



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

June 26, 2020

Re: Appeal of Development Permit No. 12033
Appellants: Stacey Engleson
Land Use: Low Density Residential (R-L)

Upon hearing representation made by the Development Officer, the Applicant, and other interested parties on Thursday, June 25, 2020, 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 DEV12033 on June 9, 2020 to allow for the development of a the development of a new secondary suite located at 2919 13 Avenue South is hereby **CONFIRMED**.

The Board considered the following:

- South Saskatchewan Regional Plan, Municipal Government Act, the Municipal Development Plan, the Land Use By-law, and any applicable Statutory Plans;
- All submissions, both verbal and written received; and
- The definition of a secondary suite.

REASONS FOR DECISION:

1. The proposed development does not require any waivers.
2. The density of the neighbourhood is lower than average
3. 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.

AND FURTHER THAT the City of Lethbridge follow up on illegal secondary suites within the 100 metre radius of 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,

Walter Kalkan, Board Chair,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners

Office of the City Clerk, City of Lethbridge, 910 – 4th Avenue South, Lethbridge AB T1J 0P6
403 329 7329



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**PERMIT NO.
DEV12033**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

Subdivision and Development Appeal Board Decision

Address: **2919 13 AVE S**
Legal: 7814HS;2;11

District: R-L

Applicant: BROWN, KRISTEN
Address: PO BOX 2132 STN MAIN LETHBRIDGE AB T1J 4K6

Phone: (403) 795-8969

Development Proposed DEMO EXISTING UTILITY ROOM, BATHROOM AND LAUNDRY ROOM IN THE BASEMENT. DEVELOP A NEW SECONDARY SUITE IN BASEMENT. 3 OFF STREET PARKING STALL IN THE FRONT.

District R-L LOW DENSITY RESIDENTIAL

Land Use SECONDARY SUITE, NEW - DISCRETIONARY

CONDITIONS OF APPROVAL

1. The secondary suite is approved and shall be developed in accordance with the plans submitted April 20, 2020, with the exception that the front driveway be limited to a maximum of two stalls.
2. A minimum of three off-street parking spaces (2 for the single detached dwelling and 1 for the secondary suite) shall be provided and maintained at all times.

Decision Date
Jun 09, 2020

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.

Permit No. DEV12033