie. Housing of Livestock, Equipment Storage, Processing, etc.):

(c) What is the total occupant load? (# of persons occupying structure at any given time): _____



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

4. Building Details

If constructing more than one structure, please indicate what each structure is below (ie. House, Addition, Shop, Deck, etc.):

Size/ Dimensions		Office Use	
Structure: <u>Shop</u>	Structure: _____		
Building or Addition Size: <u>3965</u> <input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	Building or Addition Size: _____ <input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Building Height (grade to peak) <u>25</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Building Height (grade to peak) _____ <input type="checkbox"/> m <input type="checkbox"/> ft		
Estimated Cost of Development: \$ <u>450,000</u>	Estimated Cost of Development: \$ _____		

Proposed Setbacks from Property Lines		Office Use	
Structure: <u>Shop</u>	Structure: _____		
Front <u>160</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Front _____ <input type="checkbox"/> m <input type="checkbox"/> ft		
Rear <u>180</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Rear _____ <input type="checkbox"/> m <input type="checkbox"/> ft		
Side <u>140</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Side _____ <input type="checkbox"/> m <input type="checkbox"/> ft		
Side <u>200+</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Side _____ <input type="checkbox"/> m <input type="checkbox"/> ft		

Parcel Details		
Lot Type <input type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot	New Approach or Driveway Required? <input type="checkbox"/> Yes – Submit Approach Application <input type="checkbox"/> New Driveway, No New Approach <input type="checkbox"/> No	New Municipal Address or Unit Number (ie. 2 nd Dwelling) Required <input type="checkbox"/> Yes – Submit Municipal Address Application <input type="checkbox"/> No

Services		
Water Supply: <input checked="" type="checkbox"/> Cistern <input type="checkbox"/> Water well <input type="checkbox"/> Dugout <input type="checkbox"/> Municipal/Co-op <input type="checkbox"/> Other (specify): _____	Sewer System: <input checked="" type="checkbox"/> New Private Septic <input type="checkbox"/> Existing Private Septic <input type="checkbox"/> Municipal <input type="checkbox"/> Communal	Installation of Subtrade Works (Check all that apply): <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Plumbing
<input type="checkbox"/> There are no services applicable to this development		

Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

5. Exterior Finish, Fencing, and Landscaping

☐ Not applicable to this development

☒ Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): Tin / sheet metal

Proposed fencing and height: _____

Proposed landscaping: Gravel yard, lawn

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

6. Details of Vehicle Parking and Access (For Commercial/Industrial Proposals, submit Form A2)

Describe the number 30 and size unknown of all existing and proposed parking spaces _____, and driveways 1 on site (or N/A if not applicable).

(Indicate locations of same on a scaled SITE PLAN.)

7. Waiver Request(s)

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☒ No ☐ Yes

If yes, please specify (setback, height, etc.): _____

8. Other – for parcels outside of Hamlet Districts (Please indicate to the best of your knowledge)

(a) Are any of the following within a 1-mile (1.6 km) of the proposed development?

- ☒ Provincial Highway
 ☒ Confined Feeding Operation
 ☐ Sour gas well or pipeline
☐ Sewage treatment plant
 ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? ☐ Yes ☒ No ☐ Don't Know

(c) Is the development located in proximity of a coulee bank/break/slope? ☐ Yes ☒ No

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim). _____

Estimated Commencement Date: October, 2025

Estimated Completion Date: March, 2025



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

9. Declaration of Applicant

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents. I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Site plans and building drawings, in sufficient detail to enable adequate consideration of the application, must be submitted with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
4. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
5. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
6. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken after approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

*FOIP STATEMENT: Personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected here will be used to by Lethbridge County for the purposes of reviewing the Development Permit application. **This form is a public record that is available to anyone.** All information contained on this form (including personal information) is disclosed by Lethbridge County to anyone requesting a copy in accordance with Lethbridge County Policy No. 173 (Freedom of Information and Protection of Privacy (FOIP)). For further information about the collection and use of this information please contact the Lethbridge County FOIP Coordinator at foip@lethcounty.ca or call (403) 328-5525 or come into the office #100, 905 4 Avenue South, Lethbridge Alberta, T1J 4E4.*

Date: April 1, 2025

Applicant's Signature: _____

Registered Owner's Signature: _____

(Required, if different from applicant)

Form A1: Home Occupation Application

Pursuant to Land Use Bylaw No. 24-007

Office Use		
Application Number: (To Match Form A)	2025-077	Roll No: 53910100
<input type="checkbox"/> Home Occupation 1	<input type="checkbox"/> Home Occupation 2	<input checked="" type="checkbox"/> Home Occupation 3

This supplementary form A1 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a Home Occupation. Refer to Bylaw No. 24-007 Part 5, Section 22 for specific Home Occupation criteria and Standards of Development

1. Applicant Information

Applicant's Name: Michael Vandenbrink

Phone/Cell Phone:

Mailing Address: Box 82, Diamond City, AB T0K 0T0

2. Home Occupation Information

This business will be an: ☒ On-Site Business ☐ Off-Site/Mobile Business ☐ Both On- and Off-Site

Where will this building operate from? ☐ In-Home ☒ Accessory Building ☐ Other:

Please attach a site plan and floor plan for the proposed business ☒ Site Plan ☒ Floor Plan

(Please include any proposed parking spaces and outdoor storage)

Please describe the proposed business, including any goods and/or services provided:

Automotive service, repair, maintenance, tire sales, etc.

Is there another home occupation already operating out of the residence or on the premises? ☐ Yes ☒ No

3. Days & Hours of Operation

Mon: 8 am / pm to 5 am / pm

Fri: 8 am / pm to 5 am / pm

Tue: 8 am / pm to 5 am / pm

Sat: am / pm to am / pm

Wed: 8 am / pm to 5 am / pm

Sun: am / pm to am / pm

Thu: 8 am / pm to 5 am / pm

4. Employees & Clients

Total Number of Non-Resident Employees: 2

Total Number of Non-Resident Off-Site/Mobile Employees:

Total Number of Non-Resident On-Site Employees: 2

Estimated Clients/Customers: 8 / Day / Week (circle)

Form A1: Home Occupation Application

Pursuant to Land Use Bylaw No. 24-007

5. Vehicles & Parking

Will the business involve commercial vehicles/trailers on-site in conjunction with the business? ☐ No ☒ Yes

If yes, describe the number of vehicles, use, type, and size (weight), of all commercial vehicles visiting the site:

Occasional parts / fluid delivery by freight companies - may be cube vans or tractor / trailers

How many parking spaces for clients, employees, and deliveries will be available?

Clients: 20 Employees: 5 Deliveries: 2

6. Outdoor Storage & Flammable Materials

Are any outdoor storage areas proposed? (vehicles such as those relating to a mechanical shop or car dealership count as outdoor storage)

☐ No ☒ Yes (Describe the type and number of items to be stored and indicate location on site plan)

Vehicles - storage in parking lot, approx. 30

Will there be any flammable or hazardous material on the premises as a result of the business?

☐ No ☒ Yes (please list materials and quantity) Oils, fuel, small quantities

7. Additional Development

Are any signs proposed for the home business? ☐ No ☒ Yes (Specify number, type, size, and indicate location on site plan)

1 double sided sign, 32x48"

8. Declaration of Applicant

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Home Occupation. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

Date: April 1, 2025

Applicant's Signature: _____

Registered Owner's Signature: _____

(If different from applicant)

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).



Form A3: Sign Application

Pursuant to Land Use Bylaw No. 24-007

This supplementary form A3 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a Sign. Refer to Bylaw No. 24-007 Part 6 for specific Sign Regulations and Standards of Development

Office Use	
Permit Application No:	2025-077
Roll No:	53910100

1. Applicant Information

Applicant's Name: Michael Vandenbrink Mailing Address: Box 82, Diamond City, Ab T0K 0T0
 Phone/Cell Phone: [REDACTED] Email: [REDACTED]

2. Type(s) of Signs - Describe Existing and Proposed Signage

Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Alteration	<input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Alteration	<input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Alteration	<input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Alteration	<input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Alteration
Sign Term				
<input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary Date Range: _____	<input type="checkbox"/> Permanent <input type="checkbox"/> Temporary Date Range: _____	<input type="checkbox"/> Permanent <input type="checkbox"/> Temporary Date Range: _____	<input type="checkbox"/> Permanent <input type="checkbox"/> Temporary Date Range: _____	<input type="checkbox"/> Permanent <input type="checkbox"/> Temporary Date Range: _____
Sign Type				
<input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Canopy/Projecting <input type="checkbox"/> Wall Mounted <input type="checkbox"/> Fascia <input type="checkbox"/> Portable <input type="checkbox"/> Roof Mounted <input type="checkbox"/> Shingle <input type="checkbox"/> Other: _____	<input type="checkbox"/> Free Standing <input type="checkbox"/> Canopy/Projecting <input type="checkbox"/> Wall Mounted <input type="checkbox"/> Fascia <input type="checkbox"/> Portable <input type="checkbox"/> Roof Mounted <input type="checkbox"/> Shingle <input type="checkbox"/> Other: _____	<input type="checkbox"/> Free Standing <input type="checkbox"/> Canopy/Projecting <input type="checkbox"/> Wall Mounted <input type="checkbox"/> Fascia <input type="checkbox"/> Portable <input type="checkbox"/> Roof Mounted <input type="checkbox"/> Shingle <input type="checkbox"/> Other: _____	<input type="checkbox"/> Free Standing <input type="checkbox"/> Canopy/Projecting <input type="checkbox"/> Wall Mounted <input type="checkbox"/> Fascia <input type="checkbox"/> Portable <input type="checkbox"/> Roof Mounted <input type="checkbox"/> Shingle <input type="checkbox"/> Other: _____	<input type="checkbox"/> Free Standing <input type="checkbox"/> Canopy/Projecting <input type="checkbox"/> Wall Mounted <input type="checkbox"/> Fascia <input type="checkbox"/> Portable <input type="checkbox"/> Roof Mounted <input type="checkbox"/> Shingle <input type="checkbox"/> Other: _____
Sign Height & Materials				
Bottom of Sign Height from Ground: <u>3ft</u> Top of Sign Height from Ground: <u>5.5ft</u> Sign Materials: <u>Metal with wood frame</u>	Bottom of Sign Height from Ground: _____ Top of Sign Height from Ground: _____ Sign Materials: _____	Bottom of Sign Height from Ground: _____ Top of Sign Height from Ground: _____ Sign Materials: _____	Bottom of Sign Height from Ground: _____ Top of Sign Height from Ground: _____ Sign Materials: _____	Bottom of Sign Height from Ground: _____ Top of Sign Height from Ground: _____ Sign Materials: _____
Will the sign be illuminated, animated, or contain changeable copy?				
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Describe)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Describe)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Describe)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Describe)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Describe)
I have identified this sign on my submitted site plan (required)				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
For all new and altered signage, I have provided legible drawings, graphics, or illustrations (to scale with dimensions) and included the text/graphics to be shown on the signage (required)				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A



Form A3: Sign Application

Pursuant to Land Use Bylaw No. 24-007

3. Declaration of Applicant

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a sign. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

Date: April 1, 2025

Applicant's Signature: [Signature]

Registered Owner's Signature: [Signature]
(If different from applicant)

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).



Lethbridge County
100, 905 4 Avenue South
Lethbridge AB T1J 4E4

RECEIPT OF PAYMENT

Page 1

MICHAEL VANDENBRINK

Receipt Number: 29146

Tax Number: R106989023

Date: April 9, 2025

Initials: TW

Type	Account / Ref. #	Customer ID	Description	Quantity	Amount Paid	Balance Remaining
General	DVP		DEVELOPMENT PERMIT	N/A	\$300.00	N/A

Subtotal: \$300.00

Taxes: \$0.00

Total Receipt: \$300.00

M/C: \$300.00

Credit Card: MASTERCARD

Total Amount Received: \$300.00

Rounding: \$0.00

Amount Returned: \$0.00

E10

2025-077

NOT APPROVED





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 937 769 4;22;9;35;;5 231 274 704

LEGAL DESCRIPTION

THE SOUTHERLY 480 FEET OF THE WESTERLY 400 FEET BOTH IN PERPENDICULAR
WIDTH THROUGHOUT OF LEGAL SUBDIVISION FIVE (5) IN
THE SOUTH WEST QUARTER OF SECTION THIRTY FIVE (35)
TOWNSHIP NINE (9)
RANGE TWENTY TWO (22)
WEST OF THE FOURTH MERIDIAN
CONTAINING 1.78 HECTARES (4.41 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 051 411 579

REGISTERED OWNER(S)				
REGISTRATION	DATE (D/M/Y)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 274 704	12/09/2023	TRANSFER OF LAND	\$475,000	\$475,000

OWNERS

MICHAEL VANDENBRINK
OF PO BOX 82
DIAMOND CITY
ALBERTA T0K 0T0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 091 031	27/09/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE NORTHERN IRRIGATION DISTRICT

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7888DP .	--	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"
9178EX .	--	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"
1096EN .	13/06/1934	CAVEAT RE : EASEMENT CAVEATOR - BOARD OF TRUSTEES OF LETHBRIDGE NORTHERN IRRIGATION DISTRICT.
231 274 705	12/09/2023	MORTGAGE MORTGAGEE - 1ST CHOICE SAVINGS AND CREDIT UNION LTD. PO BOX 1237 LETHBRIDGE ALBERTA T0K 0T0 ORIGINAL PRINCIPAL AMOUNT: \$475,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,
2025 AT 10:28 A.M.

ORDER NUMBER: ARLO250401600293

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS

(CONTINUED)

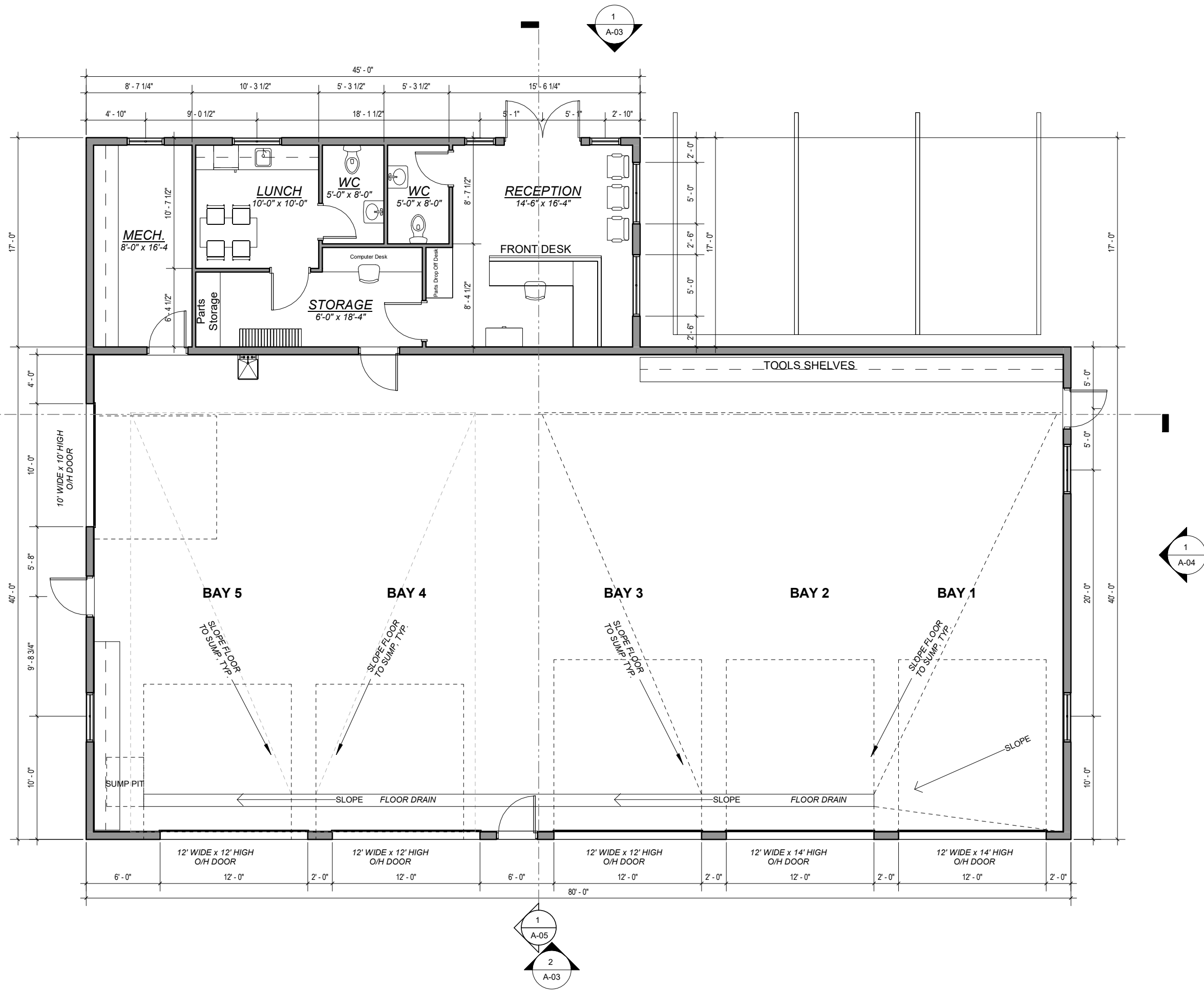
E13

PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



403-795-3390

SHEET SIZE: 11 x 17



CLIENT

Brink Automotive

Mike VANDENBRINK



COPYRIGHT RESERVED

ISSUES	
March 17, 2025	Prelim Design

PROJECT

Mike Brink Shop Building

SCALE 1/8" = 1'-0"

PROJECT NO.

SHEET NAME

FLOOR PLANS

A-01
E16

SHEET SIZE: 11 x 17

1

A-02

ROOF PLAN


Scale: 3/32" = 1'-0"



PRELIMINARY

CLIENT

Brink Automotive



Mike VANDENBRINK

COPYRIGHT RESERVED

ISSUES	
March 17, 2025	Prelim Design

PROJECT

Mike Brink Shop Building

SCALE 3/32" = 1'-0"

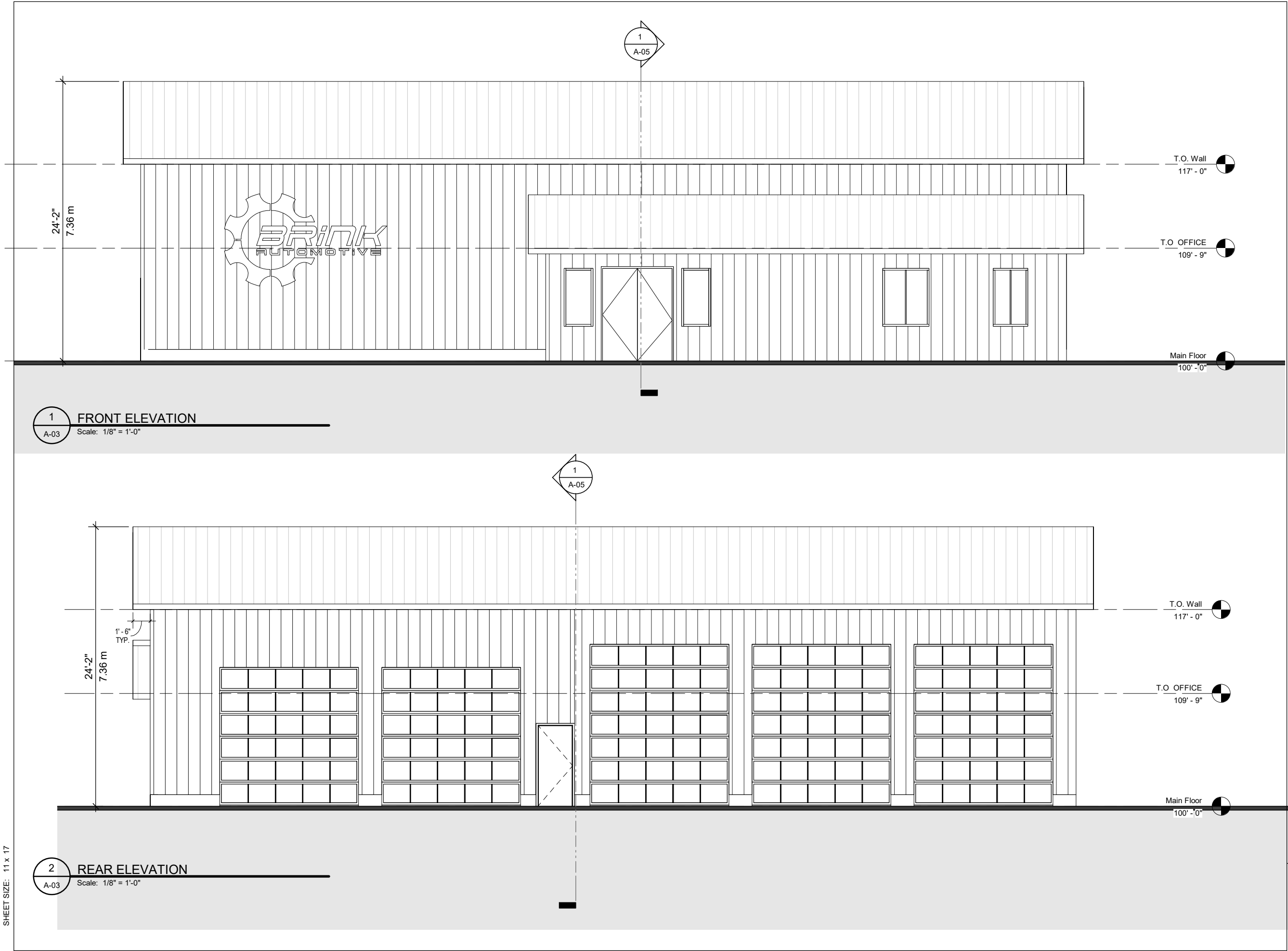
PROJECT NO.

SHEET NAME

ROOF PLAN

A-02

E17



ISSUES	
March 17, 2025	Prelim Design

PROJECT	
Mike Brink Shop Building	

SCALE 1/8" = 1'-0"

PROJECT NO.

SHEET NAME

ELEVATIONS

A-03
E18

ISSUES	
March 17,2025	Prelim Design

PROJECT	
Mike Brink Shop Building	

SCALE 1/8" = 1'-0"

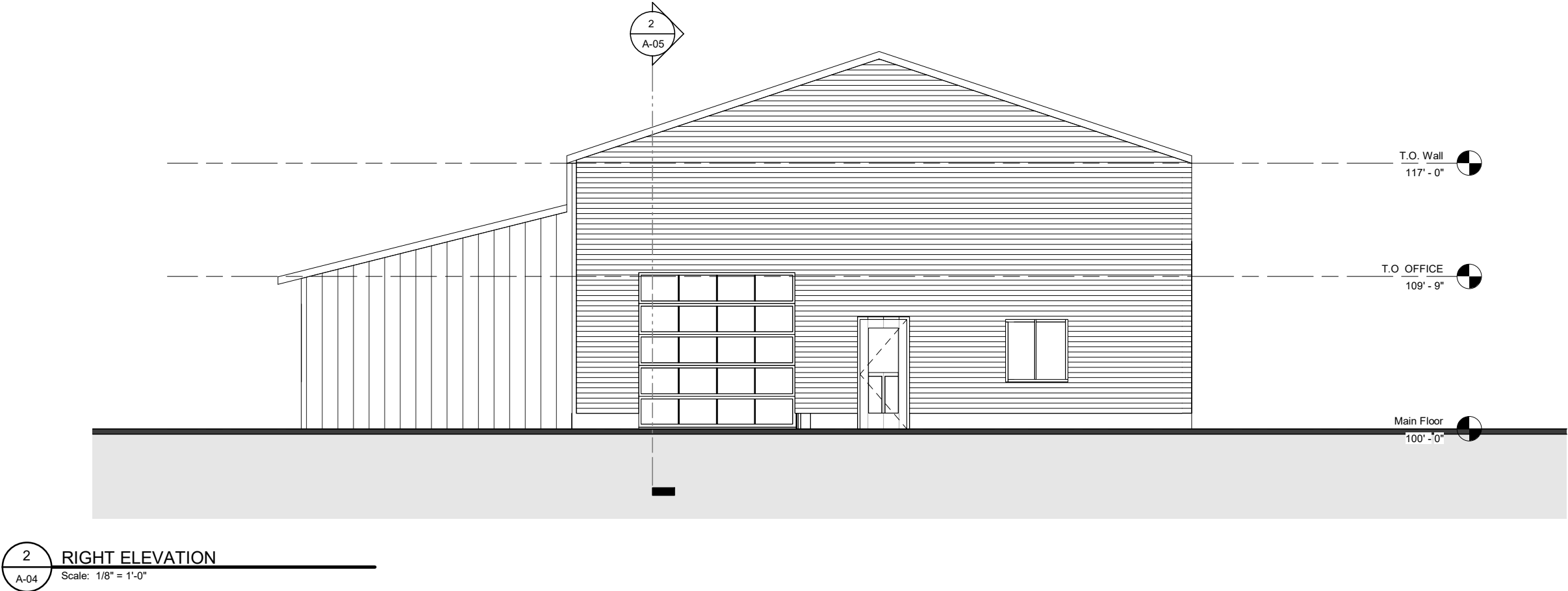
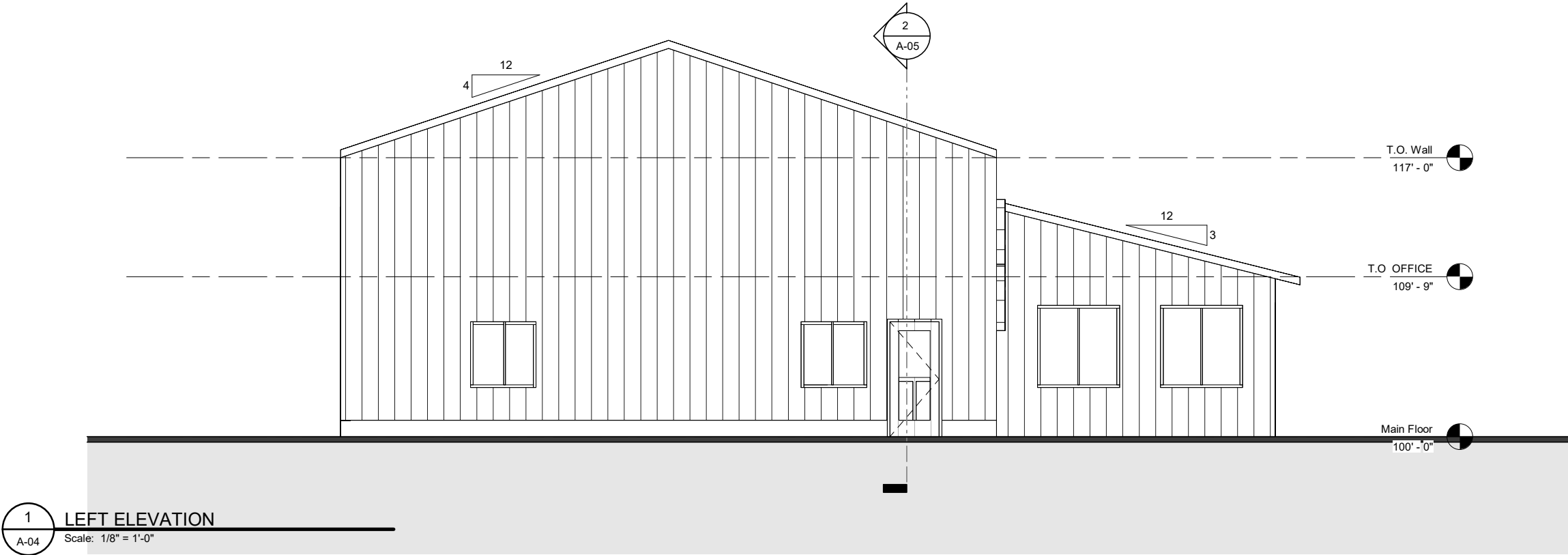
PROJECT NO.

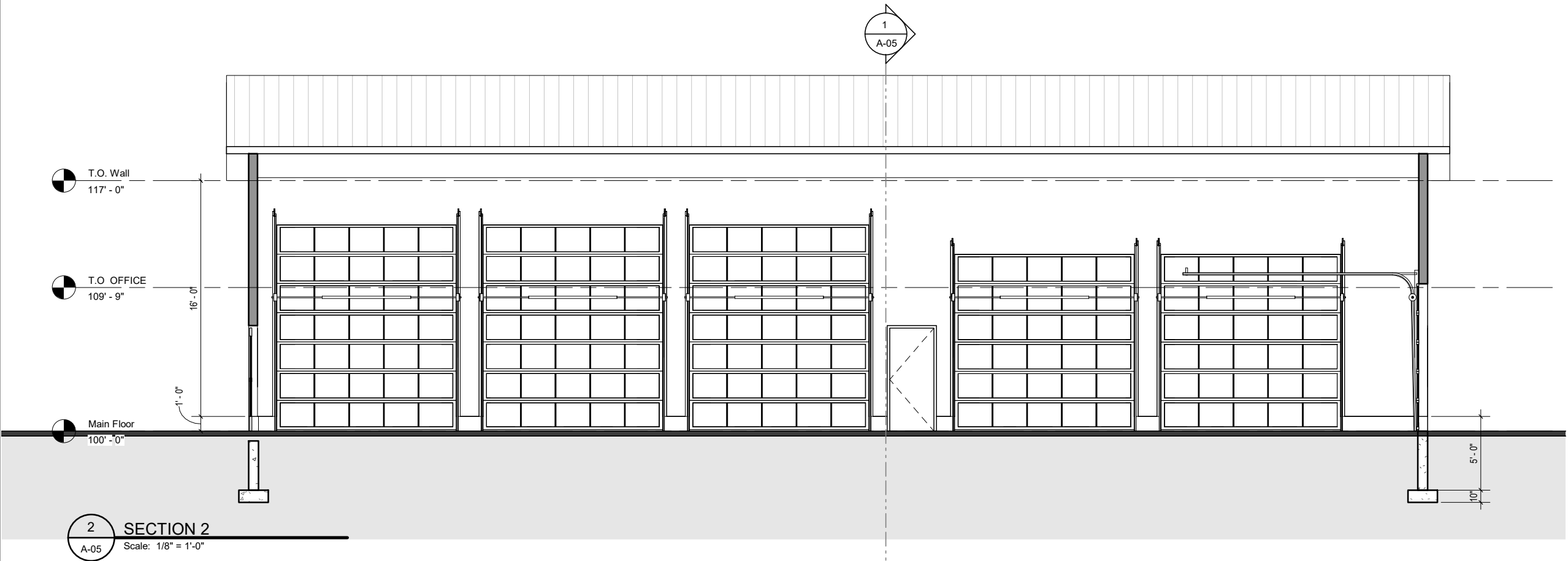
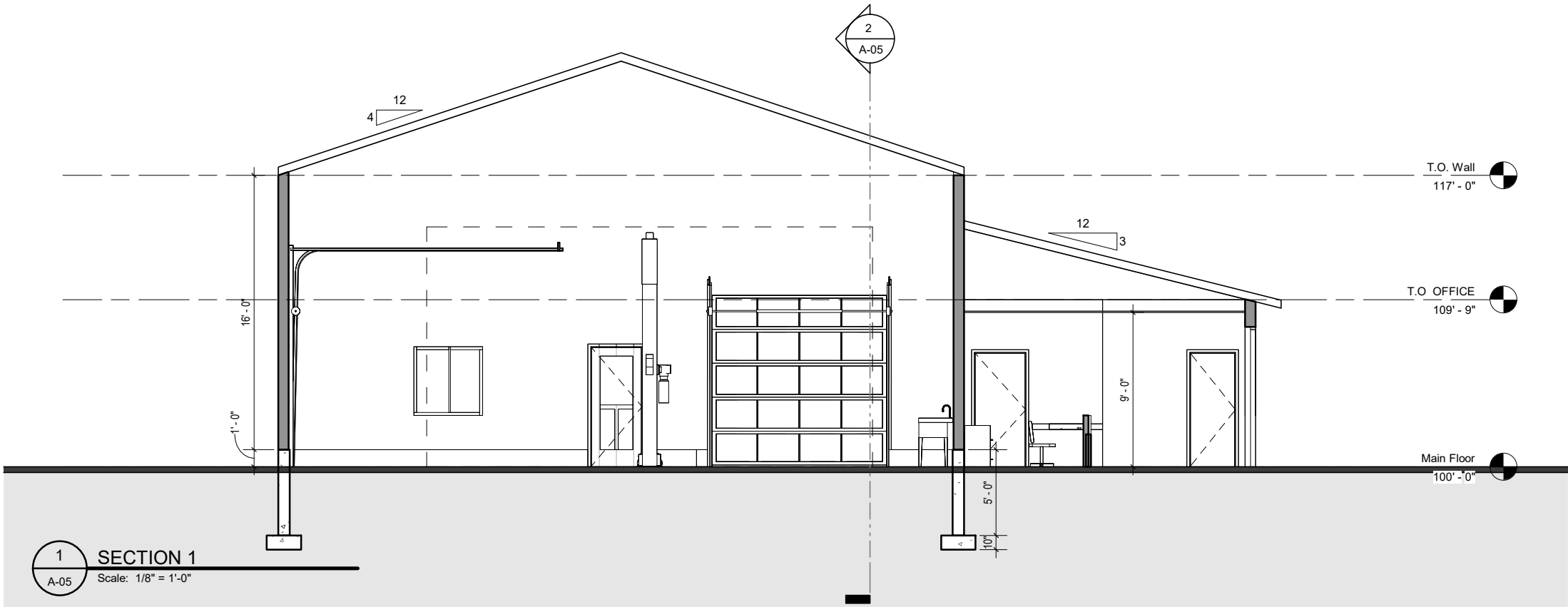
SHEET NAME

ELEVATIONS

A-04

E19





ISSUES	
March 17, 2025	Prelim Design

PROJECT

Mike Brink Shop Building

SCALE 1/8" = 1'-0"

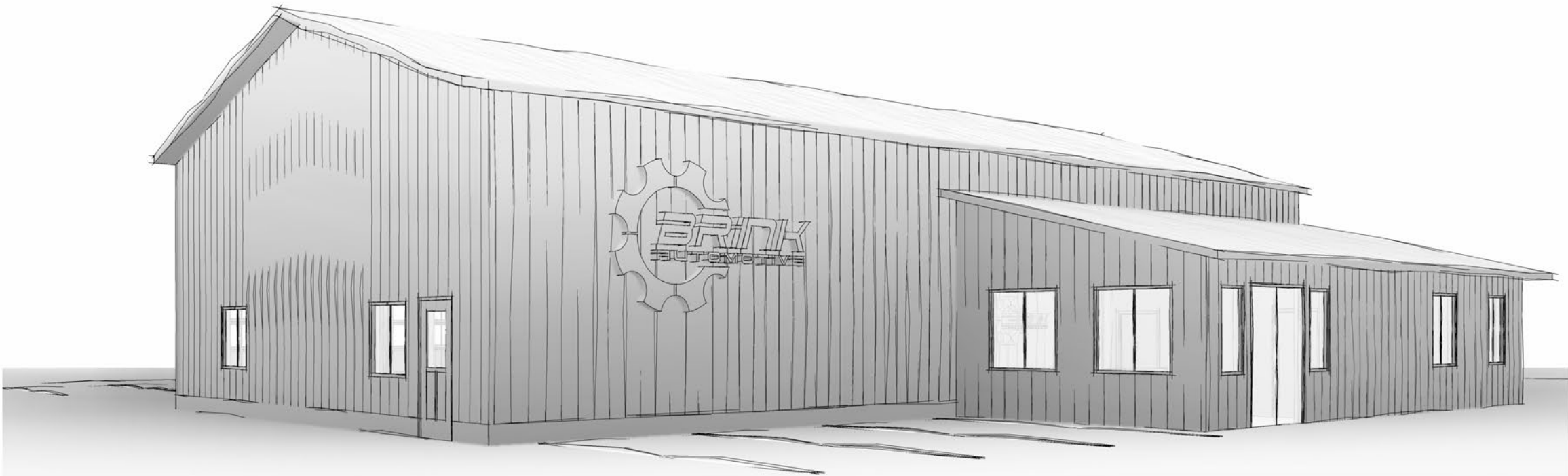
PROJECT NO.

SHEET NAME

SECTIONS

A-05
E20

SHEET SIZE: 11 x 17



FRONT VIEW



REAR VIEW

FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLOURS AND FINISHES MAY VARY AS PER FINAL SELECTION BY CONTRACTOR AND / OR OWNER

COPYRIGHT RESERVED

ISSUES	
March 17,2025	Prelim Design

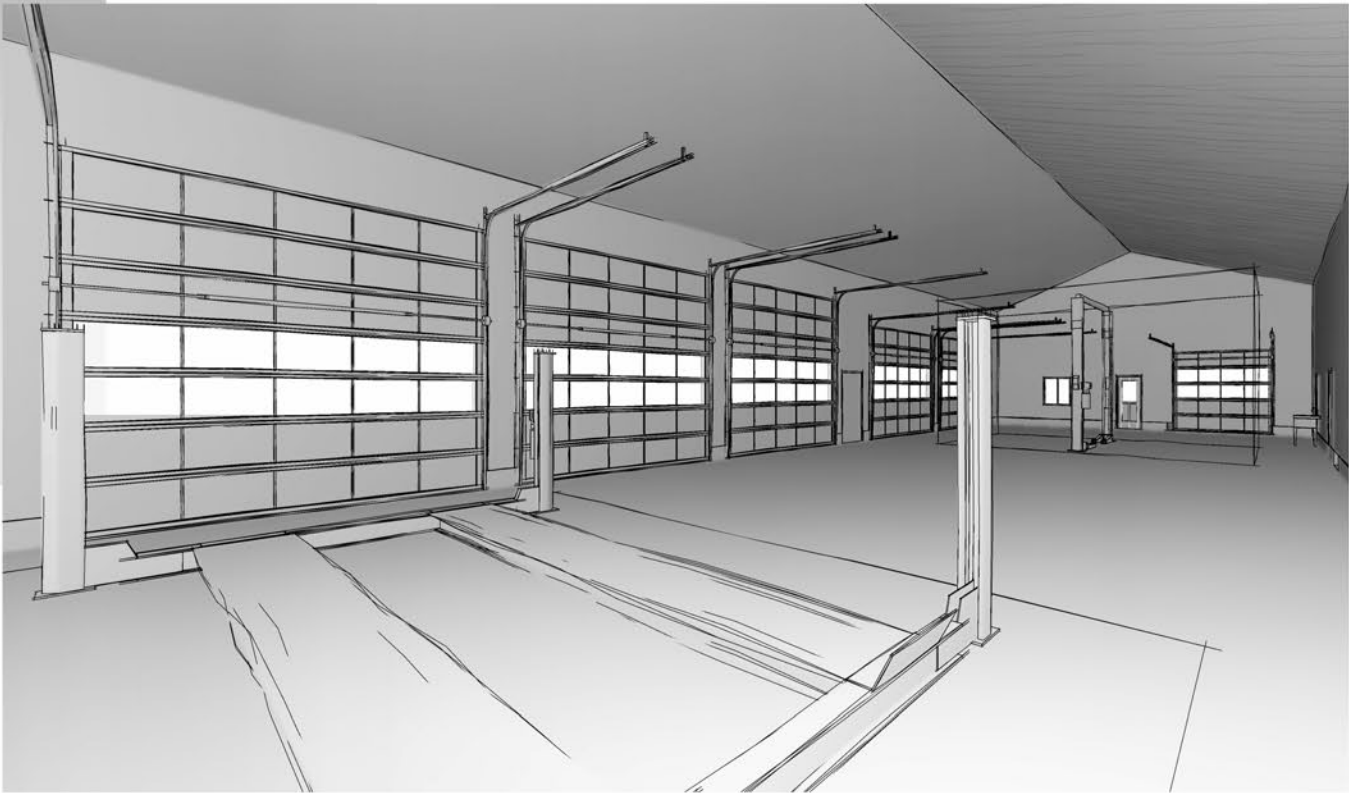
PROJECT
Mike Brink Shop Building

SCALE
PROJECT NO.
SHEET NAME

PERSPECTIVE VIEWS 1



FRONT DESK View



SHOP-INTERIOR

ISSUES

March 17,2025	Prelim Design

PROJECT

Mike Brink Shop Building

SCALE
PROJECT NO.

SHEET NAME

PERSPECTIVE VIEWS 2



Development Application Circulation

Date: Apr 22, 2025

To: Devon Thiele – Director, Development and Infrastructure
Hilary Janzen – Manager, Planning and Development
Graham White – Manager, Technical Services
Ryan Thomson – Director, Operations
Hannah Laberge – Planning Intern

RE: Development Permit Number: 2025-077

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Land District: Rural Agricultural

Use Type: Discretionary Use

Classification: Home Occupation

Variance Requested: No.

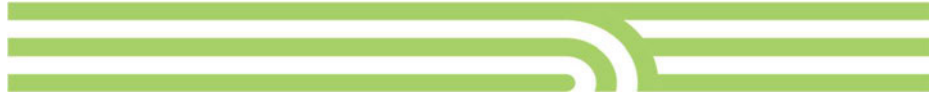
Variance Details: N/A

Additional Information:

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

The applicant intends to have five non-resident employees, and an estimated eight (8) client visits per day. The applicant has proposed 20 parking spaces be available for a front parking lot, accessed by clients. A second, rear parking lot would have 30 parking spaces, utilized for employee parking and outdoor storage of vehicles being worked on. The applicant has stated that there would be far less than 50 vehicles on the lot at any given time.

There are some concerns that the scale of the business exceeds the bylaw standards of a Home Occupation, and more appropriately fits within the criteria of a Commercial/Industrial operation. The applicant has indicated that he aspires to expand the business again in the future. I have advised the applicant that given the current restrictions of Home Occupations an expansion is not likely to be possible. After speaking with Hilary Janzen, Manager of Planning and Development, I have also



advised the applicant that given the location of the parcel, future rezoning may not be recommended. Overall, it appears that the scale of the business may not be suitable with the current land use district and bylaws.

The applicant has requested that he be allowed signage for the business. I am currently re-confirming the details of the proposed signage with the applicant. He has stated that the sign is identical to what was approved on his 2020 permit, however, his site plan and application indicate that it may be larger. Regardless, the applicant will be subject to the requirements for Home Occupation signage as described in Part 6, Section 4 of the Land Use Bylaw.

Given the location of the parcel, Alberta Transportation is being circulated for comment. As this is a Discretionary Use, adjacent landowners are also being notified of the application.

If you have any comments or concerns regarding this application, please contact me by April 29, 2025.

Regards,

Jessica Potack, Coordinator, Development and Planning

Development Application Circulation

Date: Apr 22, 2025

To: Leah Olsen, Alberta Transportation & Economic Corridors

RE: Development Permit Number: 2025-077

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Land District: Rural Agricultural

Use Type: Discretionary Use

Classification: Home Occupation

Variance Requested: No.

Variance Details: N/A

Additional Information:

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

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The applicant has requested that he be allowed signage for the business. I am currently re-confirming the details of the proposed signage with the applicant. He has stated that the sign is identical to what was approved on his 2020 permit, however, his site plan and application indicate that it may be larger. Regardless, the applicant will be subject to the requirements for Home Occupation signage as described in Part 6, Section 4 of the Land Use Bylaw.

If you have any comments or concerns regarding this application, please contact me by May 6, 2025.

Regards,

A handwritten signature in black ink, appearing to read "JPotack", is written over a horizontal line.

Jessica Potack, Coordinator, Development and Planning



Apr 22, 2025

BOUDEWIJN AND KORNELISJE SLINGERLAND
P.O. BOX 630
COALHURST, AB, T0L 0V0

DEAR BOUDEWIJN AND KORNELISJE SLINGERLAND:

RE: **Development Permit Application 2025-077** - Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Lethbridge County has received a(n) Home Occupation use Development Permit Application for a proposed development on a parcel in the Rural Agricultural District.

Variance Requested: No.

Variance Details: N/A

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

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As a landowner of a parcel within 60 metres of the property line of the proposed development, you are receiving this notice because the proposed use and/or variance request is a discretionary use in this land use district.

If you have any questions or concerns with regards to the proposal please contact Jessica Potack, Planning and Development Coordinator by email at development@lethcounty.ca **within fourteen (14) days** of the date of this notice. *If you do not have any concerns with the proposed development, you may disregard this notice.*





Regards,

Jessica Potack
Coordinator, Planning and Development

2025-077





Apr 22, 2025

GEORGE AND JEANETTE COOK
P.O. BOX 382
LETHBRIDGE, AB, T1J 3Y7

DEAR GEORGE AND JEANETTE COOK:

RE: **Development Permit Application 2025-077** - Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Lethbridge County has received a(n) Home Occupation use Development Permit Application for a proposed development on a parcel in the Rural Agricultural District.

Variance Requested: No.

Variance Details: N/A

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

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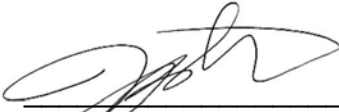
As a landowner of a parcel within 60 metres of the property line of the proposed development, you are receiving this notice because the proposed use and/or variance request is a discretionary use in this land use district.

If you have any questions or concerns with regards to the proposal please contact Jessica Potack, Planning and Development Coordinator by email at development@lethcounty.ca **within fourteen (14) days** of the date of this notice. *If you do not have any concerns with the proposed development, you may disregard this notice.*





Regards,



Jessica Potack
Coordinator, Planning and Development

2025-077





Apr 22, 2025

KENNETH AND KATHLEEN BENSON
P.O. BOX 834
LETHBRIDGE, AB, T1J 3Z9

DEAR KENNETH AND KATHLEEN BENSON:

RE: **Development Permit Application 2025-077** - Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Lethbridge County has received a(n) Home Occupation use Development Permit Application for a proposed development on a parcel in the Rural Agricultural District.

Variance Requested: No.

Variance Details: N/A

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

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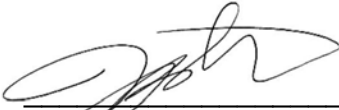
As a landowner of a parcel within 60 metres of the property line of the proposed development, you are receiving this notice because the proposed use and/or variance request is a discretionary use in this land use district.

If you have any questions or concerns with regards to the proposal please contact Jessica Potack, Planning and Development Coordinator by email at development@lethcounty.ca **within fourteen (14) days** of the date of this notice. *If you do not have any concerns with the proposed development, you may disregard this notice.*





Regards,



Jessica Potack
Coordinator, Planning and Development

2025-077





Apr 22, 2025

STEPHAN AND CATHERINE VANDENBRINK
P.O. BOX 167
DIAMOND CITY, AB, T0K 0T0

DEAR STEPHAN AND CATHERINE VANDENBRINK:

RE: **Development Permit Application 2025-077** - Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Lethbridge County has received a(n) Home Occupation use Development Permit Application for a proposed development on a parcel in the Rural Agricultural District.

Variance Requested: No.

Variance Details: N/A

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

The applicant intends to have five non-resident employees, and an estimated eight (8) client visits per day. The applicant has proposed 20 parking spaces be available for a front parking lot, accessed by clients. A second, rear parking lot would have 30 parking spaces, utilized for employee parking and outdoor storage of vehicles being worked on. The applicant has stated that there would be far less than 50 vehicles on the lot at any given time.

As a landowner of a parcel within 60 metres of the property line of the proposed development, you are receiving this notice because the proposed use and/or variance request is a discretionary use in this land use district.

If you have any questions or concerns with regards to the proposal please contact Jessica Potack, Planning and Development Coordinator by email at development@lethcounty.ca **within fourteen (14) days** of the date of this notice. *If you do not have any concerns with the proposed development, you may disregard this notice.*





Regards,

Jessica Potack
Coordinator, Planning and Development

2025-077





Apr 22, 2025

STEVE PRIMROSE
P.O. BOX 1685
LETHBRIDGE, AB, T1J 4K3

DEAR STEVE PRIMROSE:

RE: **Development Permit Application 2025-077** - Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Lethbridge County has received a(n) Home Occupation use Development Permit Application for a proposed development on a parcel in the Rural Agricultural District.

Variance Requested: No.

Variance Details: N/A

The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of non-resident employees, client visits, and outdoor storage.

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As a landowner of a parcel within 60 metres of the property line of the proposed development, you are receiving this notice because the proposed use and/or variance request is a discretionary use in this land use district.

If you have any questions or concerns with regards to the proposal please contact Jessica Potack, Planning and Development Coordinator by email at development@lethcounty.ca **within fourteen (14) days** of the date of this notice. *If you do not have any concerns with the proposed development, you may disregard this notice.*





Regards,

Jessica Potack
Coordinator, Planning and Development

2025-077





Outlook

Development permit application, 2025-077

From ken benson <[REDACTED]>
Date Wed 5/7/2025 4:12 PM
To development <development@lethcounty.ca>

Jessica upon further review of the application I am opposed to this development. I feel that business proposed is too large for the intensity of this business. I also oppose to the rear parking lot of 30 vehicles parking lot size and outdoor storage of vehicles being worked on. 50 vehicles on the lot is a large number for the size of his acreage.

Please consider my concerns has an adjacent land owner.

Thank you
Kathy Benson
Sent from my iPad

G1



Re: Development permit application2025-077

From Steven Benson [REDACTED]
Date Tue 5/6/2025 3:21 PM
To Jessica Potack <jpotack@lethcounty.ca>
Cc ken benson [REDACTED] development <development@lethcounty.ca>

Good afternoon Jessica,

Thanks again for returning my call and answering my questions.

After discussing the facility with the neighbours and my mom, we have no problem with him moving forward with the build of his new shop.

There are a few items that we would like address and have in the review:

- limit the amount of vehicles stored on the South side of the facility facing the adjacent properties to reduce clutter and out of the view of the Neighbour's to the South. Consider storing Vehicles that need to be-stored on the site in the designated parking areas
- we realize that 50 is a number that they needed to use for the application, we have a problem with the number, as long as it cannot be stored properly and not along our property line to the South side.
- Consider planting trees or shrubs on the South side of the property border to provide for aesthetic and privacy. Consider completing the same process to the East side of the property as well.

Thanks again and reach out if you have any thing else pop up with the application.

Have a great day
Steve Benson
Bob Dale Oilfield Services
[REDACTED]

On May 6, 2025, at 8:35 AM, Jessica Potack <jpotack@lethcounty.ca> wrote:

Good morning Ken,

Thank you for your concerns. I have added them to the file and they will be taken into consideration prior to making a decision.

Please let me know if you have any questions,

G2

<Outlook-
2o1gpb2z.png>

Jessica Potack
Coordinator, Planning and Development

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: ken benson [REDACTED]
Sent: Monday, May 5, 2025 3:13 PM
To: development <development@lethcounty.ca>
Cc: Steve Benson [REDACTED]
Subject: Development permit application2025-077

Good afternoon Jessica,

I am inquiring about the proposed accessory building shop and office that is being built on the adjacent property to my acreage. I have concerns about the proposed development being a large commercial development being built on an acreage with such close proximity to my property and residence. There are multiple other residences in the area as well that are acreages. And I am not sure why such a large facility with the large number of vehicle traffic is being built so close to all the residences. And with having a repair shop my concern is the yard will be used for storing old vehicles and will become an eye sore and junk yard. This will affect the value of my property

At this time I am opposing the development until more information can be provided.

Thank you and you can reach me anytime on my cell at [REDACTED]

Kathy Benson
Sent from my iPad

G3

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	2025-077	Highway(s):	25, 3X
Legal Land Location:	QS-SW SEC-35 TWP-009 RGE-22 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	April 25, 2025	AT Reference #:	RPATH0050517
Description of Development:	<p>The applicant has an existing Development Permit (2020-118) for a Home Occupation 2 located on an adjacent parcel. The applicant has now purchased and intends to reside on the parcel in question and would like to relocate his approved business, as well as increase the intensity of the business to a Home Occupation 3. The increases in intensity relate largely to the number of nonresident employees, client visits, and outdoor storage. The applicant intends to have five nonresident employees, and an estimated eight (8) client visits per day. The applicant has proposed 20 parking spaces be available for a front parking lot, accessed by clients. A second, rear parking lot would have 30 parking spaces, utilized for employee parking and outdoor storage of vehicles being worked on. The applicant has stated that there would be far less than 50 vehicles on the lot at any given time. There are some concerns that the scale of the business exceeds the bylaw standards of a Home Occupation, and more appropriately fits within the criteria of a Commercial/Industrial operation. The applicant has indicated that he aspires to expand the business again in the future. I have advised the applicant that given the current restrictions of Home Occupations an expansion is not likely to be possible. After speaking with Hilary Janzen, Manager of Planning and Development, I have also advised the applicant that given the location of the parcel, future rezoning may not be recommended. Overall, it appears that the scale of the business may not be suitable with the current land use district and bylaws. The applicant has requested that he be allowed signage for the business. I am currently re-confirming the details of the proposed signage with the applicant. He has stated that the sign is identical to what was approved on his 2020 permit, however, his site plan and application indicate that it may be larger. Regardless, the applicant will be subject to the requirements for Home Occupation signage as described in Part 6, Section 4 of the Land Use Bylaw.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a permit from Alberta Transportation.

The application can be submitted through the RPATH portal at [RPATH Portal](#) and may be subject to additional requirements.

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Leah Olsen, Development and Planning Tech**, on **April 25, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*



RE: Development Permit Application 2025-077 Internal Circulation

From Hilary Janzen <hjanzen@lethcounty.ca>

Date Tue 4/29/2025 9:59 AM

To Ryan Thomson <rthomson@lethcounty.ca>; Jessica Potack <jpotack@lethcounty.ca>

Cc Graham White <gwhite@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>

If they wouldn't meet the requirements for a home occupation, they could apply to rezone to allow the business.



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Ryan Thomson <rthomson@lethcounty.ca>

Sent: Tuesday, April 29, 2025 9:54 AM

To: Hilary Janzen <hjanzen@lethcounty.ca>; Jessica Potack <jpotack@lethcounty.ca>

Cc: Graham White <gwhite@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>

Subject: RE: Development Permit Application 2025-077 Internal Circulation

If this applicant did not meet the criteria for a home occupation, what steps would be required for this business to be approved? Thank you

Ryan

From: Hilary Janzen <hjanzen@lethcounty.ca>

Sent: Monday, April 28, 2025 10:37 AM

To: Jessica Potack <jpotack@lethcounty.ca>

Cc: Graham White <gwhite@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>; Ryan Thomson <rthomson@lethcounty.ca>

Subject: RE: Development Permit Application 2025-077 Internal Circulation

There are concerns with the scale of the business as presented but at this time it does appear to conform to the requirements of the home occupation criteria. As the business is to remain secondary to the residence I would recommend that they have to utilize the existing access with no new approach allowed.



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

I1

From: Jessica Potack <jpotack@lethcounty.ca>
Sent: Wednesday, April 23, 2025 8:04 AM
To: Hannah Laberge <hlaberge@lethcounty.ca>; Hilary Janzen <hjanzen@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>; Ryan Thomson <rthomson@lethcounty.ca>; Graham White <gwhite@lethcounty.ca>
Subject: Development Permit Application 2025-077 Internal Circulation

Good morning,

Please see the attached circulation and supplements for a discretionary use application. Should you have any comments or concerns, please submit them by April 29, 2025.

Thank you,



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.



RE: Development Permit Application 2025-077 Internal Circulation

From Graham White <gwhite@lethcounty.ca>

Date Fri 4/25/2025 4:19 PM

To Jessica Potack <jpotack@lethcounty.ca>; Hannah Laberge <hlaberge@lethcounty.ca>; Hilary Janzen <hjanzen@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>; Ryan Thomson <rthomson@lethcounty.ca>

 1 attachment (716 KB)

Michael Vandenbrink Approach application.pdf;

I met with Mr. Vandenbrink on his approach permit request, approved the location of the approach, and walked through our standards for installation. He mentioned he had a dev permit in but nothing to this extreme. Does a development of this size meet the criteria of a Home Occ 3? It does seem to be a commercial operation. When we met, we did discuss that the new approach would fall within the same size as his previous approach which is 6m.

Thank you,



Graham White, C.E.T.

Manager, Technical Services

P: 403.328.5525 C: 403.795.7310 E: gwhite@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Jessica Potack <jpotack@lethcounty.ca>

Sent: April 23, 2025 8:04 AM

To: Hannah Laberge <hlaberge@lethcounty.ca>; Hilary Janzen <hjanzen@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>; Ryan Thomson <rthomson@lethcounty.ca>; Graham White <gwhite@lethcounty.ca>

Subject: Development Permit Application 2025-077 Internal Circulation

Good morning,

Please see the attached circulation and supplements for a discretionary use application. Should you have any comments or concerns, please submit them by April 29, 2025.

Thank you,



Jessica Potack

Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca

I3



Re: Development Permit Permit: 204204-25-D0074

From Michael Vandenbrink [REDACTED]
Date Fri 4/4/2025 9:44 AM
To permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>
Cc Jessica Potack <jpotack@lethcounty.ca>

Good morning,
Yes, if approved, and once the new shop is completed, all operations will be moved from the current shop (95037 range road 222) to the new shop (95027 Range road 222).
My current residence is also on the new property (95027 Range Road 222)
Thanks
Michael Vandenbrink
Brink Automotive Ltd.

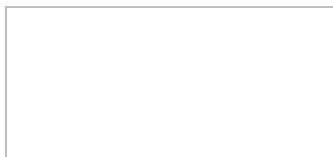
On Fri, 4 Apr 2025 at 09:37, <permitting@safetycodes.ab.ca> wrote:

Good morning Michael,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day April 11, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County may result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**



Jessica Potack
Coordinator, Planning and Development
P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

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J1




Development Permit Permit: 204204-25-D0074

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Fri 4/4/2025 9:37 AM

To michaelbrink@ [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (463 KB)

204204-25-D0074-New eSITE Additional Information Required.pdf;

Good morning Michael,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day April 11, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County may result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

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J2



Apr 4, 2025

Michael Vandenbrink
PO BOX 82
Diamond City ALBERTA T0K 0T0

Additional Information Required

REFERENCE NUMBER: 204204-25-D0074

APPLICANT: Michael Vandenbrink

LOCATION: L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

In order to continue processing your application, we require the following information:

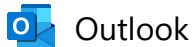
- You were previously issued a Development Permit (2020-118) for a Home Occupation 2 (Automotive Repair) at the adjacent property, 95037 Range Road 222. If this Development Permit application is to be approved, what are your intentions with that location? Will everything be moved onto your land?
- Could you please confirm the address of the residence you reside in, whether that be 95037 RGE RD 222, 95027 RGE RD 222, or elsewhere.

Please submit this information prior to end of day within seven (7) days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. **Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.**

Should you require additional time to submit the required documentation, or should you have any questions, please contact the County for assistance.

Jessica Potack
Digitally signed by: Jessica Potack

Planning and Development Department



Re: Development Permit Permit: 204204-25-D0074

From Michael Vandenbrink [REDACTED]
Date Mon 4/7/2025 12:55 PM
To permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>
Cc Jessica Potack <jpotack@lethcounty.ca>

Good afternoon,

Sorry for the confusion, I assume non-resident simply means they do not live on the property? I currently have 2 non-resident employees but yes potentially will hire more in the future. In this current shop I would probably have a maximum of 5 non-resident employees before I would have to expand. Also I suppose I put myself down as a "resident employee", which i guess was wrong, as i am the employer.

As for the estimated clients per day, I meant 8 clients per day.

For the parking spaces, I don't know for sure what size / number of spaces will initially be constructed, but likely will be expanded as needed, the numbers i put in were the estimated maximum size i would need before having to expand the shop as well, with a new permit, etc.

I put down 20 client parking spots (front parking lot)

Rear parking lot would be for vehicles currently being worked on, and employees, i figured up to 30 parking spots there. So i suppose i put that in wrong as well, probably a maximum of 50 spots. (on average, there will be far less than 50 vehicles on the yard but that would be the maximum capacity. Again, very much estimates, i have no idea yet what will actually be required as the business gets busier / hire more employees, etc.

And yes the sign is the same as the current one on the adjacent property.

Thank you!

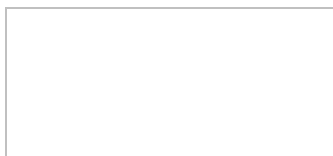
On Mon, 7 Apr 2025 at 12:01, <permitting@safetycodes.ab.ca> wrote:

Good afternoon Michael,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day April 14, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County may result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**



Jessica Potack
Coordinator, Planning and Development
P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

J4

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

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J5

Apr 7, 2025

Michael Vandenbrink
PO BOX 82
Diamond City ALBERTA T0K 0T0

Additional Information Required

REFERENCE NUMBER: 204204-25-D0074

APPLICANT: Michael Vandenbrink

LOCATION: L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

In order to continue processing your application, we require the following information:

- Your application indicates a total of two non-resident employees. That said, when this application was initially discussed in office, I believe you stated you had approximately six non-resident employees. Could you please clarify the number of non-resident employees who will be working on-site. Additionally, please clarify the number of resident employees working for the business. Given the provided floor plan, it seems unusual to have five bays and a reception area, with only three total employees. Please provide an explanation for this.
- Your application states eight (8) estimated clients, however does not specify between per day or per week. Please clarify the estimated number of client/customer visits on site.
- Your application states there will be 20 client parking spaces, 5 employee parking spaces, and approximately 30 vehicles stored outdoors on site. Please provide an explanation on the discrepancy between these numbers and the number of employees and customers.
- Please confirm if the sign you are applying for is the same sign as is currently on display at the adjacent property.

Please submit this information prior to end of day within seven (7) days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. **Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.**

Should you require additional time to submit the required documentation, or should you have any questions, please contact the County for assistance.



Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department



Development Permit Permit: 204204-25-D0074

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Wed 4/9/2025 3:05 PM

To michaelbrink@ [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (493 KB)

204204-25-D0074-New eSITE Additional Information Required.pdf;

Good afternoon Michael,

Please see attached for an update relating to your Development Permit Application.

Should you have any questions, please **reply-all** to this email. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**

Thank you,



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca
www.lethcounty.ca

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J8

Apr 9, 2025

Michael Vandenbrink
PO BOX 82
Diamond City ALBERTA T0K 0T0

Additional Information Required

REFERENCE NUMBER: 204204-25-D0074

APPLICANT: Michael Vandenbrink

LOCATION: L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

In order to continue processing your application, we require the following information:

- Fees for this application are \$300.00. You will be receiving a separate email from Moneris with a link to make payment via credit card. Alternatively, payment can be made in person via debit, cheque, or cash.
- Although this application has yet to be deemed complete and circulated, I would like to advise you that there are some concerns regarding the proposed development and whether or not it would be a secondary use to the existing residence. I would like to be clear that while Lethbridge County is supportive of Home Occupations, there are some things to think about regarding your business, including the unlikely possibility of future expansion. With the parcels current zoning, this business venture may only be suitable under the category of Home Occupation 3. This would mean that there are no opportunities to expand beyond 5 non-resident employees, as this is not a variable standard within the Land Use Bylaw. The parcel's location also may not be suitable for rezoning, which may also lead to issues with expansion in the future. While I am certainly more than happy to continue processing your application as submitted, I would like to ensure you are aware of the potential obstacles you may face with this project, if approved. As such, it may be beneficial to look into more Industrially zoned sites should your goal be to expand beyond what is currently proposed.

Please submit this information prior to end of day within seven (7) days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. **Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.**

Should you require additional time to submit the required documentation, or should you have any questions, please contact the County for assistance.



Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department



Re: Signage Details 2025-077

From Michael Vandenbrink [REDACTED]
Date Tue 4/22/2025 3:34 PM
To Jessica Potack <jpotack@lethcounty.ca>

Should be the same as the current sign, i believe it was 32x48"
Thanks

On Tue, 22 Apr 2025 at 15:30, Jessica Potack <jpotack@lethcounty.ca> wrote:

Good afternoon Michael,

I realized that the submitted plans for the proposed signage do not include dimensions. Could you please provide the dimensions of the proposed signage?

Thank you,



Jessica Potack
Coordinator, Planning and Development
P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

J11




Development Permit Permit: 204204-25-D0074

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Tue 4/22/2025 3:21 PM

To michaelbrink@ [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (508 KB)

204204-25-D0074-Notice of Complete Application.pdf;

Good afternoon Michael,

Please see attached for an update relating to your Development Permit Application.

Should you have any questions, please **reply-all** to this email. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**

Thank you,



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca
www.lethcounty.ca

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J12



Notice of Complete Application

Date: Apr 22, 2025

RE: Development Permit Application 2025-077

Accessory Building (Shop and Office - 3965 sq. ft.), and Home Occupation 3

Location: Part of L:5 Q:SW S:35 T:9 R:22 M:W4 (95027 Range Road 222)

Our preliminary review of your application has been concluded and your application has been deemed complete. Please accept this email as confirmation. **Your application number is 2025-077.**

This is not an approval of a Development Permit. This email is solely to inform you that the Development Authority has determined that your application is complete, and that the application is now under formal consideration.

Note that the County has up to 40 days to review and issue a decision on the application as submitted.

Thank you,

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department

LETHBRIDGE COUNTY DEVELOPMENT PERMIT

Pursuant to Land Use Bylaw No. 1404

For Context Only. This permit was approved on the adjacent parcel, not the parcel in question

Development Permit No: 2020-118

Applicant: Michael Vanderbrink, 309 Keystone Lane West, Lethbridge AB, T1J 4A1

In respect of works consisting of: Home Occupation 2- Automotive Repair

On land located at: SW 35-9-22-W4M (95037 Range Road 22-2) and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 2020-118 and is **subject to the conditions contained herein:**

- The Home Occupation – Automotive Repair is to be located as per the submitted site plan.
- The approval for the home occupation shall be applicable only for the period of time the property is occupied by the applicant for such approved uses.
- A roadside development permit shall be required by Alberta Transportation.
- No more than 5 clients/customers/deliveries are permitted per day.
- No outdoor storage related to the home occupation shall be permitted on the property.
- The applicant is responsible for compliance with the Alberta Motor Vehicle Industry Council (AMVIC) licensing requirements.
- The applicant is responsible for compliance with Alberta Environment and Parks regulations and guidelines for containing, storing and disposing of automotive fluids.
- Hours of operation are limited Monday to Saturday.
- Signage advertising this home business shall be limited to one (1) fascia sign, wall sign, shingle type projecting sign, window sign or freestanding sign on the premises of the approved home occupation and shall not exceed 1.5m² (16 sq. ft.) in area, and shall not exceed a total height of 1.5 metres (4.9 ft.) from the ground as measured from grade.
- Any Addition signage will require a separate development permit.
- The use shall not generate traffic problems within the district.
- No offensive noise, vibration, smoke, dust, odours, heat, or glare shall be produced by the use.
- Any expansion of the business or variation of the above conditions would require additional approval from the Development Authority, and without such approval, will likely result in a Stop Order being issued.
- Approval of all Building Permits (includes Plumbing, Electrical, Gas permits, and Private Sewage Disposal Systems) must be obtained *prior* to commencement. Building Permits are obtained through Park Enterprises, #10, 491 W.T. Hill Blvd. South, Lethbridge. Phone - (403) 329-3747.
- Any planned work in the County right-of-way (driveway, approaches, etc.) requires separate approval from the County Director of Public Operations (call 403-328-5525).

**LETHBRIDGE COUNTY
DEVELOPMENT PERMIT**

Pursuant to Land Use Bylaw No. 1404

Date of Decision: September 15th, 2020 by the Development Authority**Appeal Period Expiry Date:** October 6, 2020

The above mentioned permit is subject to an appeal period. Any person affected by a decision regarding a Development Permit may file an appeal with the Development Appeal Board within twenty-one (21) days of the date of decision (section 686 of the Municipal Government Act).

SIGNED:
Development Officer**IMPORTANT:**

The development outlined above is subject to the following conditions:

- (a) No development authorized by the issuing of a permit shall commence until at least 21 days after the date of decision of the permit in accordance with section 686 of the Municipal Government Act, or if an appeal is made until the appeal is decided upon. Any development commencing prior to the appeal period expiration or an appeal decision being made is entirely at the risk of the applicant, developer, or landowner.
- (b) The approval of this Development Permit does not remove the need to obtain any Building Permits (including Plumbing, Gas, Electrical, and Private Sewage) or approval required by any federal, provincial, or municipal legislation, and/or regulations.
- (c) This permit, issued in accordance with the notice of decision, is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- (d) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twelve (12) months from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.
- (e) The Development Officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.



Lethbridge County
#100, 905 - 4th Ave S
Lethbridge, AB T1J 4E4
403-328-5525

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

After the fact

OFFICE USE			
Application No: <u>2020-118</u>	Roll No: <u>53910000</u>	Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited	
Application Fee: \$ <u>\$300</u>	Date Paid: <u>Aug 14/2020</u>	Land Use District: <input checked="" type="checkbox"/> Rural Agriculture <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Rural Urban Fringe <input type="checkbox"/> Hamlet Manufactured Home <input type="checkbox"/> Lethbridge Urban Fringe <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Coaldale Lethbridge Corridor <input type="checkbox"/> Hamlet Public/Institutional <input type="checkbox"/> Rural General Industrial <input type="checkbox"/> Hamlet Direct Control <input type="checkbox"/> Business Light Industrial <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Rural Heavy Industrial <input type="checkbox"/> Direct Control <input type="checkbox"/> Rural Commercial <input type="checkbox"/> Rural Recreational	
Application Received /Complete: <u>Aug 14, 2020</u>			
Notification or Advertised Date: <u>Sep 5, 2020</u>	Effective Date: <u>Sep 15, 2020</u>		
Municipal Address Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Required			
ERCB Abandoned well information provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Site Plans or drawings Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Visit Conducted: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Date: <u>Aug 7, 2020</u>	

1. APPLICANT & LAND INFORMATION

Applicant's Name: Michael Vandenbrink
482 5 [redacted] michael [redacted]@brink [redacted]
Mailing Address: 309 keystone lane west [redacted] 4A1
Registered Owner's Name: Stephan Vandenbrink
Phone/Cell Phone: 403 330 5946 Email: _____
Mailing Address: Box 1807 lethbridge, AB T1J 4K4

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☒ Tenant ☐ Other: _____

Quarter: SW Section: 35 Township: 9 Range: 22 W4M

Lot(s) _____ Block: _____ Plan: _____

Municipal/Street address: 95037 range road 22-2

* Subject to Municipal Address Bylaw 1315, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: 58 Acres _____ Hectares Land Use District: RA

2. DEVELOPMENT INFORMATION

(1) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

1 house (used by land owner)
1 shop - used for commercial business

DP Application Number: 2020-118			
Date Received: Aug 14, 2020			
Date Circulated: Aug 14, 2020			
Use is (Permitted / Discretionary)			
Notifications			
AT	CP	Fire Zone	Divison
LNIL	SMRID	Coalhurst	4
DOUG	HEATH	Abandoned Wells	
AB ENVI	OTHERS	Yes	(NO)
		High Pressure Pipelines	
		Yes	(No)
		Canals (Yes / No)	
Letters to Landowners Required (Yes / (No))			
Date Mailed Out:			
Notified Appliacnt (Complete / Incomplete)			
Date Applicant Notified: Aug 14, 2020			
Date Deemed Complete: Aug 14, 2020			
Deadline For Comments: Aug 14, 2020			
Site Visit Date: Aug 7, 2020			
Date of Decision: Sep 15, 2020			
Advertising Date: Sep 15, 2020			
Appeal Expiry Date: Oct 6, 2020			



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

(2) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

shop is to be partially used for automotive repair business, named "Brink Automotive"

For **residential** development please check the applicable box below:

- ☐ Single-detached dwelling (site built) ☐ Manufactured Home 1 ☐ Manufactured Home 2
☐ Single-detached dwelling (Ready-to-move) ☐ Semi-detached dwelling
☐ Moved-in dwelling (previously occupied) ☐ Accessory Building/Structure (e.g.: deck/garage/shop)
☐ Other Dwelling Type: _____ ☐ Addition: _____

Does dwelling application include an attached garage? ☐ Yes ☐ No

For **non-residential** development please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- ☒ Home Occupation (Form A1) ☐ Commercial/Industrial (Form A2) ☐ Sign(s) (Form A3) ☐ Demolition (with other proposed development) (Form A4)

Building Details

Size/Dimensions	Principal Building or Addition	Accessory Building or Addition	Office Use
Building or Addition Size	3260 <input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft	
Height of Building (grade to peak)	20 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Attached Garage Size	NA <input type="checkbox"/> m ² <input type="checkbox"/> sq. ft	N/A	
Proposed Setbacks from Property Lines	Principal Building	Accessory Building	
Front	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Corner Lot	
Development Details: Access & Cost			
Approach or driveway required to the development? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (specify)			
Estimated cost of development: NA			



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

(3) Exterior Finish, Fencing & Landscaping

(a) ☒ Not applicable to this development

(b) ☐ Applicable - Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

Water Supply:

☒ Private Septic ☐ Municipal ☐ Communal ☐ Cistern ☐ Water well ☐ Dugout ☒ Municipal/Co-op

(specify): _____

☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas (A) Electricity (A)

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** 4 and **size** _____ of all existing and proposed **parking spaces** _____, and **driveways** 1 on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.)

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☒ No ☐ Yes

If yes, please specify: _____

(7) Other - for parcels outside of Hamlet districts (Please indicate to the best of your knowledge)

(a) Are any of the following within a 1-mile (1.6 km) of the proposed development?

☒ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline
☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? Yes _____ No X Don't Know _____

(c) Is the development located in proximity of a coulee bank/break/slope? Yes _____ No X

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated **Commencement** Date: _____ Estimated **Completion** Date: _____



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1404

3. DECLARATION OF APPLICANT

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

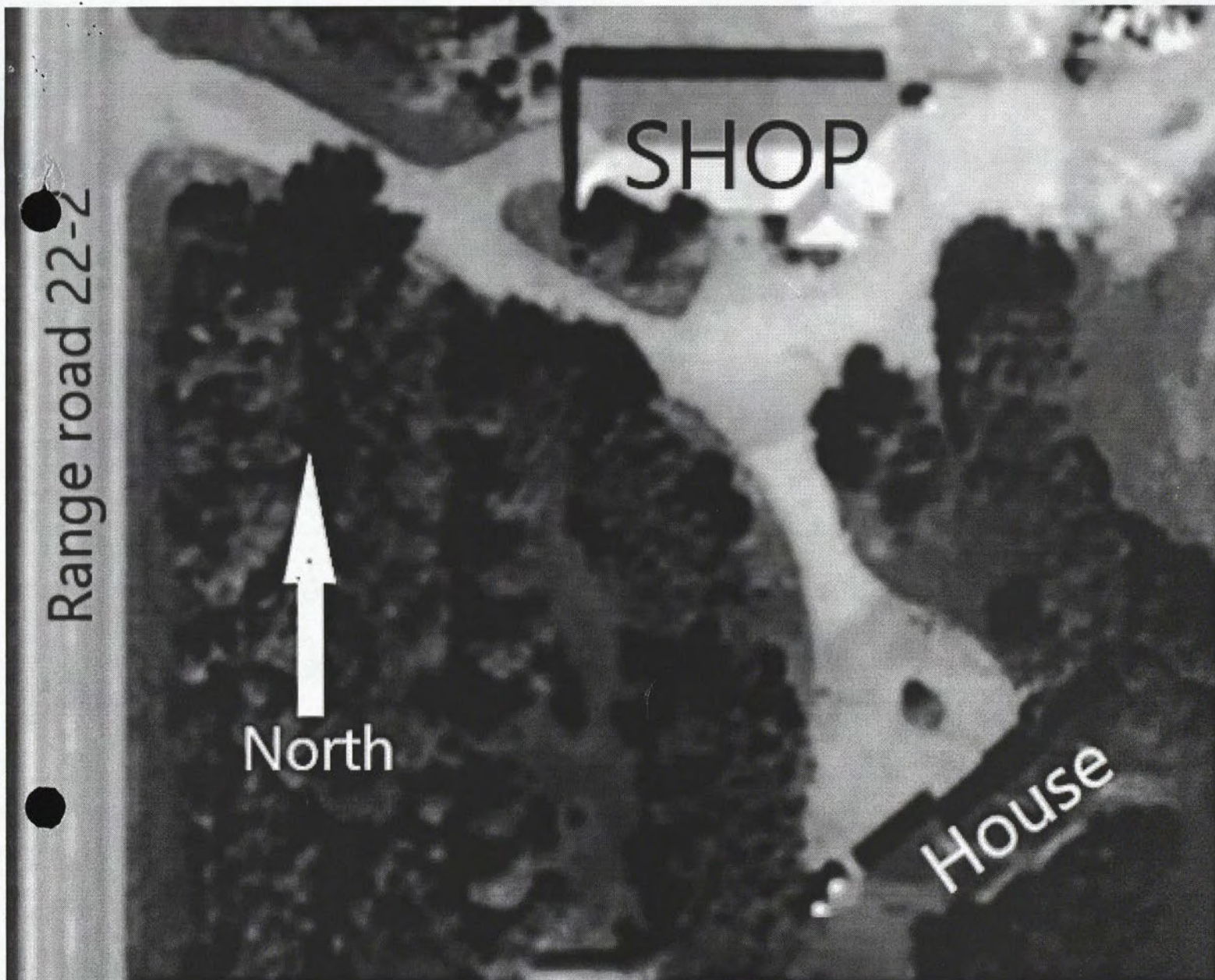
Date: Aug. 7/2020

Applicant's Signature: _____

Registered Owner's Signature: _____
(Required, if different from applicant)

2. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
5. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
6. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
7. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

FOIP STATEMENT: *Personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected here will be used to by Lethbridge County for the purposes of reviewing an applicant's Development Permit application. **This form is a public record that is available to anyone.** All information contained on this form (including personal information) is disclosed by Lethbridge County to anyone requesting a copy in according with Lethbridge County Policy No. 173 (Freedom of Information and Protection of Privacy (FOIP)). For further information about the collection and use of this information please contact Lethbridge County at foip@lethcounty.ca or call (403) 328-5525.*





FORM A1: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 1404

OFFICE USE		
Permit Application No: (to match Form A)	2020-118	Roll No: 53910000
<input type="checkbox"/> Home Occupation 1	<input checked="" type="checkbox"/> Home Occupation 2	<input type="checkbox"/> Home Occupation 3

This supplementary form A1 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a Home Occupation.

1. APPLICANT INFORMATION

Applicant's Name: Michael Vandenbrink Phone: [REDACTED]

Mailing Address: 309 keystone lane west, lethbridge, AB T1J 4A1

(1) This business will be an: ☒ On-site Business ☐ Off-site/Mobile Business

Please attach a site plan or floor plan for the proposed business: ☐ Attached Site Plan/Floor plan

Please describe the proposed business including any goods and/or services provided:

automotive repair shop

(2) Where will the business operate from? ☐ In-home ☒ Accessory building

(3) Is there another home occupation already operating out of the residence or on the premises? ☐ Yes ☒ No

(4) Days and hours of operation: Monday to Saturday

Number of non-resident employees: _____ Number of estimated clients/customers per day: 3

How many parking spaces for clients, employees, and deliveries will be available? 4

(5) Will the business involve commercial vehicles/trailers on site in conjunction with the business? ☒ No ☐ Yes

If yes, describe the use, number, type and size, of all commercial vehicles visiting the site:

(6) Are any outdoor storage areas proposed? ☒ No ☐ Yes

Please describe type and amount of items to be stored and indicate location on an attached site plan:

(7) Will there be any flammable or hazardous material on the premises as a result of the business?

☒ No ☐ Yes (please list materials and quantity) _____



FORM A1: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 1404

- (8) Are any signs proposed for the home business? ☐ No ☒ Yes

If yes, please specify number, type, size and location and indicate on an attached site plan: (for a window sign in residence only, indicate as such in space below)

sign on driveway, 2ft. by 3ft.

2. DECLARATION of APPLICANT/OWNER

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Home Occupation. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

Date: Aug. 7, 2020

Applicant's Signature: [Signature]

Registered Owner's Signature: [Signature]
(if different from applicant)

NOTE:

This Form A1 is supplementary and is in conjunction with a completed Form A: Development Permit Application. Refer to Bylaw No. 1404 Part 4, section 20 for specific Home Occupation criteria and Standards of development.

RURAL AGRICULTURE - RA

1. PURPOSE

To allow agriculture to continue as an important land use in the County and ensure that it can continue to operate unencumbered by conflicting land uses, while giving the County the flexibility to allow isolated non-agriculture uses in certain locations as a support to the agricultural base. The terms of the *Agricultural Operations Protection Act* apply in Lethbridge County and must be respected by both agricultural operators and non-agricultural land users.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Additions to Existing Buildings
Agricultural Buildings and Structures (see Part 2 - No permit required)
Alternative or Renewable Energy Facilities, Individual (see Part 7)
Day Homes (see Part 2 - No permit required and Part 5, Section 17)
Dwellings:
 Single-detached Site-built
 Single-detached Manufactured Home 1 (see Part 5, Section 24)
 Single-detached Manufactured Home 2 (see Part 5, Section 24)
 Single-detached Ready-to-move (see Part 5, Section 24)
 Single-detached Moved-in (see Part 5, Section 24)
Extensive Agriculture and Grazing (see Part 2 - No permit required)
Home Occupations 1 and 2 (see Part 5, Section 22)
Secondary Suites (contained within a single-detached dwelling) (see Part 5, Section 34)
Secondary Suites (detached garage) (see Part 5, Section 36)
Shipping Containers (see Part 2 - No permit required and Part 5, Section 36)
Signs Type 1 (in accordance with Part 6)
Signs Type 2 (in accordance with Part 6)
Small Wind Energy Conversion Systems (see Part 7, Section 3)
Solar Collectors, Individual (roof, wall mount) (see Part 2 - No Permit Required and Part 7, Section 2)

(2) Discretionary Uses

Abattoir (see Part 5, Section 1)
Accessory Buildings, Structures and Uses to an Approved Discretionary Use
Agricultural Services
Airstrips
Alternative or Renewable Energy Commercial/Industrial Facilities (see Part 7)
Anhydrous Ammonia Storage (see Section 15 of this district and Part 5, Section 5)
Auction Markets (see Section 6 of this district)
Bed and Breakfasts (see Part 5, Section 9)

Boarding Stables (see Section 6 of this district)
Breeding Facilities (see Section 6 of this district)
Cannabis Cultivation (see Part 5, Section 11)
Cannabis Nursery (see Part 5, Section 11)
Confined Feeding Operations (see Part 2 - No municipal permit required, but NRCB provincial approval needed)
Cryptocurrency (bitcoin) mining (see Part 5, Section 15)
Day Care (see Part 5, Section 16)
Dwellings:
 Semi-detached
 Multiple-unit
 Second or Additional Residence*
Dog Training Facilities (see Section 6 of this district, and Part 5, Section 23)
Farm Stands
Feed Mills / Grain Elevators
Hay Plants (see Part 5, Section 20)
Heliport Sites
Home Occupations 3 (see Part 5, Section 22)
Horticulture, including commercial intensive agriculture and commercial greenhouses
Intensive Livestock Operations (see Part 5 - municipal permit required for non NRCB jurisdiction animal confinement as outlined in Part 5 standards)
Isolated commercial or industrial uses, pre-existing (see notation below***)
Isolated Country Residential
Kennels (see Section 6 of this district, and Part 5, Section 23)
Market Gardens and Nurseries
Meteorological Towers (see Part 7)
Moved-in Buildings (see Part 5, Section 27)
Personal Workshop and Storage (on vacant parcels) (see Part 5, Section 29)
Public or Private Utilities
Public/Institutional Uses including Cemeteries
Railway and Railway Related Uses
Recreation, Minor
Resource Extraction and Associated Works (see Section 14 of this district, and Part 5, Section 30)
Riding Arena (personal use)
Rodeo Grounds
Seed Processing Facility
Shipping Containers (more than 2) (see Part 5, Section 36)
Signs Type 3 (in accordance with Part 6)
Solar Collectors, Individual (ground mount) (see Part 7, Section 2)
Specialty Manufacturing/Cottage Industry
Stockpiles (inside the distances in Section 5 of this district)
Telecommunications Facilities (see Part 5, Section 40)
Tourist Homes/Short Term Rentals (see Part 5, Section 41)
Veterinary Clinics, Large and Small Animal (see Section 6(3) of this district)
Wind Energy Conversion Systems (see Part 7)

Work Camps (see Part 5, Section 43)

Any other uses determined by the Development Authority to be similar in nature to any permitted or discretionary use

(3) Prohibited Uses

Grouped Country Residences – *Non-designated***

Grouped Industrial Development – *Non-designated***

Hazardous/Noxious Uses

Stripping and Sale of Topsoil

◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

*** Pre-existing isolated commercial or industrial uses means uses that are presently operating and have an approved development permit issued prior to October 2013 and the adoption of Land Use Bylaw No. 1404.

3. MINIMUM PARCEL AND LOT SIZES

(1) Extensive Agriculture

- (a) existing parcels;
- (b) quarter sections or parcels subdivided in accordance with Part 8 – Subdivision Criteria;
- (c) cut-off parcels at the discretion of the Subdivision Authority;
- (d) all other parcels shall be a minimum of 0.8 ha (2 acres) of developable land.

(2) Farmsteads or Isolated Country Residential

- (a) existing parcels;
- (b) minimum of 0.8 ha (2 acres) of developable land.

(3) Confined Feeding Operations (Intensive Livestock Operations)

- (a) minimum of 32.35 ha (80 acres); or
- (b) on less than 32.35 ha (80 acre) sized parcels, the parcel size shall remain the same size for which the development approval was originally issued.

(4) All Other Uses

The minimum lot size (the area recorded on the Certificate of Title) shall be 0.8 ha (2 acres) or greater as is reasonably required to support the proposed use as determined by the Development Authority or Subdivision Authority after consideration of comments from relevant agencies and in accordance with, but not limited to, the *Municipal Government Act*, a regional

plan, the Subdivision and Development Regulation, this Land Use Bylaw, the Municipal Development Plan and any other applicable legislation or regulations.

4. MINIMUM SETBACK REQUIREMENTS

(1) **Side Yard**

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) **Special Setback Requirements**

- (a) All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.
- (b) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

5. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

- (a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
- (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
- (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.

(2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* (AOPA) shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.
- (3) A large animal veterinary clinic (e.g. cattle, horses, pigs, sheep and goat) shall not be located within 152.4 metres (500 ft.) of a neighbouring residential building.
- (4) A kennel, breeding facility, livestock sales yard or abattoir shall not be located within 304.8 metres (1,000 ft.) of a neighbouring residential building.
- (5) A confined feeding or intensive livestock operation shall be sited in consideration of prohibited areas and be able to meet required development setbacks in accordance with the Lethbridge County Municipal Development Plan.
- (6) All confined feeding or intensive livestock operations and associated uses (barns, corrals, feeders, manure stock piles, lagoons, compost areas, etc.) as defined in the Land Use Bylaw shall adhere to the minimum distance separation as outlined in AOPA.

7. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required to treat private septic sewage.

8. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality. If the development is within 300 metres (1,000 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.

- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new subdivision or development. Construction and survey costs for a service road shall be the responsibility of the applicant.

9. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (2) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (4) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

10. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 4, Section 12.
- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 4, Section 12, Fences, Trees and Shelter Belts in Rural Areas, Diagram 4.5, of the right-of-way of a public road.

11. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or Provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.

- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

12. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

13. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged and may be denied an approval if proposed to be located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.
- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility, or within the distances stipulated by the province (MGA, Subdivision and Development Regulation) for setbacks to wastewater treatment facilities, landfills, or transfer stations.

14. RESOURCE EXTRACTION (GRAVEL AND SAND PITS OR STONE QUARRIES)

- (1) For a sand, clay and gravel pit or a stone quarry development the standards and requirements of Part 5, Use Specific Land Use Provisions, Section 30 shall apply.

- (2) The Development Authority may refuse to approve an application for a private sand, clay and gravel pit or a stone quarry in or adjacent to a river valley, shoreland area or flood prone area if it is of the opinion that the area is unsuitable in accordance with Section 19 of this district.
- (3) The Development Authority shall take into consideration the *Cottonwood Report: Environmentally Significant Areas in the Oldman River Region* in making a decision on an application for a resource extraction use and may deem a development application to be unsuitable in accordance with that report, or may request additional information be provided by the applicant to ensure any matters outlined in Section 19 of this district are addressed to the satisfaction of the Development Authority.

15. ANHYDROUS AMMONIA STORAGE FACILITY

For a development permit application for a bulk anhydrous ammonia storage facility or a residential dwelling in proximity to an existing bulk ammonia storage facility the Development Authority:

- (a) shall consider the location of neighbouring residential uses and apply the “Guidelines for the Location of Stationary Bulk Ammonia Facilities” prepared by Alberta Environment before making a decision on a development application concerning a bulk ammonia storage facility; and
- (b) in all instances, a development application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility.

16. AIRPORT AREA RESTRICTIONS

Properties that lie within the area shown in Map 1, Part 5, will have additional subdivision and development restrictions as outlined in Part 5, Section 3, Airport Area Restrictions.

17. RIVER VALLEYS AND SHORELANDS

- (1) Before approving any application in or adjacent to a river valley or shoreland area to locate or expand a land use, or which requires a land use bylaw waiver, the Development Authority shall refer such an application to any local, regional, provincial or federal government agency that, in its opinion, has an interest in land use management.
- (2) No application to locate or expand a land use in or adjacent to a river valley or shoreland area shall be approved unless, in the opinion of the Development Authority, the proposal will not:
 - (a) be located in a flood prone area; and
 - (b) cause soil erosion or damage to a river bank; and
 - (c) cause deterioration of water quality; and
 - (d) hinder the flow of water to the river; and
 - (e) compromise aesthetic quality or natural amenities; and
 - (f) be detrimental to area of ecologically sensitive habitat or of historic or scenic importance; and

- (g) have a detrimental effect on adjoining or nearby agricultural operations if the proposed development is for a non-agricultural use; and
 - (h) have a detrimental effect on existing or proposed recreation areas; and
 - (i) have a detrimental effect on existing or proposed irrigation canals or water diversion structures.
- (3) Notwithstanding Part 4, Section 40(2), a resource extraction and gravel pit operation may be granted an approval to operate or expand in or adjacent to a river valley or shoreland area if an engineering study has been completed that illustrates the use will not be detrimental or can be managed in such manner it will not compromise the matters identified in Part 4, Section 40(2), and the Development Authority in its discretion accepts the findings of the report.
- (4) Where a proposed development is flood protected and is granted permission to locate within the flood fringe area of the 1:100 year flood plain of any watercourse, the Development Authority may request the developer to provide any of the following requirements prior to the issuance of a development permit:
- (a) the registration of a Save Harmless Agreement against the title indemnifying the municipality in case of a subsequent flood causing damage to the development;
 - (b) the provision of an appropriate private sewage disposal system to the satisfaction of the appropriate health authority and the *Safety Codes Act*;
 - (c) a certificate from a qualified Alberta Land Surveyor stating the top of the footings of any proposed development will be at or above the 1:100 flood plain level and proof of such elevation;
 - (d) an assurance that any proposed setback requirements as established by Alberta Environment or other government department are met or exceeded.
 - (e) Notwithstanding that a use may be a permitted or discretionary use in a land use district, a proposed development containing building or structures to be located in the known floodway portion of the flood hazard area shall not be issued a development permit by the Development Authority.
- (5) The standards and requirements of Sections 37 to 40 of Part 4, General Land Use Provisions, Standards of Development, must also be considered and may be applicable.

18. SERVICES, TRANSPORTATION AND UTILITIES FACILITIES

- (1) No application to locate or expand a land use shall be approved unless, in the opinion of the Development Authority, the proposed use will not have a detrimental effect on any:
- (a) transportation or communication system, including provincial highways, railway, airport site or communication facility; or
 - (b) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.
- (2) Any application for development located in the vicinity of a known sour gas pipeline shall be circulated to the Energy Resources Conservation Board for comment.

19. COMPREHENSIVE DEVELOPMENT PLANS, AREA STRUCTURE PLANS AND CONCEPTUAL DESIGN SCHEMES

Where it becomes apparent to the Development Authority or municipality that too much development is being concentrated in one area:

- (a) the Subdivision Authority or Development Authority may, with the approval of the Council, require that future development applications for the area be accompanied by a comprehensive development plan which has been approved by Council; or
- (b) Council may require applicants proposing development in the area to undertake the preparation of an area structure plan or conceptual design scheme.

20. STANDARDS OF DEVELOPMENT (See Part 4 – General Land Use Provisions)

- (1) Part 4 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

21. LANDSCAPING AND SCREENING (See Part 4 – General Land Use Provisions)

22. OFF-STREET PARKING REQUIREMENTS (See Part 4 – General Land Use Provisions)

23. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 5 – Use Specific Provisions)

24. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 5 – Use Specific Provisions)

25. MOVED-IN DWELLINGS AND BUILDINGS (See Part 5 – Use Specific Provisions)

26. HOME OCCUPATIONS (See Part 5 – Use Specific Provisions)

27. SIGN REGULATIONS (See Part 6)

28. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 7)

29. SUBDIVISION CRITERIA (See Part 8)

30. FORMS (See Appendix B)

31. FEES (See Appendix C)

- (5) Unless otherwise authorized in the bylaw, development of hazardous or noxious uses shall be discouraged:
- (a) within a designated hamlet;
 - (b) within the boundary of an Intermunicipal Development Plan where the plan policies do not allow for such consideration;
 - (c) less than 0.8 km (½ mile) from an existing or approved residence;
 - (d) less than 0.8 km (½ mile) from an existing or approved grouped country residential development;
 - (e) less than 1.6 km (1 mile) from a provincial, regional or municipal park or recreation area;
 - (f) less than 0.8 km (½ mile) from either side of a designated highway, unless the parcels is redesignated specifically to accommodate the use, conforms to the policy directions of the Municipal Development Plan, or is provided for in an area structure plan approved by Alberta Transportation;
 - (g) within such distance of other roads as designated scenic, tourist or recreational access roads as established in a municipal bylaw;
 - (h) adjacent to water bodies; or
 - (i) adjacent to an environmentally sensitive or regionally significant area;
- unless the Development Authority or Subdivision Authority is satisfied that suitable measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard or noxious effect on vicinity land uses, and it is therefore reasonable and appropriate to approve the use.
- (6) Unless a use deemed to be hazardous or noxious is specifically listed as a permitted or discretionary use in the land use district, such applications shall require a redesignation to the appropriate industrial land use district prior to the Development Authority making a decision on these types of development permits.

22. HOME OCCUPATIONS

- (1) An approved home occupation shall be valid only for the period of time the property is occupied by the applicant / owner or resident lease holder for the approved use. The business or occupation must be one that is primarily carried out by the owner or lease holder of the residence and not a third party, as the applicant must currently reside in the residential dwelling.
- (2) An application for a home occupation shall only be considered by the Development Authority upon an application endorsed or filed by the registered owner of the property.
- (3) No permit shall be issued if, in the opinion of the Development Authority, the home occupation would undermine the liveability standards of the residential use of the property or any adjacent properties or not be compatible with the agricultural character of the area on rural parcels.

- (4) No permit shall be issued if the parcel does not have a habitable residence, power, on-site potable water supply, a sewage disposal system, and legal and physical access to a municipal all-weather road.
- (5) No advertising shall be permitted on the property except for a window sign and up to one indirectly illuminated sign of 0.37 m² (4 sq. ft.) in Hamlets and 1.48 m² (16 sq. ft.) in all other districts, to be placed against the building or fence. Larger signage may be permitted, if, in the opinion of the Development Authority, the signage does not interfere with the residential or agricultural character of the area.
- (6) The number of on-premises non-resident employees allowed shall be as outlined in the Home Occupation category. – see Section (10) of this part. The number of mobile employees conducting associated work activity off premises of a home occupation shall be taken into consideration and allowed at the discretion of the Development Authority. This may be limited as a condition of a development permit.
- (7) Home occupations may be approved subject to the following criteria and conditions:
 - (a) The use shall not involve the display of goods upon the premises; however, goods may be stored subject to the approval of a Home Occupation 3 by the Development Authority provided the storage of such shall not be exposed to the public view and shall not involve a change in the appearance of the residence or its accessory buildings.
 - (b) No variation from the external appearance and residential character of land or building shall be permitted.
 - (c) A home occupation use is considered the secondary use of a residence or ancillary building to a residence, for an occupation, trade, profession, craft or small scale retail business which must not change the character of the area and does not show significant evidence of such secondary use. Any use which appears more commercial in nature or is on a larger scale may be directed to locate within an appropriate commercial, business light industrial, or industrial land use district.
 - (d) The use shall not generate traffic problems within the district.
 - (e) Consideration shall be given to the potential for a home occupation to impact adjacent uses due to noise, vibration, smoke dust or odours. No offensive noise, vibration, smoke, dust, odours, heat, or glare should be produced by the use.
 - (f) The Development Authority may limit the number of home occupation permits issued to operate per residence if it is of the opinion an additional home occupation may negatively impact the neighbours or area.
 - (g) In a hamlet, a Home Occupation 2 or 3 cannot be issued if a Bed & Breakfast or Tourist Home/Short-term Rental accommodation has been approved for the property.
 - (h) Day homes, for the care of up to six children, are defined as its own use and does not require a development permit as outlined in Part 2.
 - (i) The number of employees, including mobile employees conducting associated work activity off premises of a home occupation, may be limited by the Development Authority and placed as a condition of a development permit. For mobile employees, the Development

Authority shall consider if the employees need to visit the subject home occupation parcel (e.g., pick up vehicles, trailers, supplies etc., to perform work off-site) and how many employee trips per day or week this may entail.

- (8) If at any time, in the opinion of the Development Authority, the conditions of a Home Occupation Permit have not been complied with, the Development Authority may issue a stop order, pursuant to section 645 of the *Municipal Government Act*.
- (9) The following information must be provided when applying for a Home Occupation Permit:
 - (a) proof of ownership and residency;
 - (b) description of business;
 - (c) materials, equipment and/or vehicles that will be used for the Home Occupation;
 - (d) number of resident and non-resident employees on the premises;
 - (e) number of business/clients visits per day;
 - (f) number of parking spaces on the property;
 - (g) projected commercial vehicle traffic volumes related to deliveries or shipping products;
 - (h) materials or information on what type of business activity will be conducted and if it includes processing, assembly, or manufacturing; and
 - (i) type of signage for the Home Occupation.
- (10) Based on the information provided in the application, the Development Authority shall determine what level of Home Occupation Permit is applicable for the operation using the chart below. If a specific Home Occupation level is not listed as a permitted or discretionary use in the applicable land use district the proposal is located within, then a development permit shall not be issued.

	Home Occupation 1	Home Occupation 2	Home Occupation 3
Non-Resident Employees (on premises)	None	Up to 2	Up to 6
Commercial Vehicles and/or Trailers	None	Up to 2	Up to 5
Outside Storage	None	At Development Authority's discretion	At Development Authority's discretion
Parking Stalls	One if there are client visits	One per employee plus one for customers	One per employees, plus one for customers
Client visits	Limited daily or weekly business-related visits	Limited daily or weekly business-related visits	Limited daily or weekly business-related visits

- (11) The Development Authority, in its discretion, may limit the number of client business-related visits to a premise on a daily or weekly basis for a Home Occupation 1, 2, or 3. A Home Occupation 1 should have less daily or weekly client visits than what a Home Occupation 2 or 3 would typically be allowed.
- (12) The days and hours of operation may be defined and limited by the Development Authority to minimize impacts on surrounding residential uses.
- (13) A Home Occupation 3 may be considered by the Development Authority in relation to the size and proportionate scale of the use relative to the residential building and property, and agricultural activities or accessory buildings related to the home occupation may not be subject to the same criteria pertinent to a typical application for a home occupation.
- (14) If, in the opinion of the Development Authority, a Home Occupation Permit may require a detailed review after a limited period of operation to determine if it is compatible with the amenities of the neighbourhood on a more permanent basis, the Development Authority may issue a temporary permit for a defined period of time in accordance with the bylaw.
- (15) A home occupation permit does not exempt compliance with health regulations or any other municipal or provincial regulations.

23. KENNELS – KENNELING, BREEDING AND DOG TRAINING FACILITIES

Sections 21(1) through (14) below shall be applied by the Development Authority for the kennelling, boarding, training or breeding of any such use involving dogs; however, a dog agility or training facility may be exempted from any or all of the requirements in accordance with Section 21(15).

- (1) An application for a development permit must be made to the Development Authority by submitting:
 - (a) a completed development application form;
 - (b) the fee;
 - (c) a site plan indicating the legal description, all property lines and easements, fencing, and the location of existing and proposed development in relation to lot boundaries;
 - (d) a business plan with information on the number of dogs, type of facility proposed, description of how waste (feces) will be managed; and, if a breeding kennel, the type (breed), ratio of females to males, anticipated puppy litters, description of how the facility will meet the *Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations - Edition May 2007* (or subsequent amendment);
 - (e) floor plans, elevations and sections of the kennel buildings at a minimum scale of 1:200 or such other scale as required by the Development Authority; and
 - (f) the floor plan is to illustrate the number and size of pens for the dogs in the building and any outside areas.
- (2) No buildings or exterior exercise area(s) to be used to accommodate dogs shall be allowed within 304.80 metres (1,000 ft.) of any dwelling located on adjacent parcels and a diagram

- (ii) alfalfa processing plants; or
- (iii) anhydrous ammonia storage facilities; or
- (iv) explosives storage or manufacturing facilities; or
- (v) fertilizer manufacturing plants; or
- (vi) gas processing plants; or
- (vii) petrochemical industries or refineries; or
- (viii) metal industries, which are involved in the concentration, refining, smelting, or re-smelting of ores or metals; or
- (ix) warehousing, storage and wholesale distribution facilities associated with the above shall be treated as part of this use. "Waste disposal facility" and "Wastewater treatment plants" are separate uses; and
- (x) such other uses as established by the Development Authority to be similar to the above or to the intent of this definition.

Heliport means an area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.

Highway Commercial means a use which provides goods and/or services essential to the motoring public such as, but not necessarily limited to, service stations, cafes, restaurants, motor hotels, public roadside rest stops and campgrounds, recreation vehicle sani-dumps and commercial recreational development.

Hobby Farm means a development or use of land or buildings and structures related to a small agricultural holding or small scale farm that is maintained without expectation of being a primary source of income. They may be managed as working farms for sideline income, or are even run at an ongoing loss as a lifestyle choice by people with the means to do so, functioning more like a country home than a business. Typically they are merely to provide some recreational land to accommodate a few horses or specialty animals (goats, rabbits, llamas) for hobby or recreational purposes.

Home Occupation means any occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof. No offensive noise, vibration, smoke, dust, odours, heat, or glare should be produced by the use. For all Home occupation categories, a Home Occupation shall not be allowed if the use would be more appropriately located in a Commercial or Industrial district or if it is deemed incompatible with the residential character of the district or the agricultural character of the area on rural parcels.

Home Occupation 1 means a home occupation where very limited traffic will be generated as a result of the operation, no outside storage, and no related vehicles or trailers. Typical such uses may include an in-home office for business administration or book keeping, computer or internet based business, direct sales from home, etc.

Home Occupation 2 means a home occupation that may generate limited business-related visits. Up to two non-resident employees may be employed on-site for this type of home occupation and up to two related vehicles or trailers may be used. Limited outdoor storage may be allowed as part of this type of home occupation.

Home Occupation 3 means a home occupation that will generate daily or weekly business-related visits. Up to six non-resident employees may be employed on-site for this type of home occupation and up to five related vehicles or trailers may be used. Limited outside storage may be allowed as part of this type of home occupation.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface.

Horticulture means the use of land or buildings for an agricultural operation concerned with intensively cultivated plants produced on site, typically utilizing smaller areas of land than extensive agricultural practices, high yield production or specialty crops and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, greenhouses, market gardens, hydroponic, tree farms, wood lots, mushroom farms, sod farms, specialty crops, or experimental crops. All woodlot operations shall comply and adhere to the Woodlot Management Guidelines of Alberta. This use does not include Cannabis Production Facility which is a separate use.

Hospital means a building providing medical treatment on both an in-patient and an out-patient basis and may include provision for outdoor amenity areas, laundry facilities, maintenance buildings and air transport facilities. See "Emergency service".

Hotel/Motel means a building used primarily for sleeping accommodation and accessory services provided in rooms or suites of rooms that may contain bar/kitchen facilities. The building may also contain commercial or other uses and may offer such additional services as parking facilities, restaurant or dining room, room service or public convention facilities.

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Illumination means the lighting of a building, structure, landscaping, or sign by artificial means.

Indoor Storage means the enclosed storage of goods, merchandise, materials or equipment within a building.

Industrial means the use of land and/or buildings for the purpose of manufacturing, processing, refining, storing, and/or distributing materials or products for sale or application elsewhere. Any on-premises sales shall be incidental to the operation of the industry.

Industrial, Grouped means a proposed or existing industrial use which is located on a parcel less than the minimum extensive agricultural parcel size and adjacent to one or more other parcels, either designated or proposed for industrial use or with an existing industrial use.

Industrial, Isolated Single Lot means industrial uses, located or proposed to be located on parcels of land not adjacent to other proposed or existing industrial uses. This use does not include Cannabis production facility which is a separate use.

Industrial Processing and Manufacturing means a development for manufacturing, assembling or fabricating activities on a small or large scale, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does typically