CITY OF Lethbridge

Office of the City Clerk

October 7, 2026

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed against the Decision of the Development Authority on the issuance of a Stop Order on Development Permit DEV 11984 for a Type A Home Occupation at 2 Selkirk Road West.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 60 metres of the development are notified of the hearing by way of this letter. In addition, the owner of the property will also receive a copy of this letter.

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

DATE:	**Thursday, October 29, 2026**
TIME:	**5:00 p.m.**
LOCATION:	**Council Chambers, Main Floor, City Hall** **910 – 4 Avenue South**

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

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

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

Yours truly,

Stephanie Parsonage
Board Clerk,
Subdivision and Development Appeal Board

This information is collected under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, and sections 678 and 686 of the Municipal Government Act, RSA 200 c. M-26 for the purposes of administering and adjudicating appeals before the Board. If you have any questions regarding the collection, use, or retention of this information, contact the SDAB Clerk at sdab@lethbridge.ca.

CITY OF Lethbridge

NOTICE OF APPEAL

Subdivision & Development Appeal Board

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

Site Information		
Municipal Address of Appeal: 2 Selkirk Rd W		(Date Received Stamp) CITY OF LETHBRIDGE RECEIVED OCT 02 2026 OFFICE OF THE CITY CLERK (Office use Only)
Legal Description of Site (must be completed for subdivision appeals)		
Development Application Number or Subdivision Application Number		
Appellant Information		
Name: Christopher Hunkins (Turnoff-Olsen)		
Mailing Address: 2 Selkirk Rd W		
City: Lethbridge	Province: AB	Postal Code: T1K 4N6
Residence #	Business #: 403 835 0980	Email

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

Development Permit	Subdivision Permit	Notice of Order
☐ Approval ☐ Conditions of Approval ☐ Refusal	☐ Approval ☐ Conditions of Approval ☐ Refusal	☑ Notice of Order

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

The grounds for this appeal are as follows:

All trailers and equipment are for personal use. They have been present for several years, bylaw has been aware and approved them. No mini skid steers available for sale have been on or near my property since 2025. Numerous nearby properties have multiple company vehicles, delapitated vehicles, materials and garbage in public view and/or spilling onto public property.

(Attach a separate page if required)

This Personal information is collected under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act and sections 678 and 686 of the Municipal Government Act for the purposes of administering and adjudicating appeals before the Board. Note: **This information will form part of a file available to the public.** If you have any questions regarding the collection of this information, contact the Board Clerk at (403) 320-3030.

Signature of Appellant	Date YYYY MM DD: 2026 10 02

FOR OFFICE USE ONLY

Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD	Date Appellant Notified YYYY MM DD

CITY OF Lethbridge

GATEWAY TO OPPORTUNITY

Planning & Design
Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

STOP ORDER

Our File: **DEN00848**

Date: September 15, 2026 **REGISTERED MAIL**

Christopher Turriff-Olsen
2 Selkirk Road West
Lethbridge, AB T1K 4N6

Vera Lenzen
2 Selkirk Road West
Lethbridge, AB T1K 4N6

RE: Contravention of Conditions of Approval of DEV11984 – Type A Home Occupation and, Contravention of Sections 9.12.1 – Home Occupations – Performance Standards

Subject: Type A Home Occupation Located at 2 Selkirk Road West, Lethbridge, AB

A complaint has been received regarding the following with regard to your Type A Home Occupation for the purpose of a Handyman Service (Chris Fix It):

- You are storing vehicles and equipment related to the home occupation outside at the residence. Specifically, a mechanical lift and two utility trailers (one enclosed and one open deck).

It has also been noted that you are operating a second Home Occupation (Mini Skid Steer Canada) for the purpose of the sale of mini skid steers which is also being stored on a trailer in the road right-of-way.

Your approved Development Permit (DEV11984 - attached) for a Type A Home Occupation outlines the following Conditions of Approval that must be adhered to:

1. That this home occupation shall be conducted in accordance with Section 9.12 (Type A) of Land Use Bylaw 5700 (attached).
2. No customers, clients or suppliers shall visit the premises.
3. No employees shall visit the premises.
4. No outside storage of goods, materials or equipment shall be allowed.
5. There shall be no aspect of the home occupation visible from outside the dwelling.

By storing vehicles and equipment outside at your residence (2 Selkirk Road West), you are in violation of Conditions 4 and 5.

. . . Page 2

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

CITY OF Lethbridge

GATEWAY TO OPPORTUNITY

Planning & Design
Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

You are also in violation of Land Use Bylaw 5700 Section 9.12.1 (Type A) which states:

9.12.1.6	Vehicles:	A vehicle used in the Home Occupation, that may visit or be parked at the Parcel, must be either: - A passenger vehicle, or - A truck or van (excluding a cube van) with a maximum one tonne capacity and 6.0 m length.
9.12.1.7	Storage:	No outside storage of goods, materials, or equipment is allowed

Further, Section 645 of the Municipal Government Act and Section 40(1) of the City of Lethbridge Land Use Bylaw 6300 allows a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, or a development permit or subdivision approval.

Accordingly, Christopher Turriff-Olsen and Vera Lenzen are hereby ordered to:

1. **Immediately upon being served with this Order:**
   a. **Cease the outside storage of any and all vehicles and equipment related to both businesses 'Chris Fix It' and 'Mini Skid Steer Canda' at 2 Selkirk Road West.**
   b. **Provide written proof of the location of where the vehicles and equipment will be stored along with written authorization by the property owner.**

We are hereby providing notice pursuant to Section 542 of the Municipal Government Act, that a site inspection will be conducted by a Development Officer, on or around (30 Days) to assess compliance with this Order.

Failure to comply with this Order may result in a caveat being registered against the property, in addition to other remedies available to the Development Authority, including injunctive relief from the Courts, or other remedies available under applicable legislation.

Additionally, failing to comply with this Order may also result in an offence ticket, pursuant to Bylaw 6300, and the Provincial Offences Procedure Act of Alberta, which may result in a fine of up to $10,000.00.

. . . Page 3

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

CITY OF Lethbridge

GATEWAY TO OPPORTUNITY

Planning & Design
Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

You have the right to appeal this Order to the Subdivision and Development Appeal Board within 21 days from the date of this Order.

P. Colling

Development Officer II
403-320-4140
Pam.Colling@lethbridge.ca

Attachments: DEV11984
Section 9.12 Home Occupations

cc: Secretary – Subdivision and Development Appeal Board
General Manager – Planning and Design Services
Manager – Development Services
Regulatory Services

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

CITY OF Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

PERMIT NO. DEV11984

Address: **2 SELKIRK RD W** District: R-L
Legal: 7710684;19A;10A

Applicant: HURKENS, CHRISTOPHER Phone: (403) 835-0980
Address: 2 SELKIRK RD W LETHBRIDGE, AB T1K 4N6

Development Proposed TO REQUEST TO ESTABLISH A TYPE A HOME OCCUPATION FOR THE PURPOSE OF A HANDYMAN SERVICE. (DESK, PHONE, VEHICLE).
-NO TRAILERS, CUBED VANS, SEMI TRAILERS OR 1 TON TRUCKS.
-NO CUSTOMERS / EMPLOYEES TO THE HOME LOCATION.
-NO OUTSIDE STORAGE OF GOODS, MATERIALS OR EQUIPMENT.

District R-L LOW DENSITY RESIDENTIAL

Land Use HOME OCCUPATION, TYPE A - PERMITTED

CONDITIONS OF APPROVAL

1. That this home occupation shall be conducted in accordance with Section 9.12 (Type A) of Land Use Bylaw 5700 (attached).

2. No customers, clients or suppliers shall visit the premises.

3. No employees shall visit the premises.

4. No outside storage of goods, materials or equipment shall be allowed.

5. There shall be no aspect of the home occupation visible from outside the dwelling.

Decision Date
Mar 09, 2020
Valid Date
Mar 09, 2020

Development Commencement
Provided this decision is not appealed, development shall commence:
- on or after the valid date, and
- within one year of the valid date.

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

CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

PERMIT NO. DEV11984

Development. Authority

JANINE SMALL, DEVELOPMENT OFFICER

STATUTORY PLANS

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

APPEALS

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

FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.
If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentservices@lethbridge.ca.

Permit No. DEV11984

9.12 Home Occupations

9.12.1 Performance Standards:	Type A	Type B	Type C	Type D[6]
9.12.1.1 Customer or student visits:	None	Maximum of 6 customers per day: one at a time, by appointment only	Maximum of 15 students per day: no more than five at a time.	Unlimited
9.12.1.2 Minimum on-site parking spaces:	None	In addition to other required parking: 1 space. (More spaces may be required by the Development Authority. Spaces should not displace occupant parking.)	As required by the Development Authority	In addition to other required parking: 2 spaces. (More may be required by the Development Authority. Spaces shall not displace occupant parking.)
9.12.1.3 Supplier Visits:	None	1 visit per week	1 visit per week	Unlimited
9.12.1.4 Employees:	No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the home occupation			Max. 2 non-resident present at any one time
9.12.1.5 Visibility &/or Signs:	No aspect of the Home Occupation may be visible from outside the dwelling or building. Signs are not permitted.			Max. one fascia sign or one freestanding sign – overhead lit only (no digital). Must be turned off between 11pm and 7am. Max. area $2m^2$

[6] Bylaw 6068 October 29, 2018

9.12.1.6 Vehicles:	A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either: A passenger vehicle or A truck or van (excluding a cube van) with maximum one tonne capacity and 6 metre length.
9.12.1.7 Storage:	No outside storage of goods, materials, or equipment is allowed.
9.12.1.8 Offensive Impacts:	No offensive impacts on the household or neighbouring households, including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed.

9.12.2 Application Requirements:

Notwithstanding the information required for development permit applications described in Section 4.3, applicants for a development permit for a Home Occupation must submit:

9.12.2.1 A full description of the nature of the proposed business, including:

- Number of customers, employees, and supplier visits,
- Days and hours of operation,
- Number, type and storage location of any vehicles, trailers or other equipment used in the business.

9.12.2.2 If applicable, a site plan showing available on-site and on-street parking.

9.12.2.3 Any other information the development officer deems necessary such as a letter from the owner of a property being utilized for storage for equipment used in a home occupation.

9.12.3 Compliance Requirements:

9.12.3.1 Any failure to meet the conditions of the Development Permit for a Home Occupation may result in revocation of the permit.

9.12.3.2 Changes to an approved Home Occupation require the approval of the development authority.

9.12.3.3 A Development Permit for a Home Occupation is not transferable to a new address.

9.12.3.4 A person or business to whom a development permit for a Home Occupation has been issued, or any successor to the permit, shall continuously comply with the requirements of Section 9.12 and the conditions of the Development Permit.[7]

[7] Bylaw 6018 October 17, 2016

CITY OF Lethbridge

Development Authority's Written Submission

For the Subdivision and Development Appeal Board
Hearing Date: October 29, 2026

CITY OF LETHBRIDGE · 1890 · 1906 · GATEWAY TO OPPORTUNITY

DEVELOPMENT ENFORCEMENT NO.
DEN00848

LOCATION
2 Selkirk Road West

LAND USE DISTRICT
R-L Low Density Residential

APPELLANT
Christopher Hurkens (Turriff-Olsen)

APPLICANT / LANDOWNER
Christopher Turriff-Olsen (Landowner)
Vera Lenzen (Landowner)

DEVELOPMENT ENFORCEMENT

Appendix A: Development Permit
Appendix B: Site Inspection Photos
Appendix C: 'Chris Fix It' Business Info
Appendix D: 'Mini Skid Steer Canada' Business Info
Appendix E: Stop Order(s)

The landowner has been issued a Stop Order regarding violations of the Conditions of Approval of a Type A Home Occupation approved at this residence.

ADJACENT DEVELOPMENT

North	Two-Unit Dwelling
South	Single Detached Dwelling
East	Single Detached Dwelling
West	Other Half of Two-Unit Dwelling Shared with This Address

CONTEXT MAP



LAND USE BYLAW SUMMARY

Use: Type A Home Occupation

Proposed Use	Permitted/Discretionary
Type A Home Occupation	Permitted

BACKGROUND

- On March 9, 2020, a Type A Home Occupation Application was received and approved the same day for the purpose of a Handyman Service with a Desk, Phone and Vehicle only. Conditions of Approval on the Development Permit were:
  1. That this home occupation shall be conducted in accordance with Section 9.12(Type A) of Land Use Bylaw 5700. (A copy of this Section of the Bylaw were attached to the approved Development Permit.
  2. No customer, clients or suppliers shall visit the premises.
  3. No employees shall visit the premises.
  4. No outside storage of goods, materials or equipment shall be allowed.
  5. There shall be no aspect of the home occupation visible from outside the dwelling.
- On March 28, 2024, Planning and Design received a complaint that the approved home occupation (Type A) for the purposes of a handyman and landscaping business was storing items related to the business outside in the front yard of the subject property. Enforcement Folder DEN00733 was opened.
- Due to staffing constraints, Planning and Design was unable to conduct a site inspection of the parcel until November 4, 2025. At this time, Regulatory Services had also received a complaint and had conducted a site inspection as well on November 4, 2025. Photos of both inspections are provided in Appendix B.
- On November 4, 2025, a meeting request was sent to some of our internal City departments to discuss how the complaint should be addressed. In attendance were Development Services, Inspection Services and Regulatory Services.
- On November 5, 2025, Development Services conducted research of the company named in the complaint of 'Chris Fix-It' (business name of property owners Type A Home Occupation) and noted equipment being stored in the front yard was for sale. Photos from this search as well as descriptions and prices are provided in Appendix C.

- On November 5, 2025, the Development Officer sent an email to City Solicitor's office to request an opinion on whether a Stop Order could be sent as the property owner was in non-compliance of the Conditions of Approval of his Development Permit (DEV11984 – Appendix A). We were given advice that a Stop Order could be issued at that time and that the landowner could appeal the Order to the Subdivision and Development Appeal Board as per Section 40 of Land Use Bylaw 6300.
- On November 19, 2025, a meeting was arranged by Regulatory Services with the property owner, staff from Development Services and staff from Regulatory Services in attendance. The property owner was advised that he was not in compliance with the conditions of approval of the Type A Home Occupation Development approval and that he was also in violation of the Unsightly Bylaw. It was relayed to the property owner how they were in non-compliance and how they could go about bringing the property into compliance. Was advised that any and all equipment related to the Home Occupation was to be removed immediately.
- Follow-up Site Inspections were then conducted on November 19th, November 24th, December 1st and December 8th, 2025, to determine if the equipment had been removed as required.
- On December 12th, 2025, as the equipment remained on the property, a Stop Order was delivered via registered mail to the property owners requiring the immediate removal of all goods, materials and equipment related to the Type A Home Occupation. The property owners were given 21 days from the date of the Order to appeal. The Stop Order was delivered and signed received on December 19th, 2025. The Stop Order was not appealed by the deadline.
- Staff from Regulatory Services conducted a Site Inspection on January 7th, 2026, and the equipment in the front yard had been removed as required. Only personal items and personal vehicles remained in the front yard.
- This Enforcement folder was closed on January 12th, 2026, as the property owner(s) were in compliance of their approved Type A Home Occupation.
- On September 10, 2026, Development Services received yet another complaint that equipment was again being stored in the front yard of the residence, vehicles appeared to be dropped off by customers which were being repaired in the front yard and that the property owner was operating another business (Mini Skid Steer Canada) from this address that had customers coming to purchase equipment from the residence without approval and without a business license.
- As this was the second complaint received, Development Services went straight to issuing a Stop Order on September 14, 2026. The Order again required the property owners to immediately cease the outside storage of any and all vehicles and equipment related to both businesses 'Chris Fix It' and 'Mini Skid Steer Canada' at this civic address.

- The Order was delivered and signed for on September 17, 2026.
- Again, the property owners were given 21 days from the date of the Order to appeal. The Order was appealed on October 2, 2026.
- Details of the business operations of both businesses (Chris Fix It and Mini Skid Steer Canda) can be found in Appendices C and D.

Context

This Application is heard before the Appeal Board because:

- The Landowner has submitted an appeal.

LEGISLATION & POLICY

Land Use Bylaw 5700

Section 1.4 Definitions

1.4.3 Home Occupation means the accessory use of residential property by the occupant or occupants for an occupation, trade, profession or craft. This use excludes woodworking, welding, machine shops, automotive, or autobody and/or paint shops.

- Home Occupation – Type A means a home business with no customer visits.

Section 9.12 Home Occupations

9.12.1 Performance Standards – Type A

9.12.1.1 Customer or student visits: None

9.12.1.2 Minimum on-site parking spaces: None

9.12.1.3 Supplier visits: None

9.12.1.4 Employees: No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation.

9.12.1.5 Visibility and/or Sign: No aspect of the Home Occupation may be visible from outside the Dwelling or Building. Signs are not permitted.

9.12.1.6 Vehicles: A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either:

A passenger vehicle, or

A truck or van (excluding a cube van) with a maximum one tonne capacity and 6.0 m length.

9.12.1.7 Storage: No outside storage of goods, materials or equipment is allowed.

9.12.1.8 Offensive impacts: No offensive impacts on the Household or neighboring households, including but not limited to noise, dust, odor, fumes, excessive light or fire hazards, are allowed.

Section 40 Stop Orders

(1) If the Development Authority finds that a Development or Use of land or Buildings is not in accordance with the Act, a Development Permit, any document or instrument by which Developments are approved, a subdivision approval, or this Bylaw, the Authority may issue an Order pursuant to Section 645 of the *Municipal Government Act*.

Municipal Government Act

Section 645 Stop Order 645(2)

The development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to comply with Section 645(2)(c) to bring the property into compliance.

CONCLUSION

Planning and Development Services maintains that the Development Authority acted reasonably in issuing the Order, that the Order is fair and that the Order is an appropriate enforcement action in this matter.

CONSIDERATIONS FOR A DECISION

SDAB may wish to consider the following options:

1. Uphold the Order and provide a new deadline for compliance.
2. Given the appellant's continued failure to comply with the Conditions of Approval of the Type A Home Occupation (DEV11984), the Board may wish to consider Section 29(1)(d) Modifications, Suspension or Cancellation of Development Permits of Land Use Bylaw 6300 as part of its decision. This Section states that:
   (1) The Development Authority may decide to modify, suspend or cancel a Development Permit which, apparently, has been:

(d) invalidated through non-compliance with the conditions of approval as per Section 23(1) which states: Any condition which is attached to a Development Permit forms part of the Development Permit and shall be complied with for the Development Permit to remain valid.

Appendix
A.1
DEN00848

CITY OF Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

PERMIT NO. DEV11984

Address: **2 SELKIRK RD W** District: R-L
Legal: 7710684;19A;10A

Applicant: HURKENS, CHRISTOPHER Phone: (403) 835-0980
Address: 2 SELKIRK RD W LETHBRIDGE, AB T1K 4N6

Development Proposed TO REQUEST TO ESTABLISH A TYPE A HOME OCCUPATION FOR THE PURPOSE OF A HANDYMAN SERVICE. (DESK, PHONE, VEHICLE).
-NO TRAILERS, CUBED VANS, SEMI TRAILERS OR 1 TON TRUCKS.
-NO CUSTOMERS / EMPLOYEES TO THE HOME LOCATION.
-NO OUTSIDE STORAGE OF GOODS, MATERIALS OR EQUIPMENT.

District R-L LOW DENSITY RESIDENTIAL

Land Use HOME OCCUPATION, TYPE A - PERMITTED

CONDITIONS OF APPROVAL

1. That this home occupation shall be conducted in accordance with Section 9.12 (Type A) of Land Use Bylaw 5700 (attached).

2. No customers, clients or suppliers shall visit the premises.

3. No employees shall visit the premises.

4. No outside storage of goods, materials or equipment shall be allowed.

5. There shall be no aspect of the home occupation visible from outside the dwelling.

Decision Date
Mar 09, 2020
Valid Date
Mar 09, 2020

Development Commencement
Provided this decision is not appealed, development shall commence:
- on or after the valid date, and
- within one year of the valid date.

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

CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

PERMIT NO. DEV11984

Development. Authority

JANINE SMALL, DEVELOPMENT OFFICER

STATUTORY PLANS

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

APPEALS

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

FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.
If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentservices@lethbridge.ca.

Permit No. DEV11984

Appendix B.1
DEN00848

Development Officer Site Inspection
November 4, 2025


Selkirk Rd W

Appendix
B.2
DEN00848

Regulatory Services
Site Inspection
November 4, 2025


SOUTHLAND

Appendix
B.3
DEN00848

Development Officer
Site Inspection
November 19, 2025


CWL-6714
50
D 0
km/h



Appendix
B.4
DEN00848

Development Officer
Site Inspection
November 19, 2025


SOUTHLAND
SOUTHLAND TRAILERS
SL510-10K
MX-CRT23
CRT23
INDUSTRIAL MT123


Z3
CWL-6714


KRW23

Appendix
B.5
DEN00848

Development Officer
Site Inspection
December 1, 2025



Appendix
B.6
DEN00848

Development Officer
Site Inspection
December 8, 2025



Appendix
B.7
DEN00848

Regulatory Services
Site Inspection
January 7, 2026

Appendix
B.8
DEN00848

Development Officer
Site Inspection
September 11, 2026


SOUTHLAND TRAILERS
SLS10-10K




P 0 km/h

Appendix C.1 DEN00848



If It's Broken, Chris Can Fix It!

With over 10 years experience tackling jobs of all sizes, you can trust Chris Fix It for you next repair, project, or renovation.

I Do (Almost) Everything!

Whether you're a homeowner, landlord, business or maintenance company, I can get you home or business in tip top shape. Here are many of my services:

> Carpentry - Drywall - Painting - Plumbing - Electrical - Product Displays - Fixtures - Locksmithing - Demolition - Blinds/Curtains - Tile - Flooring - Fencing - Trim - Windows and Doors - Furniture - Computer Repair/Setup - Networking - Mac/PC - Data Recovery - Home Theater/TV - Smart Home/Security - Delivery/Moving - Disposal Snow Removal - Landscaping - Roofing - Insulation - Concrete - And More!

See more on my Services page!



I Do Great Work

I pride myself in providing you the best result for the money, no matter what it is.



Services

I pride myself in fixing everything under the sun. From homes to stores to cars to computers and more. Here are a list of my most popular services. If your problem isn't on here, just ask. Even if it's not my forte, I'll hook you up with one of our great partners.

Home/Business

Home Renovation

Make your home really yours! Chris Fix It can take care of every step of your renovation, from demolition, to framing, plumbing, electrical, to drywall, paint, and trim. We can move walls, upgrade your lighting, enlarge windows and finish your basement. We even do flooring, built-ins, and more! I work with qualified subcontractors to ensure every part of the renovation looks great and keeps your family safe.

Commercial

Whether you're a store owner, manager, or a represent a maintenance company, I can help you (or your client) with your project. I can install or repair fixtures, point-of-sale, loss prevention systems, displays, A/V, plumbing, flooring, walls, and more. I have worked with dozens of businesses and traveled across Canada to help multiple store locations.

Tech

Consulting/Purchasing

Get the tech your business or home needs! Computers, laptops, tablets, printers, data storage, and networking hardware. I can help you get exactly what you need, and nothing that you don't, and get it working together smoothly.

Smart Home

Ok Google, Call Chris Fix It! I can install smart lights, speakers, thermostat, locks, switches, cameras, sensors, blinds/curtains, garage door openers, and more! Plus I can set them up with your phone and/or smart assistant and show you how they work. I can even setup routines, so you lights automatically come on at a certain time, or change colour with the sun; or a notification can be sent when the kids arrive home.

Home Theater

Nothing says movie night like a home theater! Get

This site was created using ZOHO Sites

I work with several landlords to ensure their properties are well maintained and ready for tenants. From drywall, paint, and baseboard repair, to appliances, leaks, blown circuits, and damaged locks, I take care of everything so you can focus on other things. I work with tenants and managers to setup scheduling, and report back on issues and what's recommended to correct them.

Move-In Ready Prep

Whether you're selling your home, or just purchased one, I can get you home in tip top shape. From patching holes and scratches in drywall, fixing or replacing damaged baseboard, painting, updating fixtures or appliances, removing junk, landscaping, gutters, floors, replacing outlets/switches and covers, and more, I can help you get top dollar for you home, or make your new house feel like home. I can help you see issues that will turn buyers off, or find issues that your inspector missed.

Carpentry

Whether it's shelving, cabinetry, trim, or other wood work, look no further. I can make you custom pieces that fit you needs and budget, and get your trim, baseboard, and moulding looking better than ever.

Drywall Repair and Installation

From a hole in the wall to a basement remodel, I got your walls covered. I can hang, tape, patch, skim, and sand everything smooth.

Plumbing

Leaky taps have met their match. Get your fixtures replaced much cheaper than with a plumber. Plus I can replace and repair water and sewer pipes, whether PVC, ABS, Pex or Copper.

Electrical

Don't leave your lights hanging. Let me upgrade your fixtures, switches, and outlets. I can also relocate switches and run your home theatre wiring.

Flooring

Get rid of that gross old carpet! I can swap it out for

speakers, program remotes, and help you pick out the components to make your movies pop.

Computer Repair

Mac or PC, I can clean up your computer and get it running like new. I can upgrade components, replace broken screens and keyboards, and help you set everything up. I can even recover lost files! If you need help with your computer, I'm your guy!

Drafting

Don't spend a fortune on layouts. I can create 3D models and 2D shots of your home or renovation simply and cheaply.

Custom Computers

The last thing you need is a cookie-cutter computer that's over-priced, under-powered, and plain unreliable. Get a custom computer built to your needs - whether it be Gaming, AutoCad, 3D Modeling, Graphic Design or Video Editing.

TV/Component Repair

Is your TV not turning on? Are your speakers cracking and popping? Or is your projector all distorted or miscoloured? I can open your electronics, replace the faulty components, and get you back on your way for less.

*Note: Cracked TVs are irrepairable.

Data Recovery/Backup

Did you accidentally delete all of your family photos? Then shut down your computer, call Chris, and I'll get your pictures back pronto! I can recover data from most undamaged drives, or help you find a data center to recover data from failed and damaged drives. Plus, I can help you backup your data so you don't have to worry about ever losing your memories again!

Networking

Get all your devices online, talking, and synced! Plus I can help you stream your movies and music from your computer and phones to your TV with a click of a button.

This site was created using ZOHO Sites

Locksmithing

Get your locks swapped out or rekeyed easily and inexpensively. From deadbolts to door jam repair, from keyless to high-security, I can secure your home. I also replace doors!

Paint

Nothing will get your home looking new as easily and inexpensively as paint. Have me brighten up a drab room for less!

Moving/Delivery/Disposal

With a huge Enclosed Tandem Trailer and High-Roof Van, plus trucks and other trailers, I can get your stuff moved or tossed quickly and cheaply. I have years of experience delivering high-end furniture to ensure your goods arrive in good shape. I have also delivered sensitive medical equipment, vehicles , motorcycles, ATVs and machinery, and trailer loads of product.

Assembly

Don't sweat that IKEA furniture. I can deliver it, get it together, and have it in place before you know it. Or I can build you strong custom pieces from high grade plywood and lumber (much stronger and more beautiful than the particleboard used IKEA and other flat-pack furniture).

Landscaping and Outdoors

Does you yard look like wild prairie? From grass to decks/patios to snow, I can get it looking great again.

Fencing

Make you yard great again, with a fence upgrade. I can strip, repair, and paint your old fence, or replace it with a gorgeous and rock solid new one.

Tile

Shower, Backsplash, or Floor, I can fix, replace, or install tile that'll look great for years to come.

Misc

Tow, Roadside, & Lockout

Stuck on the side of the road? Whether you need a tow, a boost, or to get the keys you locked inside, I can get you on your way.

Automatic Wheel Balancing

Balancing your wheels with lead weights is a thing of the past. Balancing beads automatically balance your wheels and drive assembly, automatically counteract gravel, snow, and mud build up, and keep you running smooth and vibration free. Plus, they can't fall off, and stay balanced for the life of your tire. Starting at $25/wheel.

Tool and Equipment Rental

Automotive Tools

Air and Cordless Impact Wrenches, Jacks, Jack Stands, Sockets, Breaker Bars, Angle Grinders, Die Grinders, Sanders, Polisher. Plus specialty tools, including pullers, brake tools, slide hammer, spring compressors, autobody cups and hammers, and diagnostic tools.

Concrete Tools

Jackhammer, Demolition Hammer, Cordless Rotary Hammer with HEPA Vacuum, Gas Powered 10" Cut-Off Saw, Concrete Mixer, Floats and Trowels.+

This site was created using ZOHO Sites



This Pontiac Grand Prix was in desperate need of a new bumper and fender. After finding suitable replacements and painting it to match, I tore all the damaged components off and put on the new ones. After a bit of polishing, it will look good as new!



Chris Fix It
February 7, 2022 ·

Now introducing You Fix It Westside Rentals! Offering Handtools, Powertools, Automotive Repair Tools, Drywall Equipment, Landscaping Equipment, Moving Equipment, Jackhammers, Concrete Saws, Welding Equipment, Air Compressors with Air Tools and Nailers, Plate Compactor, Trailers, Car Dolly, Dump Trailer, Mini Skid Steer, Mini Excavator, and a Trailerable Aerial Lift! All available for competitive rates on the Westside. Call Chris Fix It to book your rental!

7 3 7

Tilesense · 1y
Hey man! How r u?
Reply

View 1 reply

Darlene Strand Urban · 4y
This is amazing!

Write a comment...



Chris Fix It
March 9, 2025 ·

Transform your yard dreams into reality! Chris Fix It offers Excavation, Grading, and Landscaping services. Whether you need a foundation dug for a garage (pictured), yard leveled out, or new sod put in, Chris Fix It has you covered!

1 1

No comments yet
Be the first to comment.

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This photo is from a post. View post

Chris Fix It
November 21, 2025 ·

No comments yet
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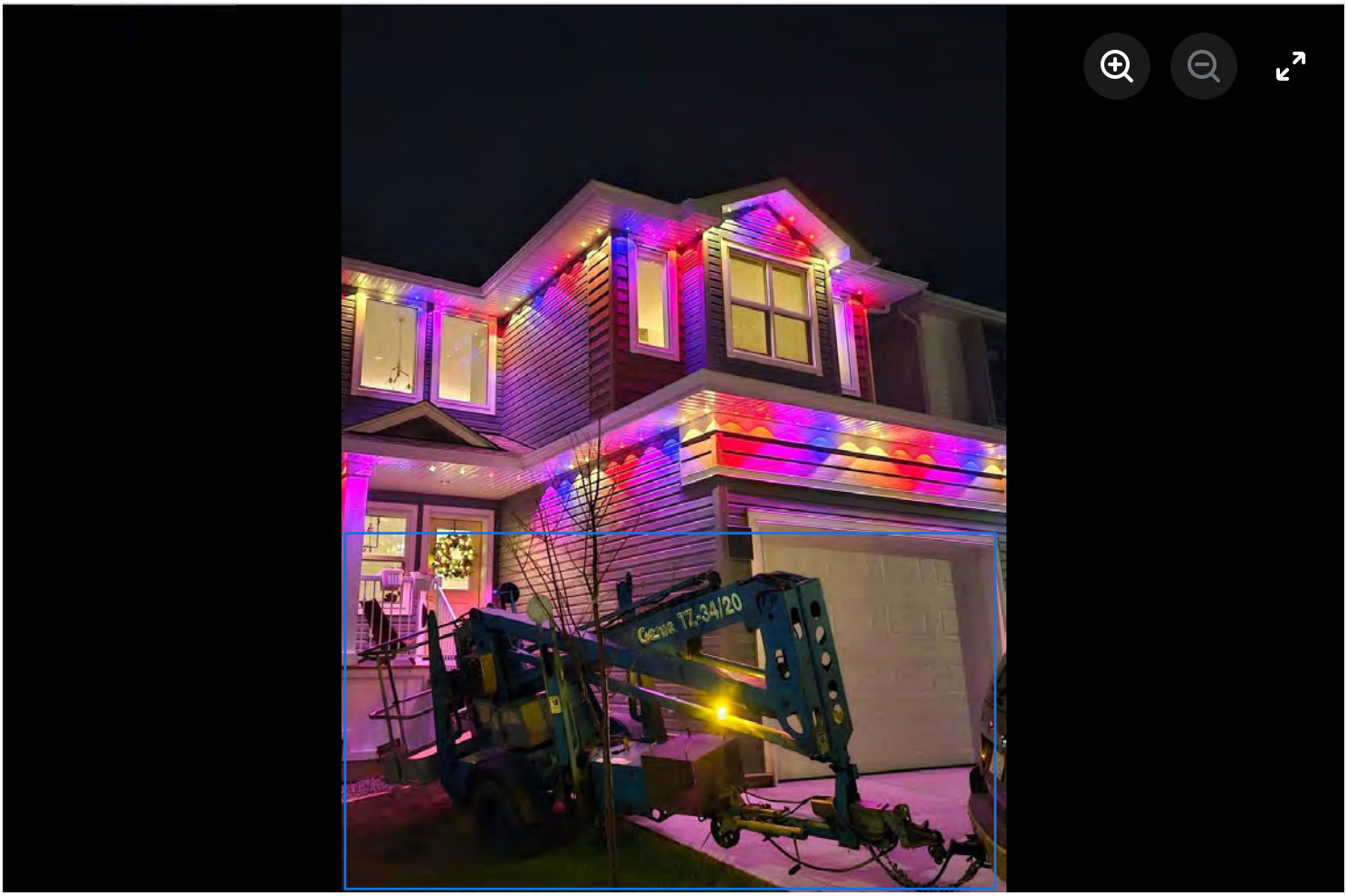


This photo is from a post. View post

Chris Fix It
October 11, 2025 ·

No comments yet
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Write a comment...



This photo is from a post. View post

Chris Fix It
November 16, 2024 ·

1

No comments yet
Be the first to comment.

Write a comment...

Appendix D.1 DEN00848

MINI SKID STEERS CANADA

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About Us

At Mini Skid Steers Canada, we're passionate about offering versatile, compact machines that make tough jobs easier.



Christopher's Personal Mini Skid Steer At Work


KRT23

Our Location

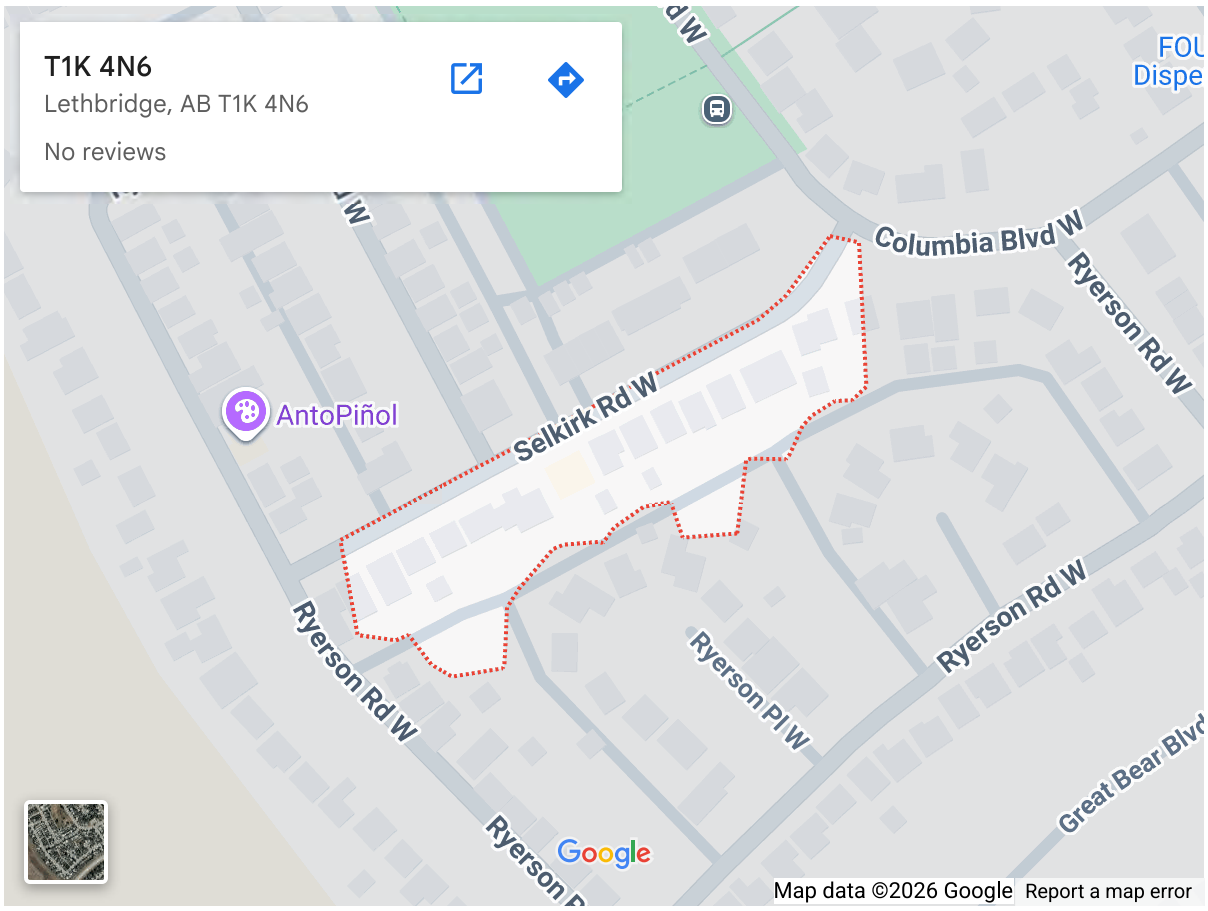
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Powerful Mini Skid Steers

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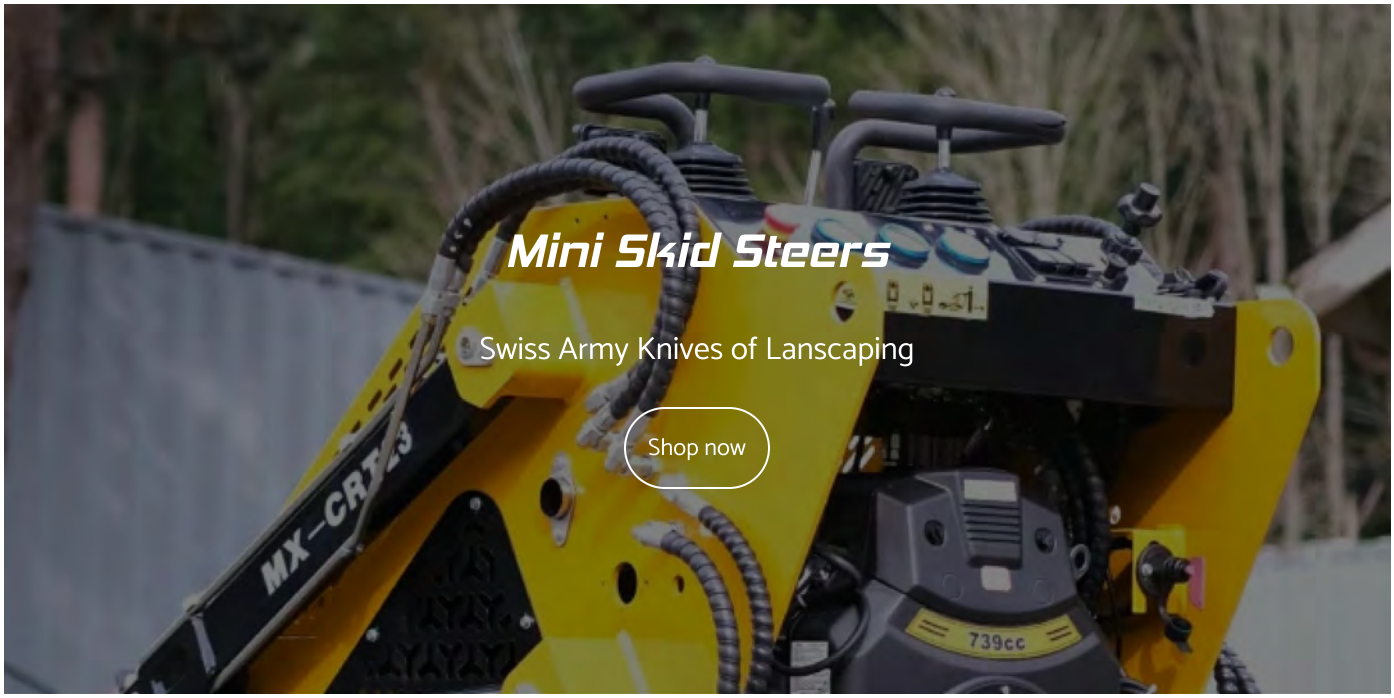

INDUSTRIAL LRT 23

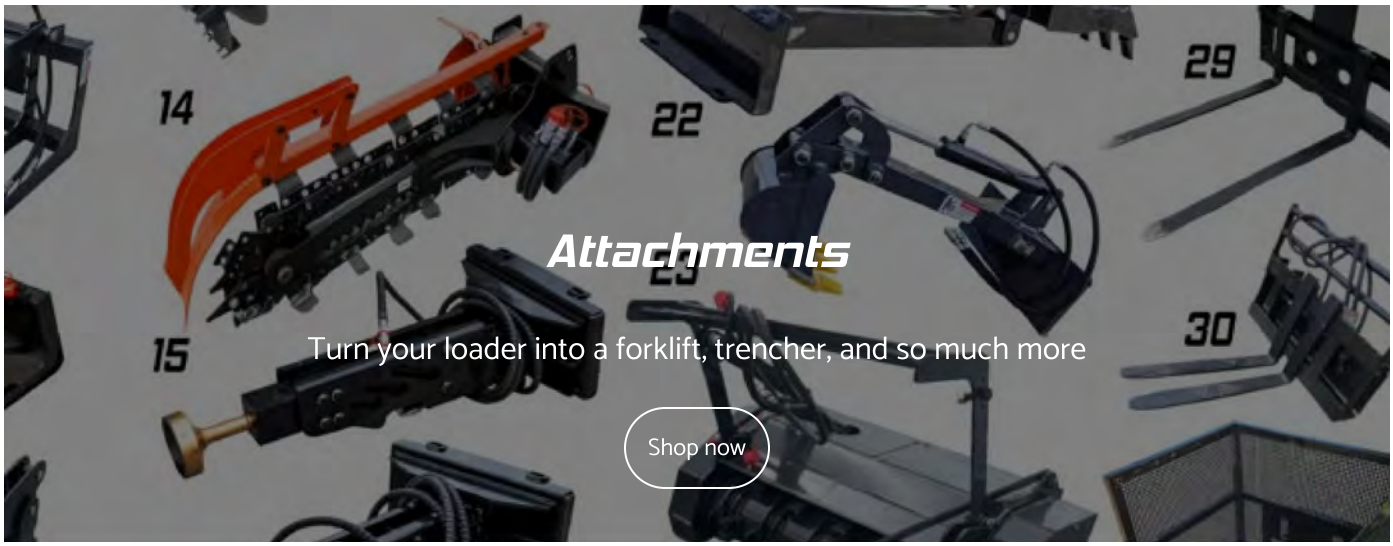

CRT23
AGT

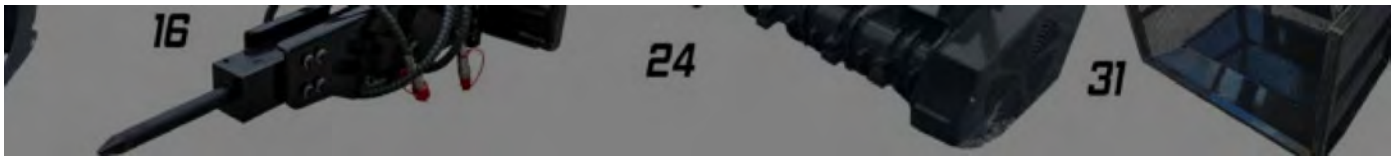
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Arteer QB480

Read more



AGT LRT23

$6,899.00 – $7,149.00

Select options



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$18,399.00

Read more



SDLOOL SL380

$7,899.00

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AGT MX-CRT23

$7,899.00

Add to cart



AGT KTT23

$8,899.00

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Appendix
E.1
DEN00848

GATEWAY TO OPPORTUNITY

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Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

STOP ORDER

Our File: **DEN00733**

Date: December 12, 2025 **REGISTERED MAIL**

Christopher Turriff-Olsen
Vera Lenzen
2 Selkirk Road West
Lethbridge, AB T1K 4N6

RE: Contravention of Section 53(1) (a), (e), (f) and (g) of Land Use Bylaw 6300 – Home Occupations

Subject: Goods, Materials and Equipment Being Stored at 2 Selkirk Road West, Lethbridge, AB

Complaints have been received regarding goods, materials and equipment being stored at the above-noted address. A meeting was held on November 19, 2025, with attendees being members of Regulatory Services, members of Planning & Design and Christopher Turriff-Olsen where it was required that these items be removed. Follow up site inspections conducted on multiple occasions following this date have confirmed that the goods, materials and equipment associated with the approved Type A Home Occupation (DEV11984) to allow a Desk/Phone/Vehicle for the purpose of a Handyman Service have not been removed as required. Therefore, we deem you to be in contravention of:

Land Use Bylaw 6300, Section 53(1)

(a) Customer or student visits: No Customer Visits,
(e) Visibility: No aspect of the Home Occupation may be visible from outside the Dwelling or Building.
(f) Vehicles: A vehicle used in the Home Occupation, that may visit or be parked at the Parcel, must be either:
- a passenger vehicle, or
- a truck or van (excluding a cube van) with a maximum one tonne capacity and 6.0m length,

(g) Storage: No outside storage of goods, materials, or equipment is allowed

Further, Section 645 of the Municipal Government Act and Section 40(1) of the City of Lethbridge Land Use Bylaw 6300 allows a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, or a development permit or subdivision approval.

. . . Page 2

FOIP
Any personal information provided in response to this letter is collected under the Alberta Municipal Government Act and in accordance with Section 33(c) of the Freedom of Information and Protection of Privacy Act. ***Please note that such information may be made public***. If you have any questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 320-7329.

CITY OF Lethbridge

GATEWAY TO OPPORTUNITY

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Main Floor, City Hall
910 – 4th Avenue South
Lethbridge, AB, T1J 0P6

P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

Accordingly, Christopher Turriff-Olsen and Vera Lenzen are hereby ordered to:

1. **Immediately upon being served with this Order:**
   a. **Remove all goods, materials and equipment related to the Type A Home Occupation to allow a Desk/Phone/Vehicle only for the purpose of a Handyman Service approved via Development Permit DEV11984 approved on March 9, 2020.**

We are hereby providing notice pursuant to Section 542 of the Municipal Government Act, that a site inspection will be conducted by a Development Officer, on or around (30 Days) to assess compliance with this Order.

Failure to comply with this Order may result in the revocation of your approved Development Permit DEV11984, in addition to other remedies available to the Development Authority, including injunctive relief from the Courts, or other remedies available under applicable legislation.

Additionally, failing to comply with this Order may also result in an offence ticket, pursuant to Bylaw 6300, and the Provincial Offences Procedure Act of Alberta, which may result in a fine of up to $10,000.00.

You have the right to appeal this Order to the Subdivision and Development Appeal Board within 21 days from the date of this Order.

P. Colling

Pam Colling
Development Officer II

cc: Secretary – Subdivision and Development Appeal Board
General Manager – Planning and Design Services
Manager – Development Services

Attachments: DEV11984
Land Use Bylaw 6300, Section 53 Home Occupations

FOIP
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Appendix
E.2
DEN00848

CITY OF Lethbridge

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P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

STOP ORDER

Our File: **DEN00848**

Date: September 15, 2026 **REGISTERED MAIL**

Christopher Turriff-Olsen
2 Selkirk Road West
Lethbridge, AB T1K 4N6

Vera Lenzen
2 Selkirk Road West
Lethbridge, AB T1K 4N6

RE: **Contravention of Conditions of Approval of DEV11984 – Type A Home Occupation and, Contravention of Sections 9.12.1 – Home Occupations – Performance Standards**

Subject: **Type A Home Occupation Located at 2 Selkirk Road West, Lethbridge, AB**

A complaint has been received regarding the following with regard to your Type A Home Occupation for the purpose of a Handyman Service (Chris Fix It):

- You are storing vehicles and equipment related to the home occupation outside at the residence. Specifically, a mechanical lift and two utility trailers (one enclosed and one open deck).

It has also been noted that you are operating a second Home Occupation (Mini Skid Steer Canada) for the purpose of the sale of mini skid steers which is also being stored on a trailer in the road right-of-way.

Your approved Development Permit (DEV11984 - attached) for a Type A Home Occupation outlines the following Conditions of Approval that must be adhered to:

1. That this home occupation shall be conducted in accordance with Section 9.12 (Type A) of Land Use Bylaw 5700 (attached).
2. No customers, clients or suppliers shall visit the premises.
3. No employees shall visit the premises.
4. No outside storage of goods, materials or equipment shall be allowed.
5. There shall be no aspect of the home occupation visible from outside the dwelling.

By storing vehicles and equipment outside at your residence (2 Selkirk Road West), you are in violation of Conditions 4 and 5.

. . . Page 2

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

CITY OF Lethbridge

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Lethbridge, AB, T1J 0P6

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W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

You are also in violation of Land Use Bylaw 5700 Section 9.12.1 (Type A) which states:

9.12.1.6	Vehicles:	A vehicle used in the Home Occupation, that may visit or be parked at the Parcel, must be either: - A passenger vehicle, or - A truck or van (excluding a cube van) with a maximum one tonne capacity and 6.0 m length.
9.12.1.7	Storage:	No outside storage of goods, materials, or equipment is allowed

Further, Section 645 of the Municipal Government Act and Section 40(1) of the City of Lethbridge Land Use Bylaw 6300 allows a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, or a development permit or subdivision approval.

Accordingly, Christopher Turriff-Olsen and Vera Lenzen are hereby ordered to:

1. **Immediately upon being served with this Order:**
   a. **Cease the outside storage of any and all vehicles and equipment related to both businesses 'Chris Fix It' and 'Mini Skid Steer Canda' at 2 Selkirk Road West.**
   b. **Provide written proof of the location of where the vehicles and equipment will be stored along with written authorization by the property owner.**

We are hereby providing notice pursuant to Section 542 of the Municipal Government Act, that a site inspection will be conducted by a Development Officer, on or around (30 Days) to assess compliance with this Order.

Failure to comply with this Order may result in a caveat being registered against the property, in addition to other remedies available to the Development Authority, including injunctive relief from the Courts, or other remedies available under applicable legislation.

Additionally, failing to comply with this Order may also result in an offence ticket, pursuant to Bylaw 6300, and the Provincial Offences Procedure Act of Alberta, which may result in a fine of up to $10,000.00.

. . . Page 3

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

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P. 403-320-3920
W. Lethbridge.ca
E. PlanningandDesign@lethbridge.ca

You have the right to appeal this Order to the Subdivision and Development Appeal Board within 21 days from the date of this Order.

P. Colling

Development Officer II
403-320-4140
Pam.Colling@lethbridge.ca

Attachments: DEV11984
Section 9.12 Home Occupations

cc: Secretary – Subdivision and Development Appeal Board
General Manager – Planning and Design Services
Manager – Development Services
Regulatory Services

PPA
The personal information collected in response to this letter is authorized by sections 4(a) and 4(c) of the Protection of Privacy Act, the Safety Codes Act and the Municipal Government Act. This information is necessary to issue permits, verify and monitor compliance with safety codes, and for property assessment purposes. **Please be aware that some or all of the information you provide on this form may be made public.** If you have question about the collection or management of personal information, you can contact the City's Privacy Officer at APO@lethbridge.ca or by phoning 311 or 403-320-3111 (if outside of Lethbridge).

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

2 Selkirk Road West

DEN00848

INTRODUCTION

Development Enforcement Folder:

DEN00848

Location:

2 Selkirk Road West

Land Use District:

R-L Low Density Residential District

Current Development:

Two-Unit Dwelling & Type A Home Occupation

Development Enforcement:

The landowner has been issued a Stop Order regarding violations of the Conditions of Approval of a Type A Home Occupation approved at this residence.



VISUAL CONTEXT



BACKGROUND

- March 9, 2020 – Development Permit Application for a Type A Home Occupation for the purpose of a handyman service received.

- Sections of Land Use Bylaw 6300 were reviewed for definition of use and performance standards.

LAND USE BYLAW 5700

Definitions

Home Occupation:

> Home Occupation means the accessory use of residential property by the occupant or occupants for an occupation, trade, profession or craft. This use excludes woodworking, welding, machine shops, automotive, or autobody and/or paint shops.

- Home Occupation – Type A means a home business with no customer visits.

LAND USE BYLAW 5700

Home Occupation – Performance Standards

Performance Standards – Type A

- Customer or student visits: None
- Minimum on-site parking spaces: None
- Supplier visits: None
- Employees: No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation.
- Visibility and/or Sign: No aspect of the Home Occupation may be visible from outside the Dwelling or Building. Signs are not permitted.
- Vehicles: A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either:
  - A passenger vehicle, or
  - A truck or van (excluding a cube van) with a maximum one tonne capacity and 6.0 m length.
- Storage: No outside storage of goods, materials or equipment is allowed.
- Offensive impacts: No offensive impacts on the Household or neighboring households, including but not limited to noise, dust, odor, fumes, excessive light or fire hazards, are allowed.

BACKGROUND

- March 9, 2020 – Application found to be compliant with use definition and standards required.
  - Application approved with Conditions of Approval – DEV11984.
  - Approved Development Permit provided in Agenda A.

BACKGROUND

- March 28, 2024 - Complaint received by Planning and Design:
  - Equipment related to Type A Home Occupation was being stored outside in the front yard.
  - Due to staffing constraints, the complaint could not be followed up on right away.

- November 4, 2025 – Both Development Services and Regulatory Services received a complaint.
  - Site Inspections were conducted by both departments that day.
  - Photos in Agenda B.

- November 5, 2025 – Research of the business website showed photos of equipment related to home occupation stored in the front yard. Business information in Appendix C.

- November 5, 2025 – Development Officer consulted with City Solicitor's office on course of action. Order could be issued as per Section 645 of the Municipal Government Act.

MUNICIPAL GOVERNMENT ACT

Section 645 – Stop Orders

Stop Order 645(2):

The development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to comply with Section 645(2)(c) to bring the property into compliance.

BACKGROUND

- November 19, 2025 – Prior to Order being issued, Regulatory Services arranged a meeting with property owner, staff of Regulatory Services and staff of Development Services.

- November 19, November 24, December 1 and December 8, 2025 – Development Officer conducted weekly site inspections to see if issued was resolved.
    - Photos in Appendix B.

- December 12, 2025 – Stop Order issued to property owner(s) via registered mail.
    - Stop Order received and signed for on December 19, 2025.
    - An appeal of this Stop Order was not received.
    - Stop Order in Appendix E.

- January 7, 2026 – Regulatory Services conducted follow up site inspection.
    - Found all equipment related to Type A Home Occupation had been removed.
    - Development Officer closed Enforcement Folder DEN00733 as compliant and complete.

BACKGROUND

- September 10, 2026 – Another complaint received.
  - Equipment was again being stored in the front yard.
  - Research found that a second business was also being run from the subject parcel.
  - Both companies noted subject parcel address as business address with equipment was for sale and rent.

- September 14, 2026 – Development Services issued a second Stop Order.
  - Property owners were required to again cease the outdoor storage of any and all equipment related to now two businesses ('Chris Fix It' and 'Mini Skid Steer Canada') at the subject parcel. Business information in Appendices C and D.
  - Stop Order in Appendix E.

- The Stop Order was received and signed for on September 17, 2026.

- This Stop Order was appealed by the property owner on October 2, 2026.

CONCLUSION

Planning and Design maintains that the Development Authority acted reasonably in issuing the Order, that the Order is fair and that the Order is an appropriate enforcement action in this matter.

From: Christopher Hurkens
To: Stephanie Parsonage
Subject: [External] Re: SDAB Appeal Package - Oct 29, 2026
Date: Wednesday, October 28, 2026 10:56:39 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'd like to submit the following:

Development Enforcement stated that my property was in compliance on or before January 12th. Development Enforcement only provided one photo of my property in compliance dated January 7th, which only shows a very limited view of my yard.



Here is a photo taken from a similar angle and similar field of view taken today. All trailers present on the property September 10th were also present January 7th and today. Therefore if I was in compliance January 7th I am also in compliance September 10th as well as now.

The enclosed trailer has not moved in at least half a decade, is used for personal storage, and is not part of the business whatsoever. It's been present on the property since 2016, when I used it to move in. The flatdeck is used for transporting my ATVs, as can be seen in the photo above, and has been on my property since 2019 (when I bought my second and third ATV). The trailer mounted aerial lift has not been used for any commercial activity since Bylaw

visited January 7th 2026, but has been used to trim trees and install and service lighting and security cameras on my property. There is no company branding on any trailers, all of the trailers are owned and registered by me personally, and all were purchased for use by me personally.

I do not have mini skid steers on my property for sale nor have I at any point since relocating them prior to January 7th 2026.



This photo shows my mini skid steers on a rural property outside Lethbridge city limits taken December 23rd 2025.



And this taken yesterday shows my mini skid steers relocated elsewhere on that same property. All mini skid steers I have for sale have been exclusively stored here, and units I sell are picked up from here, not at my house, since relocating prior to January 7th. I have numerous photos in the months in between showing the machines at that same property, that can be shown on request, but that seems redundant.

It should also be noted I have open building permits and there is ongoing construction taking place at my property, including both interior and exterior work.

The 7 attached/linked photos show numerous obvious bylaw and development violations in my immediate vicinity. Such as Soot and Sewer, having 2 branded work vans parked immediately out front of their home every night and weekend, for months or more, at 382 McMaster Blvd (on the way to my house); a branded Floor Right van that regularly parks at the same address (82 Ryerson Pl) as a enclosed trailer with visible construction materials, debris, etc pouring out into the alley (same alley as mine); an AMC Eagle that has sat on flat tires at 42 Ryerson Rd W since before I moved in in 2016 and hasn't moved (right beside the entrance to my alley); two delapidated cars in the driveway and another bare car frame and engine parked over the sidewalk at 950 Columbia Blvd, (just before the turn to Selkirk Rd,) which have been there for years; and unattached trailers parked in the alley (not within their property lines), delapidated vehicles, and various garbage and debris encroaching on the alley at 138 Ryerson Rd W (also same alley as mine).

It's incomprehensible that Development Enforcement would concern themselves with personal trailers stored on their owner's property, while ignoring multiple branded company vehicles

down the street one way, multiple trailers parked illegally on public property in the alley the other way, as well as the numerous eyesores explicitly against the Land Use Bylaw. Clearly this is not a legitimate Stop Order, but weaponized or targeted enforcement. Any legitimate enforcement action would focus on the blatant violations of my neighbours, rather than hassling a small contractor over his personal trailers just months after approving those same trailers.

Christopher Hurkens
2 Selkirk Rd W
Lethbridge Alberta Canada

20261028_030515.jpg

20261028_030634.jpg

20261028_031519.jpg

20261028_031655.jpg

20261028_031809.jpg

20261028_031900.jpg

20261028_031927.jpg

On Tue, Oct 27, 2026, 10:56 a.m. Stephanie Parsonage <Stephanie.Parsonage@lethbridge.ca> wrote:

> Good Day,
>
> Please see attached Appeal Package regarding the upcoming Subdivision and Development Appeal Board hearing of Thursday, October 29, 2026 at 5:00pm.
>
> If you have any information you wish to submit to the Board, please deliver it to me via email or in-person at City Hall prior to 12:00 noon, Wednesday, October 28, 2026. Any information you submit will be included in the appeal package and will be reviewed by the Board at the hearing.
>
> The meeting is held in-person. If you are unable to attend the hearing, you may have someone speak on your behalf.
>
> If you have any questions or concerns please let me know.
>
> Thanks,
>
> **Stephanie Parsonage**
>
> **Legislative Officer**
>
> **City Clerk's Office | City of Lethbridge**

P: 403.320.4011

E: Stephanie.parsonage@lethbridge.ca

A: Floor 2, City Hall 910-4th Avenue South,
Lethbridge, AB, T1J 0P6

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