



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

August 4, 2017

Re: Appeal of Development Application No. DEV08968
Appellant: Leonard D. Fast
Land Use: Business Industrial (I-B)

Upon hearing representation made by the Development Officer, the Applicant, and other interested parties on Thursday, August 3, 2017, it is the decision of the Subdivision and Development Appeal Board that the appeal is **DENIED** and the decision of the Development Officer to refuse Development Application DEV08968 on June 16, 2017 to construct a new industrial condominium building for a building trade and contractor use with a total gross floor area of 1956 m² at 3954 – 30 Street North is hereby **CONFIRMED**.

REASONS FOR DECISION:

1. The proposal does not comply with the following requirements:
 - a. The 3.5m Utility Right of Way (URW Plan 061 3443) along the property frontage cannot be developed as a storm water detention area serving the private development;
 - b. The proposed design of the property frontage does not meet the landscaping requirements in Section 12.2.9 (Landscaping) and Section 9.17 (Landscaping Design) of the Land Use Bylaw;
 - c. The proposed design does not meet the Parking and Loading Requirements, Section 9.22, of the Land Use Bylaw.

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