



CITY OF  
*Lethbridge*

Office of the City Clerk

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION**

November 29, 2013

Re: Appeal of Development Permit No. DEV05655

Appellants: Westminster Village Committee, Yvonne  
Palmer- Wilson, Terrence Barry, and Jenifer Palmer

Land Use: R-L(W) (Low Density Residential Westminster)

Upon hearing representation made by the Development Officer, the Applicant, the Appellants, and other interested parties on Thursday, November 28, 2013, it is the decision of the Subdivision and Development Appeal Board that the appeal is **DENIED** and the decision of the Development Officer regarding Development Permit DEV05655 on October 8, 2013 to construct a two-unit dwelling on a previously developed parcel at 116 – 19 Street North is hereby upheld with the added condition:

4. That the tandem parking pad shall be a minimum of 12.2 metres (40 feet) in length

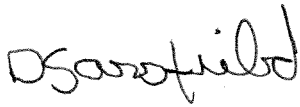
**REASONS FOR DECISION:**

1. The Board recognizes that traffic, noise, parking and property values are concerns for the neighbourhood, but the Board is of the opinion this development would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.

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,

A handwritten signature in black ink that reads "D Sarsfield". The signature is written in a cursive, slightly slanted style.

David Sarsfield, Board Secretary,  
Subdivision & Development Appeal Board

cc City Solicitor  
Development Officer  
Appellants/Neighbouring Property Owners



CITY OF  
*Lethbridge*

**PERMIT NO.  
DEV05655**

**Land Use Bylaw 5700  
DEVELOPMENT PERMIT**

**Subdivision and Development Appeal Board Decision**

Address: **116 19 ST N**  
Legal: 904C;;7

District: R-L(W)

Applicant: BAUMAN, RANDALL  
Address: 838 SILKSTONE CLOSE W LETHBRIDGE AB T1J 5C6

Phone: (780) 918-8574

**Development Proposed** To construct a two-unit dwelling on a previously developed parcel

**District** R-L LOW DENSITY RESIDENTIAL

**Land Use** DWELLING, TWO UNIT - DISCRETIONARY

**CONDITIONS OF APPROVAL**

In accordance with the decision of the Subdivision and Development Appeal Board on November 28, 2013, the application to construct a two-unit dwelling is APPROVED with the following conditions:

1. The dwelling shall be developed in accordance with the plans submitted September 26, 2013. Any changes to these plans require the approval of the Development Officer.
2. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted September 26, 2013 to the satisfaction of the Development Officer.
4. That the tandem parking pad shall be a minimum of 12.2m (40'0") in length.

**Decision Date**  
Nov 28, 2013

**Development Commencement shall be within one year of the decision date**

**Development Authority**

  
PAM COLLING, DEVELOPMENT OFFICER

**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.

**FOIPP**

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 the Manager of Planning and Development Services at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 320-3920, or email [developmentsservices@lethbridge.ca](mailto:developmentsservices@lethbridge.ca).

**Permit No. DEV05655**