



CITY OF  
*Lethbridge*

Office of the City Clerk

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION**

April 4, 2018

Re: Appeal of Development Permit No. DEV09976  
Appellants: Ryan Gloer  
Derek Jensen  
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, March 29, 2018, 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 DEV09976 on February 23, 2018 to establish a Type B Home Occupation for the purpose of massage therapy at 215 Dieppe Boulevard South is hereby **APPROVED**.

**REASONS FOR DECISION:**

1. The Developer will be meeting the standards of the Land Use Bylaw and the conditions of the development permit.
2. The Board is of the opinion this development 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,

David Sarsfield, Board Secretary,  
Subdivision & Development Appeal Board

cc City Solicitor  
Development Officer  
Appellants/Neighbouring Property Owners



CITY OF  
*Lethbridge*

**PERMIT NO.  
DEV09976**

**Land Use Bylaw 5700  
DEVELOPMENT PERMIT**

**Subdivision and Development Appeal Board Decision**

Address: **215 DIEPPE BLVD S**  
Legal: 7510721;5;4

District: R-L

Applicant: HEALING ENERGY 4 ALL  
Address: 215 DIEPPE BLVD S LETHBRIDGE AB T1J 3W8

Phone: (403) 308-2041

**Development Proposed** To establish a Type B Home Occupation for the purpose of Massage Therapy with a maximum of six customer visits to the home per day, one at a time, by appointment only. Hours of operation: Monday through Saturday 8:00 a.m. to 4:00 p.m. One additional off-street parking stall provided for customer visits.

**District** R-L LOW DENSITY RESIDENTIAL

**Land Use** HOME OCCUPATION, TYPE B - DISCRETIONARY

**CONDITIONS OF APPROVAL**

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION, MARCH 29, 2018:

1. That this home occupation be conducted in accordance with Section 9.12 (Type B) of Land Use Bylaw 5700. (attached).
2. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are Monday through Saturday 8:00 a.m. to 4:00 p.m.
3. That one off-street parking stall shall be provided and maintained for customer visits to the home. This parking stall shall not displace resident parking at the home. Parking shall be in accordance with the parking layout plan submitted February 22, 2018.

**Decision Date**  
Apr 04, 2018

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

**Permit No. DEV09976**