



CITY OF  
*Lethbridge*

Office of the City Clerk

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION**

August 20, 2020

Appeal of Development Permit No. 12167  
Re: Appellant: Robert Federkeil  
Land Use: Low Density Residential (R-L)

Upon hearing representation made by the Development Officer, the Applicant, and other interested parties on Thursday, August 20, 2020, 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 DEV12167 on July 7, 2020 to allow for the construction of a two unit dwelling on a previously developed parcel located at 439 18 Street North is hereby **CONFIRMED**.

The Board considered the following:

- All submissions, both verbal and written received
- The existing density of the area compared to the maximum density of the area
- The number of multi-unit dwellings in the area

**DECISION:** The Appeal is **DENIED** and the decision of the Development Officer regarding Development Permit DEV12167 on July 7, 2020 to allow for the construction of a two unit dwelling on a previously developed parcel located at 439 18 Street North is hereby **CONFIRMED**.

**REASONS FOR DECISION:**

1. The proposed development does not require any waivers.
2. 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 any illegal secondary suites within the 100 metres 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,

Jennifer Rempel, Board Chair,  
Subdivision & Development Appeal Board

cc City Solicitor  
Development Officer  
Appellants/Neighbouring Property Owners



CITY OF  
*Lethbridge*

**PERMIT NO.  
DEV12167**

**Land Use Bylaw 5700  
DEVELOPMENT PERMIT**

**Subdivision and Development Appeal Board Decision**

Address: **439 18 ST N**  
Legal: 255B;;16

District: R-L(W)P

Address: **441 18 ST N**

District: R-L(W)P

Applicant: KOSTER, CLAYTON H  
Address: 560 FIRELIGHT PL W LETHBRIDGE AB T1J 0B8

Phone: 403-394-6196

**Development Proposed** To construct a two unit dwelling on a previously developed parcel. The four 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 20, 2020, the application to construct a two unit dwelling is APPROVED with the following conditions:

1. The dwelling shall be developed in accordance with the site plan submitted June 22, 2020 and the elevation and floor plans submitted June 16, 2020. 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 16, 2020 to the satisfaction of the Development Officer.

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Informative:

- A. New sanitary and water services will be required for each 1/2 of the unit.
- B. Contact Electrical Design at [gareth.jones@lethbridge.ca](mailto:gareth.jones@lethbridge.ca) for electrical service prior to construction.
- C. Walls exceeding 3.60m in height require site specific engineering.

**Decision Date**  
Aug 20, 2020

**Development Commencement shall be within one year of the decision date**



CITY OF  
*Lethbridge*

**PERMIT NO.  
DEV12167**

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

**Development  
Authority**

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PAM COLLING, DEVELOPMENT OFFICER

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**STATUTORY PLANS**

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

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**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.

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**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).

<b>Permit No. DEV12167</b>
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