



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

August 23, 2013

Re: Appeal of Development Application No. DEV05431

Appellant: Clayton McRoberts

Land Use: R-L (Low Density Residential)

Upon hearing representation made by the Development Officer, the Appellant, and other interested parties on Thursday, August 22, 2013, it is the decision of the Subdivision and Development Appeal Board that the appeal is **ALLOWED** and the decision of the Municipal Planning Commission regarding Development Application DEV05431 on July 30, 2013 to refuse a further building height waiver of 0.20m (8") for the detached garage currently under construction at 73 Sunridge Boulevard West is hereby overturned and Development Permit DEV05431 issued with the following conditions:

1. A 0.97% (equal to 3.48 sq m) parcel coverage waiver be granted, allowing the two-storey accessory building to have a maximum 14.97% (equal to 53.51 sq m) parcel coverage.
2. A 2.43m (8'0") building height waiver be granted, allowing the maximum building height for the two-storey accessory building to be 6.93m (22' 9").
3. The development shall be in accordance with the plans submitted July 15, 2013. Any change to these plans requires the approval of the Development Officer.

REASONS FOR DECISION:

1. The Board is of the opinion that the additional 0.20m (8") waiver will not interfere with the neighbourhood amenities and 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,

A handwritten signature in black ink that reads "D Sarsfield". The signature is written in a cursive, slightly slanted style.

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: **73 SUNRIDGE BLVD W**
Legal: 0514162;4;28

District: R-L

Applicant: MCROBERTS, CLAYTON T
Address: 73 SUNRIDGE BLVD W LETHBRIDGE AB T1J 0T4

Phone: (403) 393-4548

Development Proposed A request for a further building height waiver for the detached garage currently under construction.

District ACCESSORY BUILDINGS - RES

Land Use ACCESSORY BUILDING - PERMITTED

Waiver MAX. BUILDING HEIGHT

CONDITIONS OF APPROVAL

In accordance with the decision of the Subdivision and Development Appeal Board on August 22, 2013, the request for a further 0.20m (8") building height waiver is APPROVED with the following conditions:

1. A 0.97% (equal to 3.48 sq m) parcel coverage waiver be granted, allowing the two-storey accessory building to have a maximum 14.97% (equal to 53.51 sq m) parcel coverage.
2. A 2.43m (8'0") building height waiver be granted, allowing the maximum building height for the two-storey accessory building to be 6.93m (22'9").
3. The development shall be in accordance with the plans submitted July 15, 2013. Any change to these plans requires the approval of the Development Officer.

Decision Date
Aug 22, 2013

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.