



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

June 7, 2013

Re: Appeal of Development Application No. DEV05164

Appellants: Linda Naud et al

Land Use: R-L (W) (Low Density Residential Westminster Area)

Upon hearing representation made by the Development Officer, the Appellants, the Applicant, and other interested parties on Thursday, June 6, 2013, 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 DEV05164 on April 18, 2013 to allow the construction of a detached garage with a secondary suite and a request for a building height waiver at 1815 – 6 Avenue North is hereby confirmed with the change in Condition No. 1 so it reads as follows:

1. A 2.51m (8'3") building height waiver be granted, allowing the detached garage to have a maximum building height of 7.01m (23'0")

REASONS FOR DECISION:

1. The Board is of the opinion that by providing off-street parking and access in the front will address the parking concerns.
2. By reducing the building height waiver, will allow the building to conform more to the neighbourhood. This could be done by simply altering the roof pitch.
3. Since these concerns have been addressed, the secondary suite is approved.

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



CITY OF
Lethbridge

**PERMIT NO.
DEV05164**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

Subdivision and Development Appeal Board Decision

Address: **1815 6 AVE N**
Legal: 3842S;;108,109

District: R-L(W)

Applicant: OLIVIER, WESLEY
Address: 125 TEMPLE BLVD W LETHBRIDGE AB T1K 5K1

Phone: (403) 634-8900

Development Proposed To construct a detached garage with a secondary suite and a request for a building height waiver.

District ACCESSORY BUILDINGS - RES

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

Waiver MAX. BUILDING HEIGHT

CONDITIONS OF APPROVAL

In accordance with the decision of the Subdivision and Development Appeal Board on June 6, 2013, the application to construct a detached garage with secondary suite is APPROVED with the following conditions:

1. A 2.51m (8'3") building height waiver be granted, allowing the detached garage to have a maximum building height of 7.01m (23'0").
2. The accessory building with secondary suite shall be developed in accordance with the plans submitted April 16, 2013. Any changes to these plans requires the approval of the Development Officer.
3. A minimum of three off-street parking spaces (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.
4. The exterior appearance of the dwelling shall be in accordance with the plans submitted April 16, 2013 to the satisfaction of the Development Officer.

Decision Date
Jun 06, 2013

Development Commencement shall be within one year of the decision date



CITY OF
Lethbridge

**PERMIT NO.
DEV05164**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT
Subdivision and Development Appeal Board Decision**

**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 developmentservices@lethbridge.ca.

Permit No. DEV05164