



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

August 29, 2019

Re: Appeal of Development Permit No. 11392
Appellant: Westminster Village Committee
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, August 29, 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 DEV11392 on August 2, 2019 to allow for the development of a two unit dwelling on a previously developed parcel located at 141 14 Street North is hereby **CONFIRMED**.

The Board considered both the existing and the proposed Westminster Neighbourhood Area Redevelopment Plan. The Board viewed the existing Plan as relevant as it has been passed by the City Council.

REASONS FOR DECISION:

1. The proposed development does not require any waivers.
2. Steps have been taken to reduce the density by the removal of the basement entries to the dwelling.
3. The existing Westminster Neighbourhood Area Redevelopment Plan does not prohibit additional density in this area.
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.

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,

Robert Orth, Board Chair,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners



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**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

**PERMIT NO.
DEV11392**

Subdivision and Development Appeal Board Decision

Address: **141 14 ST N**
Legal: 625C;B;28,29

District: R-L(W)

Applicant: GOLOM, YOHANES KIDNE
GOLOM, TZEKA GRACE
Address: 244 SIXMILE COMMON S LETHBRIDGE AB T1K 5S7

Phone: 403-320-2981
Phone:

Development Proposed A request to develop a two-unit dwelling on a previously developed parcel. The four (4) required off-street parking stalls will be provided.

District R-L LOW DENSITY RESIDENTIAL

Land Use DWELLING, TWO UNIT - DISCRETIONARY

CONDITIONS OF APPROVAL

In accordance with the decision of the Subdivision and Development Appeal Board on August 29, 2019, for the construction of a two unit dwelling on a previously developed parcel, the decision of the Municipal Planning Commission is confirmed with the following conditions:

1. The dwelling shall be developed in accordance with the plans submitted June 14, 2019, and as updated August 2, 2019 with the removal of the basement entries. Any changes to these plans require the approval of the Development Officer.
2. A minimum of four off-street parking spaces (2 per unit) shall be provided and maintained at all times.
3. The exterior appearance of the dwelling shall be in accordance with the plans submitted June 14, 2019, and as updated August 2, 2019, to the satisfaction of the Development Officer.

Decision Date
Aug 29, 2019

Development Commencement shall be within one year of the decision date

Development Authority



JOSHUA BOURELLE, 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.

Permit No. DEV11392