



CITY OF  
*Lethbridge*

Office of the City Clerk

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION**

May 13, 2016

Re: Appeal of Development Permit No. DEV07912  
Appellant: Anna Colmo  
Land Use: Low Density Residential (R-L)

Upon hearing representation made by the Development Officer, the Applicant, the Appellant, and other interested parties on Thursday, May 12, 2016, 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 DEV07912 on March 17, 2016 to increase the maximum number of children by five and staff members by one for an existing child care facility at 2803 – 6 Avenue South is hereby **UPHELD**.

**REASONS FOR DECISION:**

1. Child Care, Minor is a discretionary use in the Low Density Residential (R-L) District.
2. The increased children and staff member would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties.
3. Clients appear to be following the signs and directions regarding traffic and parking regulations.
4. The road network will not be impacted significantly by the increase in children and staff.

Note: This Board encourages the operators to continue to monitor parking and traffic around the property.

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





CITY OF  
*Lethbridge*

**PERMIT NO.  
DEV07912**

**Land Use Bylaw 5700  
DEVELOPMENT PERMIT**

**Subdivision and Development Appeal Board Decision**

Address: **2803 6 AVE S**  
Legal: 788JK;4;15;16

District: R-L

Applicant: IRWIN, EVA 1/2 INT  
IRWIN, KEIRA 1/2 INT  
Address: 2217 9 ST COALDALE AB T1M 1B7

Phone: 403-795-1120  
Phone: 403-795-1120

**Development Proposed** To increase the maximum number of children by 5 and staff members by 1. Will be increasing the capacity from 34 to 39 children and staff from 5 to 6. The one additional parking stall can be provided on the existing driveway.

**District** R-L LOW DENSITY RESIDENTIAL

**Land Use** CHILD CARE, MINOR - DISCRETIONARY

**CONDITIONS OF APPROVAL**

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION, MAY 12, 2016:

1. Maximum number of children: 39. Maximum number of staff: 6.  
The applicant must obtain and maintain the relevant provincial license.
2. Off-Street Parking: 6 spaces shall be provided and maintained for this use.
3. Transportation Department recommendation for no parking and 15 minute parking zones be maintained.
4. Hours of operation restricted to Monday - Friday, 6:00 a.m. to 6:00 p.m.

**INFORMATIVE:**

This permit is to increase the maximum number of children by 5 and staff by 1.  
The one additional parking stall can be accommodated on the existing parking pad. Its' width is adequate to allow for 5 stalls on the driveway and one in the attached garage.

CC:  
T J Wood Loo, Regulatory Services  
Darrin Harsch, Building Inspection  
Heath Wright, Fire Prevention  
Doug Broadhead, Fire Prevention  
Southwest Alberta Child & Family Services Authority

**Decision Date**  
May 13, 2016

**Development Commencement shall be within one year of the decision date**



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**PERMIT NO.  
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DEVELOPMENT PERMIT  
Subdivision and Development Appeal Board Decision**

**Development.  
Authority**

  
ANGELA OLSEN, DEVELOPMENT OFFICER

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**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.

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**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](mailto:developmentsservices@lethbridge.ca).

**Permit No. DEV07912**