



CITY OF  
*Lethbridge*

Office of the City Clerk

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION**

July 7, 2017

Re: Appeal of Development Application No. DEV09182  
Appellants: Rick and Grace Credico  
Peter and Marion Vander Heyden  
Land Use: Low Density Residential (R-L)

Upon hearing representation made by the Development Officer, the Applicant, the Appellants, and other interested parties on Thursday, July 6, 2017, 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 DEV09182 on June 5, 2017 to construct a new two-unit dwelling on a previously developed parcel and a request for a short front yard setback waiver along 6<sup>th</sup> Avenue South at 602 – 28 Street South is hereby **DENIED**.

**REASONS FOR DECISION:**

1. The proposed short front yard setback waiver is excessive.
2. Duplexes are discretionary uses under the Low Density Residential (R-L) District.
3. The Board is of the opinion this development is not consistent with the character of the surrounding neighbourhood.
4. The proposed building mass is not consistent with the surrounding 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,

David Sarsfield, Board Secretary,  
Subdivision & Development Appeal Board

cc City Solicitor  
Development Officer  
Appellants/Neighbouring Property Owners