



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

August 24, 2018

Re: Appeal of Development Permit No. DEV10404
Appellant: D. Berringer
Land Use: Low Density Residential (R-L)

Upon hearing representation made by the Development Officer, the Applicant, the Appellant, and other interested parties on Thursday, August 23 2018, it is the decision of the Subdivision and Development Appeal Board that the appeal is **DENIED** and the decision of the Municipal Planning Commission regarding Development Permit DEV10404 on July 17, 2018 to construct a single detached dwelling with a secondary suite on previously developed parcel and a request for a rear setback waiver is hereby **APPROVED**.

REASONS FOR DECISION:

1. It appears that after hearing and reading the information provided, this proposed development, will not negatively impact the neighbourhood.

An appeal against this decision may be made to the Alberta Court of Appeal on a question of law or jurisdiction only. Should you wish to do so, it is recommended that you retain legal counsel.

Please contact this Office if you have any questions regarding the decision. A copy of this decision has been mailed to the owner of the property, and the persons who filed the appeal.

Yours truly,

Wendy Smith, Acting Board Secretary,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV10404**

Subdivision and Development Appeal Board Decision

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

District: R-L

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

Phone: 403-327-9010

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

District R-L LOW DENSITY RESIDENTIAL

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

Waiver REAR YARD SETBACK

CONDITIONS OF APPROVAL

In accordance with the decision of the Subdivision and Development Appeal Board on August 23, 2018, the application to construct a single detached dwelling with secondary suite and a request for a rear setback waiver be APPROVED with the following conditions:

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

Decision Date
Aug 23, 2018

Development Commencement shall be within one year of the decision date



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DEVELOPMENT PERMIT

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PAM COLLING, DEVELOPMENT OFFICER

Development.
Authority

STATUTORY PLANS

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

APPEALS

A decision of the Subdivision and Development Appeal Board is final and is subject only to an appeal upon a question of law or jurisdiction pursuant to Section 688 of the Municipal Government Act, RSA, 2000, as amended.

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. DEV10404