



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

July 17, 2015

Re: Appeal of Development Permit No. DEV07138
Appellants: P. Galloway, Mary Bartel, Michael Dak, and
Valerie Fomrades
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, July 16, 2015, 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 DEV07138 on June 9, 2015 to construct a two-unit dwelling on a previously developed parcel at 112 – 17 Street North is hereby **UPHELD**.

REASONS FOR DECISION:

1. Duplexes are discretionary uses under the Low Density Residential Westminster (R-L(W)) District.
2. The applicant has sufficiently modified the application to address the reasons for refusal in the previous Subdivision and Development Appeal Board decision (Section 4.7.2 of the Land Use Bylaw).
3. 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,

David Sarsfield, Board Secretary,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners
Office of the City Clerk, City of Lethbridge, 910 – 4th Avenue South, Lethbridge AB T1J 0P6
403 329 7329



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**PERMIT NO.
DEV07138**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

Subdivision and Development Appeal Board Decision

Address: **112 17 ST N**
Legal: 7570HA;1;7

District: R-L(W)

Applicant: BROCK HOLDINGS LTD.
Address: PO BOX 573 COALHURST AB T0L 0V0

Phone: 403-381-1687

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 July 16, 2015, the application to construct a two-unit dwelling on a previously developed parcel is approved with the following conditions:

1. Duplexes are discretionary uses under the Low Density Residential Westminster (R-L(W)) District.
2. The applicant has sufficiently modified the application to address the reasons for refusal in the previous Subdivision and Development Appeal Board Decision (Section 4.7.2 of the Land Use Bylaw).
3. 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.

Decision Date
Jun 09, 2015

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.

Permit No. DEV07138