



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

November 2, 2018

Re: Appeal of Development Permit No. DEV10626
Appellants: Jill and Andy Smith
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, November 1 2018, 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 DEV10626 on September 5, 2018 to construct a Detached Garage with a Secondary Suite at 244 20 Street North is hereby **APPROVED**.

REASONS FOR DECISION:

1. The plans have been revised so that no waivers are required
2. The plans comply with the Land Use Bylaw
3. The proposal does not unduly interfere with or affect the use, enjoyment or value of neighbouring parcels of land

Note 1: It is our recommendation that if there are concerns with the fire and safety of the area, residents should contact Lethbridge Emergency Services.

Note 2: It is our recommendation that if there are concerns with accessibility to the parcel, such as with sidewalk cuts, residents should contact Lethbridge Infrastructure

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



**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

Subdivision and Development Appeal Board Decision

Address: **244 20 ST N**
Legal: 904C;B;15

District: R-L(W)

Applicant: OLIVIER, WES
Address: 4001 SUNDANCE RD COALHURST AB T0L 0V2

Phone: 403-634-8900

Development Proposed To construct a detached garage with a secondary suite. The three required off-street parking stalls will be provided.

District ACCESSORY BUILDINGS - RES

Land Use ACCESSORY BUILDING - PERMITTED
SECONDARY SUITE, NEW - DISCRETIONARY

CONDITIONS OF APPROVAL

In accordance with the decision of the Subdivision and Development Appeal Board on November 1, 2018, the application to construct a detached garage with secondary suite is APPROVED with the following conditions:

1. The detached garage with secondary suite shall be developed in accordance with the plans submitted September 4, 2018. Any changes to these plans require the approval of the Development Officer.
2. A minimum of three off-street parking stall (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted September 4, 2018 to the satisfaction of the Development Officer.

Decision Date
Nov 01, 2018

Development Commencement shall be within one year of the decision date

Development Authority


PAM COLLING, DEVELOPMENT OFFICER

STATUTORY PLANS

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

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.

FOIP

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 Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentsservices@lethbridge.ca.