

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

Meeting No. 01HR3/15

**Thursday, 9:00 A.M.**  
**January 8, 2015**

**Hearing Room No. 3 (7)**  
**Main Floor, Churchill Building**

Meeting No.: 01HR3/15

Thursday, January 8, 2015

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
HEARING ROOM NO. 3**

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<b><u>TO BE RAISED</u></b>	SDAB-D-14-310	Install one (1)	I
9:00 A.M.		Freestanding Minor	
149831746-001		Digital Off-premises	
		Sign (IMPARK	
		PARKING LOT).	
		10030 – 103 Avenue NW	

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**LUNCH BREAK – 11:15 A.M. TO 11:45 A.M.**

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11:45 A.M.	SDAB-D-15-003	Construct one (1)	II
160987383-001		Freestanding Minor	
		Digital Off-premises	
		Sign (YELLOWHEAD	
		TRAIL).	
		14950 - Yellowhead	
		Trail NW	

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**NOTE:** *Unless otherwise stated, all references to “Section numbers” in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

Meeting No. 01HR3/15

Thursday, January 8, 2015

I

**TO BE RAISED****ITEM I: 9:00 A.M.****FILE: SDAB-D-14-310****AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER**

APPLICATION NO.:	149831746-001.
APPLICATION TO:	Install one (1) Freestanding Minor Digital Off-premises Sign (IMPARK PARKING LOT).
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused.
DECISION DATE:	November 10, 2014.
DATE OF APPEAL:	November 18, 2014.
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	10030 – 103 Avenue NW.
LEGAL DESCRIPTION:	Lot C, Plan 4686S.
ZONE:	CCA Core Commercial Arts Zone.
OVERLAY:	Special Area Downtown Overlay.
STATUTORY PLAN:	Capital City Downtown Plan.

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cont'd....

Meeting No. 01HR3/15

Thursday, January 8, 2015

FILE: SDAB-D-14-310  
9:00 A.M.

DEVELOPMENT OFFICER'S DECISION

“REFUSED - The proposed development is refused for the following reasons:

1) The provision of Landscaping, in accordance with this Bylaw, shall be a condition of the issuance of a Development Permit for any development in the CCA Zone. (Reference Section 55.2(c)). The Development Officer shall have regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development and with the design, location and appearance of other signs on the development. (Reference Section 910.4(5)(a)) of the Downtown Special Area Zoning, Downtown Wide Regulations). For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone (Reference Section 59.2(6)).

The development does not propose any landscaping around the sign to screen the sign base and provide visual relief, and to assist vehicular circulation around the sign, contrary to Section 55.2(c). The architectural design to cover the pole of the sign does not extend to the base, and it is unclear that it extends to both sides of the pole. As such, the treatment to cover the support pole provides an unfinished appearance, contrary to Section 910.4(5)(a)) of the Downtown Special Area Zoning, Downtown Wide Regulations. The placement of a freestanding Off-premises Digital sign in the middle of an at grade non-accessory parking lot with no perimeter landscaping or landscaped parking islands is not in scale with land use characteristics of surrounding development, contrary to Section (Reference Section 59.2(6)).

2) Proposed Signs, with a sign area between 20 square metres and 40 square metres, shall be separated from any other Digital Sign greater than 8.0 square metres or Off-premises Sign, by a distance of 200 metres. (Reference Section 59F.3(5)(e))

Proposed Sign Area: 27.81 square metres: Required separation distance: 200 metres

cont'd....

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FILE: SDAB-D-14-310  
9:00 A.M.

DEVELOPMENT OFFICER'S DECISION CONTINUED

Proposed: 93 metres to Fascia Off-premises Sign located at 10004-103A Avenue facing west (DP 410900-001)

Deficient by: 107 metres

Proposed: 131 metres to Freestanding Off-premises Sign located at 10004-103A Avenue (facing east, no DP)

Deficient by: 69 metres

Proposed: 147 metres to Freestanding Off-premises Sign located at 10004-104 Avenue (along 101 St. near EPCOR facing north south, no DP)

Deficient by: 53 metres

Note: Two signs exist without permits. The City has initiated compliance with respect to these two signs.

ADVISEMENTS: The proposed development is contrary to the Downtown Urban Design Goal (Reference Section 4.3.9 of the Capital City Downtown Plan) which states "Strive for excellence in the quality of public places in the Downtown; encourage the development of distinctive character areas, diverse and exciting urban spaces, human scale architecture and a pedestrian-oriented street, park and open space environment."

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APPELLANT'S SUBMISSION

"We are solicitors for Pattison Outdoor Advertising, the Applicant in the above noted matter. Our clients' Development Permit Application has been refused. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. Minor Digital On-premises Off-premises Signs are a Discretionary Use in the CCA Zone.

cont'd....

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FILE: SDAB-D-14-310

9:00 A.M.

APPELLANT'S SUBMISSION CONTINUED

2. The proposed development complies with all the applicable development control regulations of the Zone and complies with all of the requirements of the applicable Sign Schedule.
3. Alternatively, to the extent any variance may be required, it is submitted that granting the same would be appropriate in the circumstances and that the proposed development would not unduly interfere with the amenities of the neighbourhood nor materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
4. The city's Transportation Department has no objections to the proposed development and has recommended that the "usual conditions" be attached to any approval.
5. The subject location is purely commercial in nature, and there is no risk that residential properties would be affected. Moreover, the proposed development will brighten up an otherwise dreary (though lawful) land use.
6. Such further and other reasons as may be presented at the hearing of this appeal."

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SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to install one (1) Freestanding Minor Digital Off-premises Sign (IMPARK PARKING LOT).

The Site is located between 103 Avenue to the south and 103a Avenue to the north and east of 101 Street, and is zoned CCA Core Commercial Arts Zone, Section 910.5 of the Edmonton Zoning Bylaw 12800. The Site is within the Special Area Downtown Overlay, Section 910. The Site is also within the Commercial Core (Sub Area 1) of the Commercial-Cultural Core of the Capital City Downtown Plan, under Bylaw 15200, approved by City Council on July 7, 2010.

cont'd....

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Thursday, January 8, 2015

FILE: SDAB-D-14-310  
9:00 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

The Subdivision and Development Appeal Board at a hearing on December 3, 2014 made and passed the following motion:

“that SDAB-D-14-310 be TABLED to January 8, 2015.”

A **Minor Digital Off-premises Sign** is a Discretionary Use in the CCA Commercial Arts Zone, Section 910.5(3)(bb).

Under Section 7.9(6) **Minor Digital Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

The submitted Site Plan shows that the proposed Sign is curvilinear and faces eastbound traffic on 104 Avenue and southbound traffic on 101 Street. The proposed Sign is located 13.50 metres from the (north) lot line and 15.00 metres from the (west) lot line. The proposed Sign has a horizontal dimension of 7.57 metres, a vertical dimension of 3.59 metres and a Height of 7.86 metres from Grade to the top of the Sign.

Section 910.5(4)(f) states Landscaping shall be in accordance with Section 55 of the Zoning Bylaw.

Section 55.2(c) states for a development in the CCA Zone, the provision of Landscaping, in accordance with this Bylaw, shall be a condition of the issuance of a Development Permit.

Section 910.4(5) provides:

- a. The Development Officer shall have regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development and with the design, location and appearance of other signs on the development.

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FILE: SDAB-D-14-310

9:00 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

- b. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.

Section 59.2(6) states for all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.

**The Development Officer determined that the proposed development does not propose any landscaping around the sign to screen the sign base and provide visual relief, and to assist vehicular circulation around the sign, contrary to Section 55.2(c).**

**The architectural design to cover the pole of the sign does not extend to the base, and it is unclear that it extends to both sides of the pole. As such, the treatment to cover the support pole provides an unfinished appearance, contrary to Section 910.4(5)(a)) of the Downtown Special Area Zoning, Downtown Wide Regulations.**

**The placement of a freestanding Off-premises Digital sign in the middle of an at grade non-accessory parking lot with no perimeter landscaping or landscaped parking islands is not in scale with land use characteristics of surrounding development, contrary to Section (Reference Section 59.2(6)).**

Section 910.5(4)(g) states Signs shall comply with the regulations found in Schedule 59F.

Schedule 59F.3(6)(e) states, for Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs, proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 square metres or Off-premises Sign as follows:

cont'd....



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FILE: SDAB-D-14-310  
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SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS  
 (CONTINUED)

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 square metres or other Off-premises Sign
Greater than 8.0 square metres to less than 20 square metres	100 metres
20 square metres to 40 square metres	200 metres
Greater than 40 square metres	300 metres

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

**The Development Officer determined the proposed Minor Digital Off-premises Sign has a Sign Area of 27.81 square metres and requires a separation distance of 200 metres from Off-premises Signs. The Development Officer determined there are three Off-premises Signs within the 200 metre separation distance as follows:**

- 1. Fascia Off-premises Sign located at 10004-103A Avenue (facing west) is separated from the proposed Minor Digital Off-premises Sign by 93 metres, which is deficient by 107 metres.**
- 2. Freestanding Off-premises Sign located at 10004-103A Avenue (facing east) is separated from the proposed Minor Digital Off-premises Sign by 131 metres, which is deficient by 69 metres.**
- 3. Freestanding Off-premises Sign located at 10004-104 Avenue (facing north/south) is separated from the proposed Minor Digital Off-premises Sign by 147 metres, which is deficient by 53 metres.**

cont'd....

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FILE: SDAB-D-14-310

9:00 A.M.SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

Schedule 59F.3(6) states Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. the maximum Height shall be 8.0 metres;
- c. the maximum Width shall be 16.0 metres;
- d. the maximum Area shall be:
  - i. ...
  - ii. 65.0 square metres for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 square metres;
- e. ...
- f. ...
- g. ...
- h. ....
- i. ....
- j. ...
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Under Section 6.2(5), **Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.

cont'd....

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FILE: SDAB-D-14-310  
9:00 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
 (CONTINUED)

Section 910.5(1) states the purpose of this Zone is to provide a Zone for a variety of high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment Uses and meet the land use objectives for the Commercial Cultural Core. The intent is to further strengthen the Downtown's central area by providing continuous retail at grade, enhancing arts and entertainment activities, accommodating Residential Uses and making the Core more pedestrian friendly.

Included in the Sustainable Development Department's POSSE system, under "Docs", is a Memorandum dated September 24, 2014 from Tyler Golly, General Supervisor, Sustainable Transportation, Transportation Planning Branch, which indicates that Transportation Services has reviewed the proposed digital sign location and has added conditions. **A copy of the Memorandum from Transportation Services is on file.**

The following permit applications are listed in the Sustainable Development Department POSSE system:

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
604449-002 <b>SDAB-D-97-344</b>	To construct a freestanding general advertising sign (two sided facing East/West)	February 10, 1998; Appeal denied and development refused.
604449-001	To construct a freestanding general advertising sign. (two sided facing East / West).	November 4, 1997; Refused.
582208-001	To construct a freestanding general advertising sign. (two sided - facing East/West).	June 12, 1997; Refused.

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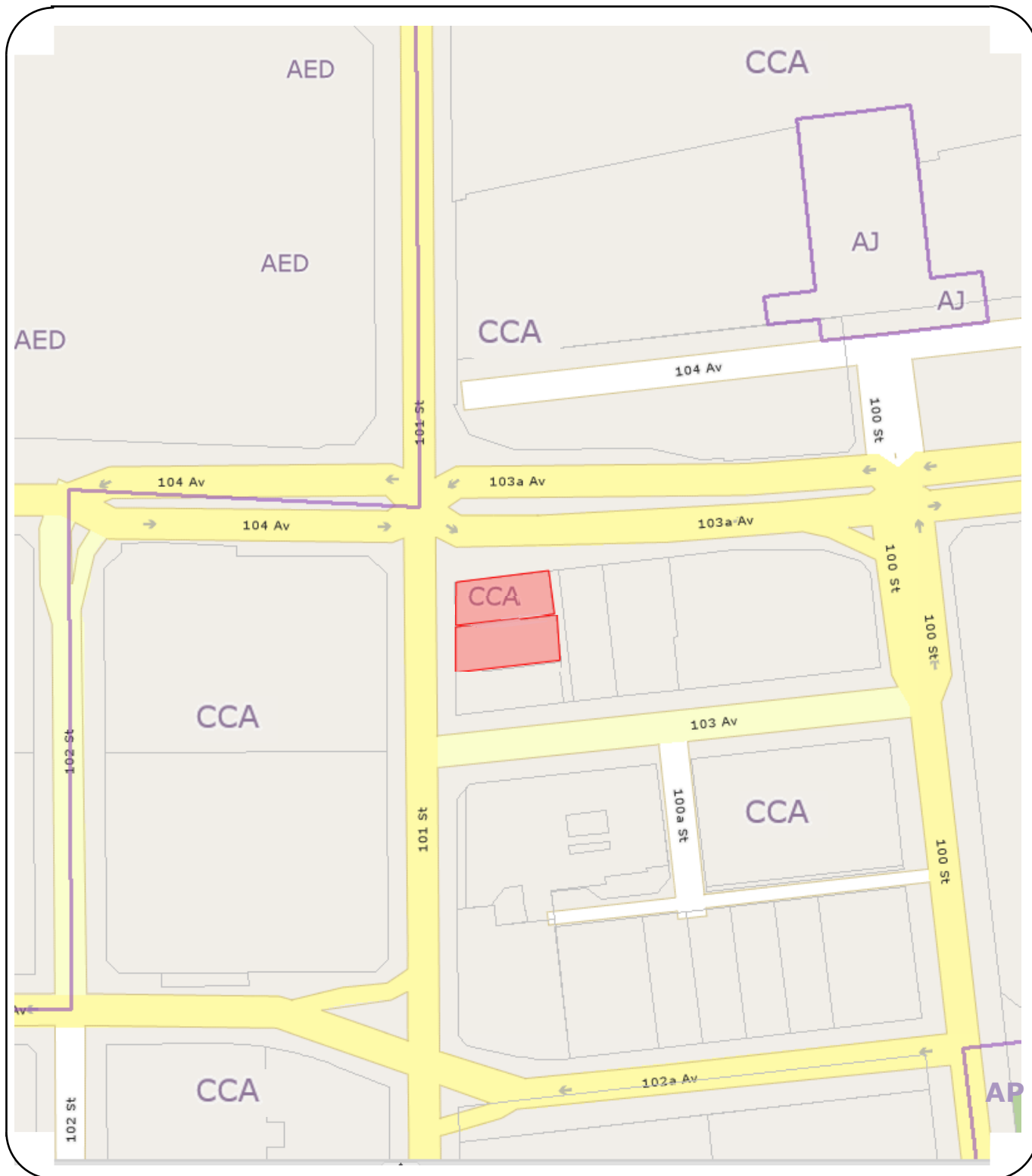
FILE: SDAB-D-14-310

9:00 A.M.

NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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### SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-14-310



Meeting No. 01HR3/15

Thursday, January 8, 2015

II

ITEM II: 11:45 A.M.

FILE: SDAB-D-15-003

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	160987383-001.
APPLICATION TO:	Construct one (1) Freestanding Minor Digital Off-premises Sign (YELLOWHEAD TRAIL).
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused.
DECISION DATE:	November 27, 2014.
DATE OF APPEAL:	December 2, 2014.
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	14950 - Yellowhead Trail NW.
LEGAL DESCRIPTION:	Lot 1, Block 3, Plan 1222066.
ZONE:	CHY Highway Corridor Zone.
OVERLAY:	N/A.
STATUTORY PLAN:	Yellowhead Corridor Area Structure Plan.

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cont'd....

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Thursday, January 8, 2015

FILE: SDAB-D-15-003

11:45 A.M.DEVELOPMENT OFFICER'S DECISION

“REFUSED - The proposed development is refused for the following reasons:

1) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 square metres, or Off-premises Signs. If the proposed Sign Area is 20 square metres to 40 square metres the minimum separation distance from Digital Signs greater than 8.0 square metres or other Off-premises Signs shall be 200 metres. (Reference Section 59F.6(e)).

Proposed Sign Area: 18.60 square metres

Proposed Separation Distance from the approved Minor Digital Off-premises Fascia sign located at 14815-Yellowhead Tr. DP: 152684111-002 (approved by the SDAB Aug 22, 2014) is: 158 metres. Note: the area of this approved sign is 7.3 metres (w) by 5.0 metres (h) = 36.5 square metres (200 metres separation is required).

Deficient by: 42 metres

2) Freestanding On-premises Signs shall have a 45.0 metres radial separation distance from any other Freestanding On-premises Signs, or Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign; (Reference Section 59F.2(3)(c)).

Proposed: The proposed Minor Digital Off-premises Sign is located ~18 metres from the approved Freestanding On-premises Sign (DP 75045837-001: HUSKY).

Proposed: 18 metres

Deficient by: 27 metres

cont'd....

Meeting No. 01HR3/15

Thursday, January 8, 2015

FILE: SDAB-D-15-003

11:45 A.M.

DEVELOPMENT OFFICER'S DECISION (CONTINUED):

3) Proposed Signs with an Area greater than 8.0 square metres shall not be located within any Setback; (Reference Section 59F.3(6)(j))

Required setback for the CHY Zone is 7.5 metres. (Reference Section 350.4(3))

Proposed: Sign area is greater than 8.0 square metres (18.60 square metres) and is located 0.5 metres from southeast property line

Deficient by: 7.0 metres

In the opinion of the Development Authority, approval of a Minor Digital Off-premises Freestanding Sign in this location would adversely impact the built environment by increasing sign proximity and proliferation along the Yellowhead Corridor, contrary to the purpose of the Yellowhead Corridor ASP (Reference Section 3.1.4) to enhance the aesthetics of the Yellowhead Trail Corridor and City Entrances (General Municipal Plan Policy 15.B.3).”

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APPELLANT'S SUBMISSION

“We are solicitors for Pattison Outdoor Advertising, the Applicant in this matter. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. Minor Digital Off-premises Signs are a Discretionary Use in the CHY Zone.
2. The proposed development represents a necessary, minor relocation of a digital sign that has existed in the present location for several years without complaint or incident. But for the fact the subject sign has to be moved a few feet, Section 59F.3(6)(l) would allow for the renewal of the existing period notwithstanding the separation issue discussed below.

cont'd....



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FILE: SDAB-D-15-003

11:45 A.M.

### APPELLANT'S SUBMISSION

3. A variance to the separation distance from an existing, On-premises is required, and it is submitted that granting the same would be appropriate in the circumstances and that the proposed development would not unduly interfere with the amenities of the neighbourhood nor materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
4. The City's Transportation Department has no objections.
5. The subject location is purely commercial in nature, and there is no risk that residential properties would be affected.
6. Such further and other reasons as may be presented at the hearing of this appeal."

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### SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to construct one (1) Freestanding Minor Digital Off-premises Sign (YELLOWHEAD TRAIL).

The site is located on the north side of a frontage road adjacent to Yellowhead Trail, the west side of 149 Street, the east side of 151 Street, and the north and south side of 126 Avenue and is zoned CHY Highway Corridor Zone, Section 350 of the Edmonton Zoning Bylaw 12800. The site is within the Yellowhead Corridor Area Structure Plan, Bylaw 7044 (as amended) approved by Council April 13, 1983.

A **Minor Digital Off-premises Sign** is a Discretionary Use in the CHY Highway Corridor Zone, Section 350.3(24).

Under Section 7.9(6), **Minor Digital Off-premises Sign** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

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FILE: SDAB-D-15-003  
11:45 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS  
 (CONTINUED)

The submitted plans indicate that the proposed Sign is located 0.50 metres from the southeast lot line. The proposed Sign has a horizontal dimension of 6.10 metres, a vertical dimension of 3.05 metres and a Height of 7.92 metres from Grade to the top of the Sign. The proposed Sign faces westbound traffic on Yellowhead Trail and northbound traffic on 149 Street.

Section 350.4(10) states Signs in the CHY Highway Corridor Zone shall comply with the regulations found in Schedule 59F.

Schedule 59F.3(6)(e) states for Minor Digital Off-premises Signs proposed Sign locations shall be separated by any other Digital Sign greater than 8.0 square metres or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 square metres or other Off-premises Sign
Greater than 8.0 square metres to less than 20 square metres	100 metres
20 square metres to 40 square metres	200 metres
Greater than 40 square metres	300 metres

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

**The Development Officer determined the minimum separation distance is 200 metres. The proposed development provides a separation distance of 158 metres, which is deficient by 42 metres.**

cont'd....

Meeting No. 01HR3/15

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FILE: SDAB-D-15-003

11:45 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

Schedule 59F.2(3)(c) states Freestanding On-premises Signs shall have a 45.0 metre radial separation distance from any other Freestanding On-premises Signs, or Major Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign.

**The Development Officer determined a 45.0 metre radial separation distance is required. The proposed development provides a radial separation distance of 18 metres, which is deficient by 27 metres.**

Schedule 59F.3(6)(j) states for Minor Digital Off-premises Signs proposed Signs with an Area greater than 8.0 square metres shall not be located within any Setback.

Section 350.4(3) states a minimum Setback of 7.5 metres shall be required where a Site abuts a public roadway including a Lane that serves a Residential Zone, or where a Site abuts the lot line of a Site zoned Residential.

**The Development Officer determined a Setback of 7.5 metres is required. The proposed development provides a Setback of 0.5 metres from the southeast property line, which is deficient by 7.0 metres.**

**It should be noted** that the subject site does not Abut a Residential Zone.

**Further, in the Development Officer's Reasons for Refusal:**

**In the opinion of the Development Authority, approval of a Minor Digital Off-premises Freestanding Sign in this location would adversely impact the built environment by increasing Sign proximity and proliferation along the Yellowhead Corridor, contrary to the purpose of the Yellowhead Corridor Area Structure Plan (Reference Section 3.1.4) to enhance the aesthetics of the Yellowhead Trail Corridor and City Entrances (General Municipal Plan Policy 15.B.3).**

cont'd....

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FILE: SDAB-D-15-003

11:45 A.M.SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

Schedule 59F.3(6) states Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. the maximum Height shall be 8.0 metres;
- c. the maximum Width shall be 16.0 metres;
- d. the maximum Area shall be:
  - i. ...
  - ii. 65.0 square metres for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 square metres;
- e. ...
- f. ...
- g. ...
- h. ....
- i. ....
- j. ...
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Under Section 6.2(24), **Sign Area** means the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.

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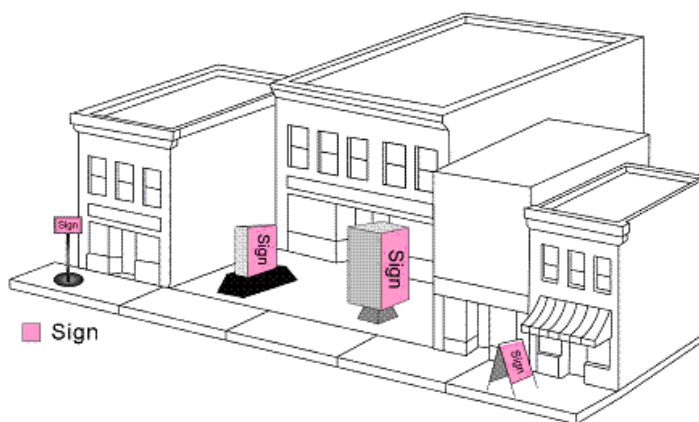
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FILE: SDAB-D-15-003

11:45 A.M.SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

Under Section 6.2(8), **Freestanding Signs** means any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground.



Under Section 6.2(5), **Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.

Under Section 6.2(3), **Copy** means the letters, graphics or characters that make up the message on the Sign face.

Under Section 6.1(1), **Abut** or **abutting** means immediately contiguous to or physically touching, and when used with respect to a lot or Site, means that the lot or Site physically touches upon another lot, Site, or piece of land, and shares a property line or boundary line with it;

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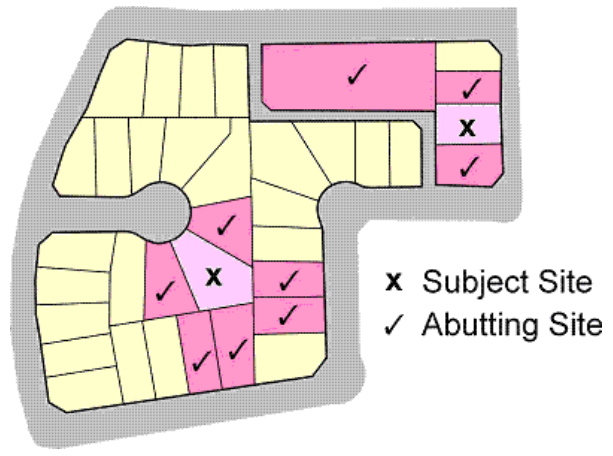
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Thursday, January 8, 2015

FILE: SDAB-D-15-003

11:45 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS  
(CONTINUED)



Under Section 6.1(88), **Setback** means the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space.

Section 350.1 states the purpose of the CHY Highway Corridor Zone is to provide for high quality commercial development along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.

Included in the Sustainable Development Department’s POSSE system, under “Docs”, is an e-mail dated November 7, 2014 from Chad Fremmerlid, Project Engineer, Development Planning, Development Planning and Engineering, which indicates that Transportation Services has no objections to the proposed minor digital sign, subject to conditions and an advisement. **A copy of the e-mail from Transportation Services is on file.**

cont’d....

Meeting No. 01HR3/15

Thursday, January 8, 2015

FILE: SDAB-D-15-003

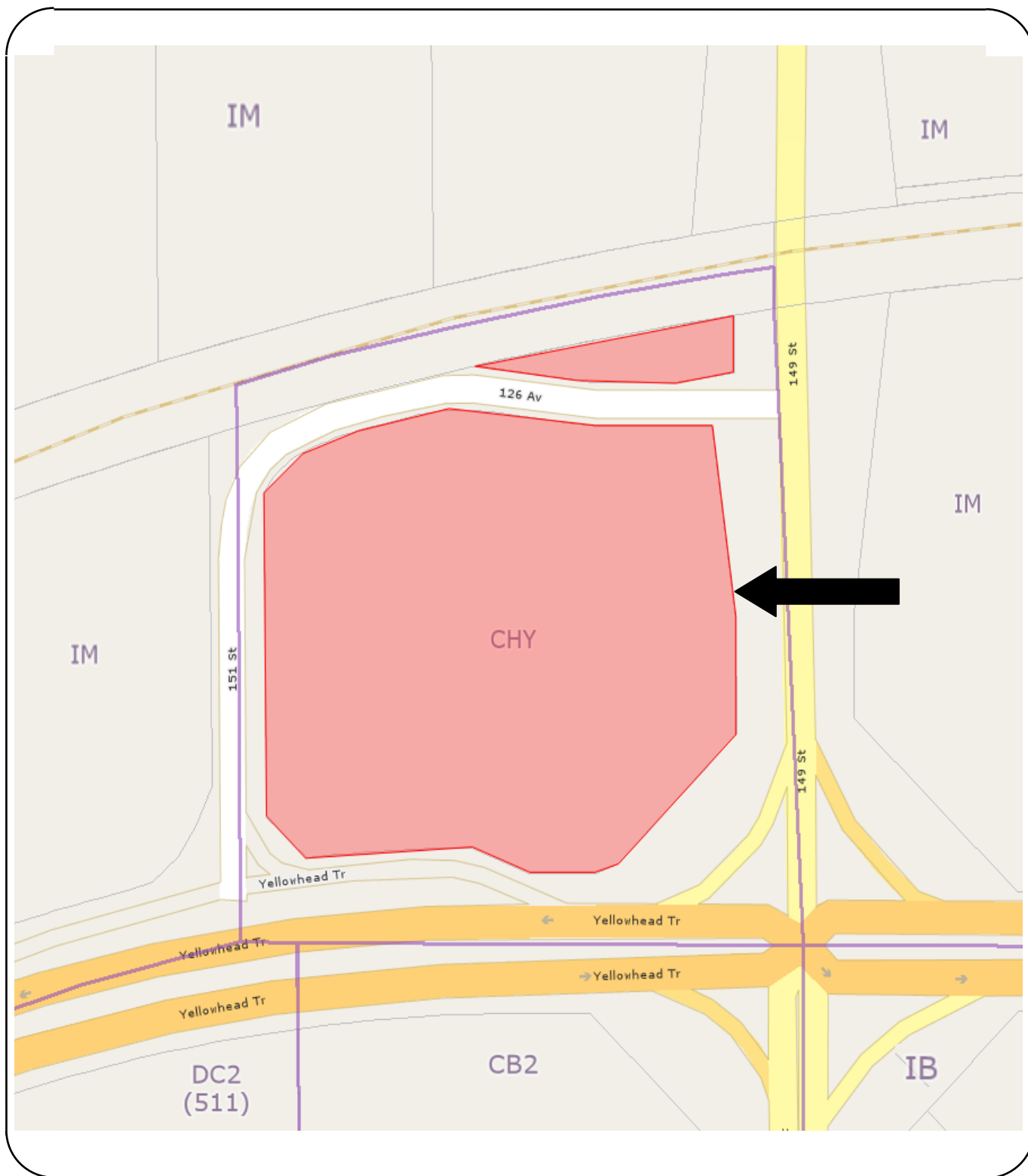
11:45 A.M.SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS  
(CONTINUED)

The following permit application is listed in the Sustainable Development POSSE system:

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
164505863-001	To install (1) Freestanding Off-Premises ("YELLOWHEAD INN") Sign	November 25, 2014; In development review.

NOTICE TO APPLICANT/APELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.



### SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-003





Meeting No. 01/15

Thursday, January 8, 2015

**BUSINESS LAID OVER**

SDAB-D-14-316     An appeal to construct a rear uncovered deck (5.49 metres by 9.78 metres at 1.35 metres in height), existing without permits.  
*January 14 or 15, 2014*

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**APPEAL HEARINGS TO BE SCHEDULED**