



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

March 27, 2015

Re: Appeal of Development Permit No. DEV06797
Appellants: Elaine Davie et al
Land Use: Low Density Residential Westminster (R-L)(W)

Upon hearing representation made by the Development Officer, the Appellant, and other interested parties on Thursday, March 26, 2015, it is the decision of the Subdivision and Development Appeal Board that the appeal is **ALLOWED** and the decision of the Development Officer regarding Development Permit DEV06797 on February 10, 2015 to construct a two-unit dwelling on a previously developed parcel at 112 – 17 Street North is hereby **DENIED**.

REASONS FOR DECISION:

1. Duplexes are discretionary uses under the Low Density Residential Westminster (R-L(W)) District
2. There are already a number of multi-unit dwellings within a constrained area, and a more appropriate use appears to be a single family dwelling
3. The proposed design discourages parking in the rear
4. The proposed design appears to allow for future development into possible additional residential units

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,

David Sarsfield, Board Secretary,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners