



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

June 21, 2019

Re: Appeal of Development Permit No. 110773
Appellant: Edward Grant
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, June 20 2019, 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 DEV110773 on May 7, 2019 to allow the establishment of a childcare minor with 50 children and 9 staff members at 250 McMaster Boulevard West is hereby **CONFIRMED**.

REASONS FOR DECISION:

1. The traffic counts at Temple Boulevard and McMaster Boulevard West show there are low volumes in 2016 compared to other super collector roads in the City.
2. The proposed development will not significantly change the traffic count and flow.
3. The parking waiver is reasonable considering the number of available parking spaces on public roads.
4. The Board is of the opinion that the additional traffic, noise, and parking 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.

Note: It is recommended that a traffic count and analysis be done at the intersection of Temple Boulevard and McMaster Boulevard West in the Fall to determine if any upgrade to the signal is required.

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: **250 MCMASTER BLVD W**
Legal: 7710705;31;15

District: R-L

Applicant: IRWIN, EVA
Address: 2 NORTHLANDER RD W LETHBRIDGE AB T1J 5G7

Phone: (403) 795-1120

Development Proposed To establish a childcare minor with 50 children and 9 staff members.
Hours of Operation: Monday - Friday (7 am - 5:30 pm)

District R-L LOW DENSITY RESIDENTIAL

Land Use CHILD CARE, MINOR - DISCRETIONARY

CONDITIONS OF APPROVAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION OF JUNE 20, 2019:

1. Maximum number of children: 50. Maximum number of staff: 9
The applicant must obtain and maintain the relevant provincial license.
2. Off-street Parking: A waiver of 5 off street parking spaces shall be granted, thereby requiring 4 off street parking spaces to be provided and maintained for this use, 2 of which, must be signed and maintained for loading/unloading spaces.
3. Hours of operation: Monday thru Friday 7:00 a.m. to 5:30 p.m.

Decision Date
Jun 21, 2019

Development Commencement shall be within one year of the decision date

Development Authority


ANGELA OLSEN, 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.