



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

June 3, 2013

Re: Appeal of Development Application No. DEV05094

Appellants: Don and Kim Aos, Janette Engen, Brent Jochem, and
Eileen McRae

Land Use: R-L (Low Density Residential)

Upon hearing representation made by the Development Officer, the Appellants, and other interested parties on Thursday, May 30, 2013, it is the decision of the Subdivision and Development Appeal Board that the appeal is **DENIED** and the decision of the Municipal Planning Commission regarding Development Permit DEV05094 on April 24, 2013 to allow Child Care, Minor – 34 Children at 2803 – 6 Avenue South is hereby confirmed with the addition of the following condition:

4. Hours of operation restricted to Monday – Friday, 6:00 a.m. to 6:00 p.m.

REASONS FOR DECISION:

1. The Board is of the opinion that traffic, noise, parking and property values do not present undue interference 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,

Aleta Neufeld, Board Secretary,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners



CITY OF
Lethbridge

**PERMIT NO.
DEV05094**

**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 Child Care Minor - 34 Children.

District R-L LOW DENSITY RESIDENTIAL

Land Use CHILD CARE, MINOR - DISCRETIONARY

CONDITIONS OF APPROVAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION OF MAY 30, 2013:

1. Maximum number of children: 34. Maximum number of staff: 5
The applicant must obtain and maintain the relevant provincial license.
2. Off-street Parking: 5 spaces shall be provided and maintained for this use.
3. Transportation Department recommendation for no parking and 15 minute parking zones be enacted.
4. Hours of operation restricted to Monday - Friday, 6:00 a.m. to 6:00 p.m.

cc:
T J Wood Loo, Regulatory Services
Ray Quintal, Building Inspection
Heath Wright, Fire Prevention
Doug Broadhead, Fire Prevention
Southwest Alberta Child & Family Services Authority

Decision Date
May 30, 2013

Development Commencement shall be within one year of the decision date



CITY OF
Lethbridge

**PERMIT NO.
DEV05094**

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

**Development.
Authority**


ANGELA OLSEN, 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.

Permit No. DEV05094