

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
April 19, 2017**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

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

I 9:00 A.M. SDAB-D-17-071

To temporarily relocate an existing Minor Alcohol Sales on site from 10210 - 140 Street (222.96 square metres) to 10228 - 140 Street (168.5 square metres) for five years

14004 - Stony Plain Road NW, 14101 - West Block Drive NW
Project No.: 241549099-001

II 11:00 A.M. SDAB-D-17-072

To install (1) Minor Digital On-premises Freestanding Sign (2 Digital panels 0.7metres by 1.4 metres facing North and South) and to remove the existing Freestanding On-premises Sign DP: 000988749-001 (ST. ROSE JUNIOR HIGH SCHOOL)

8815 - 145 Street NW
Project No.: 219851856-001

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-17-071

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 241549099-001

APPLICATION TO: Temporarily relocate an existing Minor Alcohol Sales on site from 10210-140 Street (222.96 square metres) to 10228-140 Street (168.5 square metres) for five years

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 20, 2017

DATE OF APPEAL: March 28, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14004 - Stony Plain Road NW, 14101 - West Block Drive NW

LEGAL DESCRIPTION: Plan 1323051 Unit 3, Plan 1320993 Blk 101 Lot 25

ZONE: DC2.919 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

The following outlines our reasons and some justification for the appeal, which can be expanded upon at the SDAB Hearing:

1. Glenora Liquor has been operating for 20 years without issue from the Grovenor community and school and is an upstanding business and service in the community. The consolidation of properties to create the West Block lands a posed a technicality whereby the Development Officer is forced to refuse the

application. A copy of the terminated Condominium Plan is included for reference in supporting information, as well as a copy of the proposed subdivision plan currently in review by the City of Edmonton.

2. The deficiency is minor in nature (only 5.7m).
3. The Bylaw measurement requirements are flawed in that they are measured as “the crow flies” and do not take into consideration the physical barriers to travel between the Grovenor School to Glenora Liquor which include traveling south to traffic lights at Stony Plain Road to cross 142 Street, a major arterial roadway and impediment.
4. The Bylaw measurement requirements are flawed in that they are written to measure from a “site” (regardless of the physical location of the alcohol sales on that site) and not a “lot” or “unit” which more clearly defines the physical location.
5. The approval of the existing change of use application is temporary in nature (although ultimate tenancy in the new project may pose the same issue).
6. Location of a Liquor Store in a project like West Block does not compromise nor harm the intent of the Separation Distance rules in Section 85. It is our understanding that the reason for this regulation is to put distance between school uses and alcohol sales because there are occasions where liquor stores in certain configurations and locations that may generate undesirable patrons that conflict with the notion of school and community safety. West Block is planned as an upstanding, clean, affluent and well put together project (please watch the video, link above) that will include on site security. Undesirable patrons are not simply a harm to community facilities in close proximity, but a harm to anyone on the premises of project itself, and will be dealt with immediately by onsite security staff and/or appropriate authorities.

The above represents a summary of the reasons for appeal and can be expanded upon in person at the scheduled SDAB Hearing.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,

- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

Designation of direct control districts

641(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section DC2.919.3.q of the DC2.919 Site Specific Development Control Provision, **Minor Alcohol Sales** is a **listed Use**.

Under section 7.4(32), **Minor Alcohol Sales** means:

development used for the retail sale of any and all types of alcoholic beverages to the public. This Use may include retail sales of related products such as soft drinks and snack foods. The maximum Floor Area for this Use shall be no more than 275 m² per individual business premises.

Section DC2.919.5.i of the DC2.919 Site Specific Development Control Provision states:

Only one of either Major Alcohol Sales or Minor Alcohol Sales may be located on this site. [...].

Section 720.3(3) states:

All Regulations in the Zoning Bylaw shall apply to development in the Direct Control Provision, unless such Regulations are specifically excluded or modified in a Direct Control Provision.

Section DC2.919.1 of the **DC2.919 Site Specific Development Control Provision** states that the **General Purpose** is:

...To accommodate a vibrant, pedestrian-friendly mixed-use development that is integrated with the surrounding neighbourhoods and connected to the future LRT station.

Major Alcohol Sales and Minor Alcohol Sales regulations

Section 85.4 states:

Any Site containing a Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 100 m from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Major Alcohol Sales or Minor Alcohol Sales. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:

- a. the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
- b. the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;
- c. the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and
- d. the term "public lands" is limited to Sites zoned AP, and active recreation areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw, that are zoned A; it does not include passive areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw and other areas zoned A.

Section 85.5 states:

Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).

Development Officer's Determination:

1) Section 85.4 - Any Site containing a Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 100 m from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Major Alcohol Sales or Minor Alcohol

Sales. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:

a) the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;

b) the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;

c) the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and

d) the term "public lands" is limited to Sites zoned AP, and active recreation areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw, that are zoned A; it does not include passive areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw and other areas zoned A.

Section 85.5 - Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).

The required distance from the site boundary to the Grovenor Park/Grovenor School site boundary is 100m.

Proposed: 94.3m

Deficient by: 5.7m

[unedited]

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*.

	Project Number: 241549099-001 Application Date: FEB 17, 2017 Printed: March 20, 2017 at 4:00 PM Page: 1 of 2		
<h2>Application for Major Development Permit</h2>			
<p>This document is a Development Permit Decision for the development application described below.</p>			
Applicant	<table border="1"> <tr> <td data-bbox="829 474 1252 617"> Property Address(es) and Legal Description(s) 14004 - STONY PLAIN ROAD NW Plan 1323051 Unit 3 14101 - WEST BLOCK DRIVE NW Plan 1320993 Blk 101 Lot 25 </td> </tr> <tr> <td data-bbox="829 625 1414 751"> Specific Address(es) Suite: 10228 - 140 STREET NW Entryway: 10228 - 140 STREET NW Building: 10220 - 140 STREET NW </td> </tr> </table>	Property Address(es) and Legal Description(s) 14004 - STONY PLAIN ROAD NW Plan 1323051 Unit 3 14101 - WEST BLOCK DRIVE NW Plan 1320993 Blk 101 Lot 25	Specific Address(es) Suite: 10228 - 140 STREET NW Entryway: 10228 - 140 STREET NW Building: 10220 - 140 STREET NW
Property Address(es) and Legal Description(s) 14004 - STONY PLAIN ROAD NW Plan 1323051 Unit 3 14101 - WEST BLOCK DRIVE NW Plan 1320993 Blk 101 Lot 25			
Specific Address(es) Suite: 10228 - 140 STREET NW Entryway: 10228 - 140 STREET NW Building: 10220 - 140 STREET NW			
Scope of Application To temporarily relocate an existing Minor Alcohol Sales on site from 10210-140 Street (222.96m ²) to 10228-140 Street (168.5m ²) for 5 years.			
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="256 926 808 1035"> Class of Permit: Gross Floor Area (sq.m.): 168 New Sewer Service Required: N Site Area (sq. m.): 1822.84 </td> <td data-bbox="829 926 1414 1035"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 168 New Sewer Service Required: N Site Area (sq. m.): 1822.84	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 168 New Sewer Service Required: N Site Area (sq. m.): 1822.84	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
<p>I/We certify that the above noted details are correct. Applicant signature: _____</p>			
Development Application Decision Refused			
THIS IS NOT A PERMIT			



Project Number: **241549099-001**
 Application Date: FEB 17, 2017
 Printed: March 20, 2017 at 4:00 PM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

1) Section 85.4 - Any Site containing a Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 100 m from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Major Alcohol Sales or Minor Alcohol Sales. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:

- a) the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
- b) the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;
- c) the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and
- d) the term "public lands" is limited to Sites zoned AP, and active recreation areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw, that are zoned A; it does not include passive areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw and other areas zoned A.

Section 85.5 - Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).

The required distance from the site boundary to the Grovenor Park/Grovenor School site boundary is 100m.
 Proposed: 94.3m
 Deficient by: 5.7m

Rights of Appeal

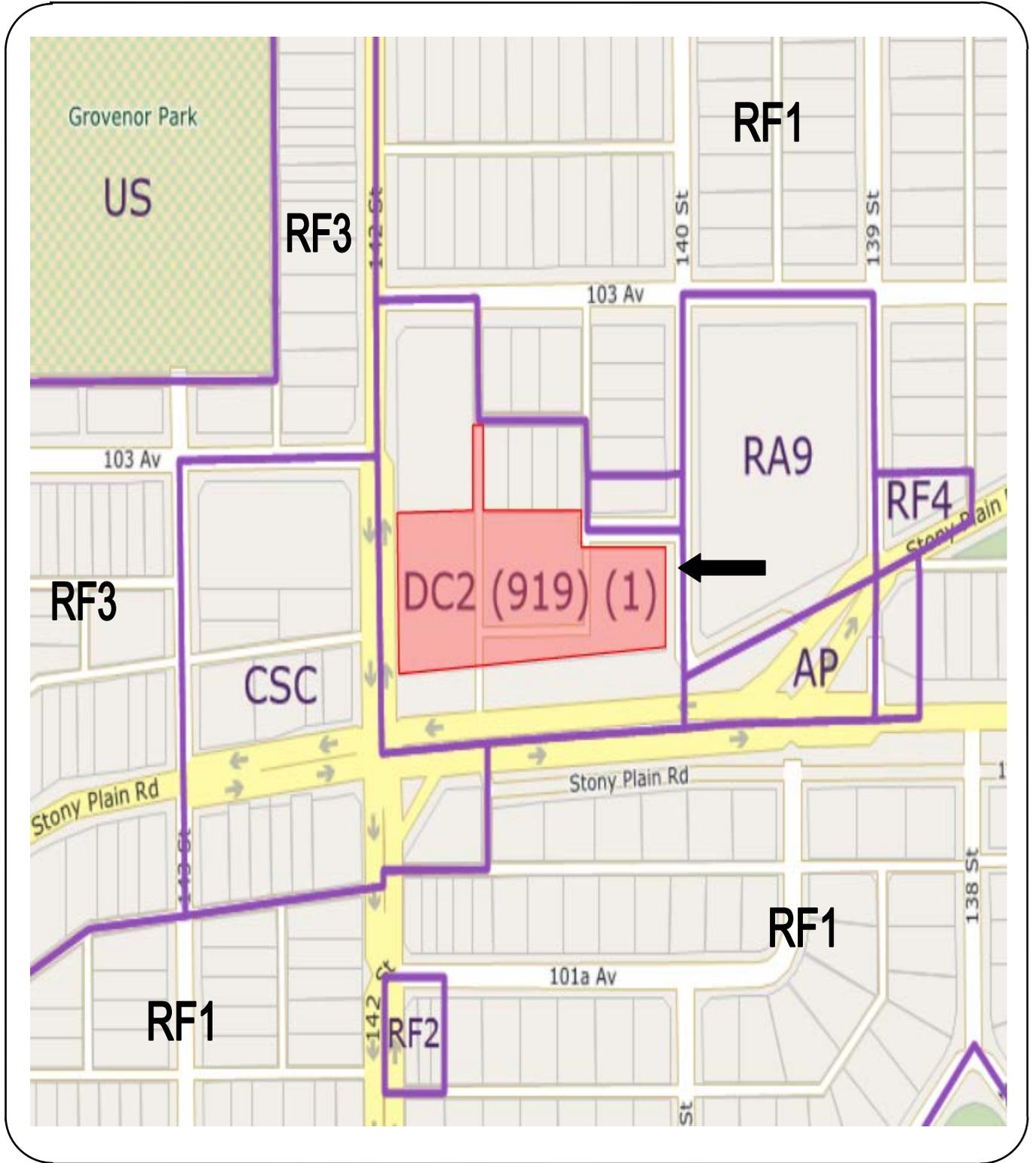
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Mar 20, 2017 **Development Authority:** BUCCINO, SAMANTHA **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$271.00	\$271.00	03928455	Feb 17, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$271.00	\$271.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-071



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 219851856-001

APPLICATION TO: Install (1) Minor Digital On-premises Freestanding Sign (2 Digital panels 0.7 metres by 1.4 metres facing North and South) and to remove the existing Freestanding On-premises Sign DP: 000988749-001 (ST. ROSE JUNIOR HIGH SCHOOL).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: March 6, 2017

NOTIFICATION PERIOD: March 14, 2017 through March 28, 2017

DATE OF APPEAL: March 27, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8815 - 145 Street NW

LEGAL DESCRIPTION: Plan 1760KS Blk 11 Lot 1

ZONE: (US) Urban Services Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

This LED sign should not be approved. The brightness of the sign as well as rotating information makes it distracting for drivers and students. The sign will also emit off light onto the neighbouring houses. 145 Street is NOT a major street and allowing light signs into a residential neighbourhood is not conducive to a family-friendly atmosphere.

I am not sure why the City of Edmonton is catering to the "needs" of the Junior High who already has an interchangeable letter sign out front. When there is easily forms of electronic communication that can go out to parents (email and text messages specifically), newsletters, plus the existing sign out front which is more than sufficient. Perhaps they could use this money to develop an internal system that parents to communicate with them and see how their kids are performing.

I do not not want to lose the current enjoyment of my house from the light emitted by this sign, the distracted drivers and the distracted teens crossing the street. Lastly the approval of such a sign will result in a reduction in the appeal of real estate on our street and therefore a decrease in property value.

This is a school that has not finished painting their building for months now, the residents of Parkview do not need another eye-sore in the neighbourhood courtesy of St Rose Junior High. The drivers of St Rose Junior High are already distracted enough and are often not courteous to the residents. The young students often do not follow the rules of the road (jaywalk). The safety of the children should come first - young children are in this neighbourhood (mine included) and they should be top priority. When a kid eventually gets hit by a driver paying attention to this fancy LED sign and not the road is that when you'll say it was not a good idea. Lets think ahead and be proactive.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 510.3(25), a **Minor Digital On-premises Sign** is a **Discretionary Use** in the (US) Urban Services Zone.

Under section 7.9(8), **Minor Digital On-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 On-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 identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

Section 510.4(6) states “Signs shall comply with the regulations found in Schedule 59C.”

Section 510.1 states that the **General Purpose** of the **(US) Urban Services Zone** is “to provide for publicly and privately owned facilities of an institutional or community service nature.”

Development Officer’s Determination:

2) Discretionary Use - Minor Digital On-premises Sign is approved as a Discretionary Use (Section 510.3(23)). [unedited]

<i>Sign Regulations</i>

Section 59.2(3) states:

Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, shall not face an abutting or adjacent Residential-Related Use, and shall not face the Extended Medical Treatment Services Use to the satisfaction of the Development Officer.

Under section 6.2(12), **Illuminated Signs** means:

any Sign having lighting directed on the Sign face or from a light source located within the Sign which is transmitted through a transparent or translucent Sign face.

Development Officer's Determination:

1) Sign Illumination - To allow the Minor Digital On-premises Sign to be constructed where sign illumination may project onto surrounding residential premises (Section 59.2(3)). [unedited]

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*.

	Project Number: 219851856-001 Application Date: APR 19, 2016 Printed: March 6, 2017 at 3:30 PM Page: 1 of 3
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>	
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit	
Applicant	Property Address(es) and Legal Description(s) 8815 - 145 STREET NW Plan 1760KS Blk 11 Lot 1 Location(s) of Work Building: 8815 - 145 STREET NW
Scope of Application To install (1) Minor Digital On-premises Freestanding Sign (2 digital panels 0.7m x 1.4m facing N and S) and to remove the existing Freestanding On-premises Sign DP: 000988749-001 (ST. ROSE JUNIOR HIGH SCHOOL).	
Permit Details	
ASA Sticker No./Name of Engineer: Construction Value: 48800	Class of Permit: Class B Expiry Date:
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 2 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0
I/We certify that the above noted details are correct. Applicant signature: _____	
Development Permit Decision Approved	
THIS IS NOT A PERMIT	



Project Number: **219851856-001**
 Application Date: APR 19, 2016
 Printed: March 6, 2017 at 3:30 PM
 Page: 2 of 3

Application for Sign Combo Permit

Subject to the Following Conditions

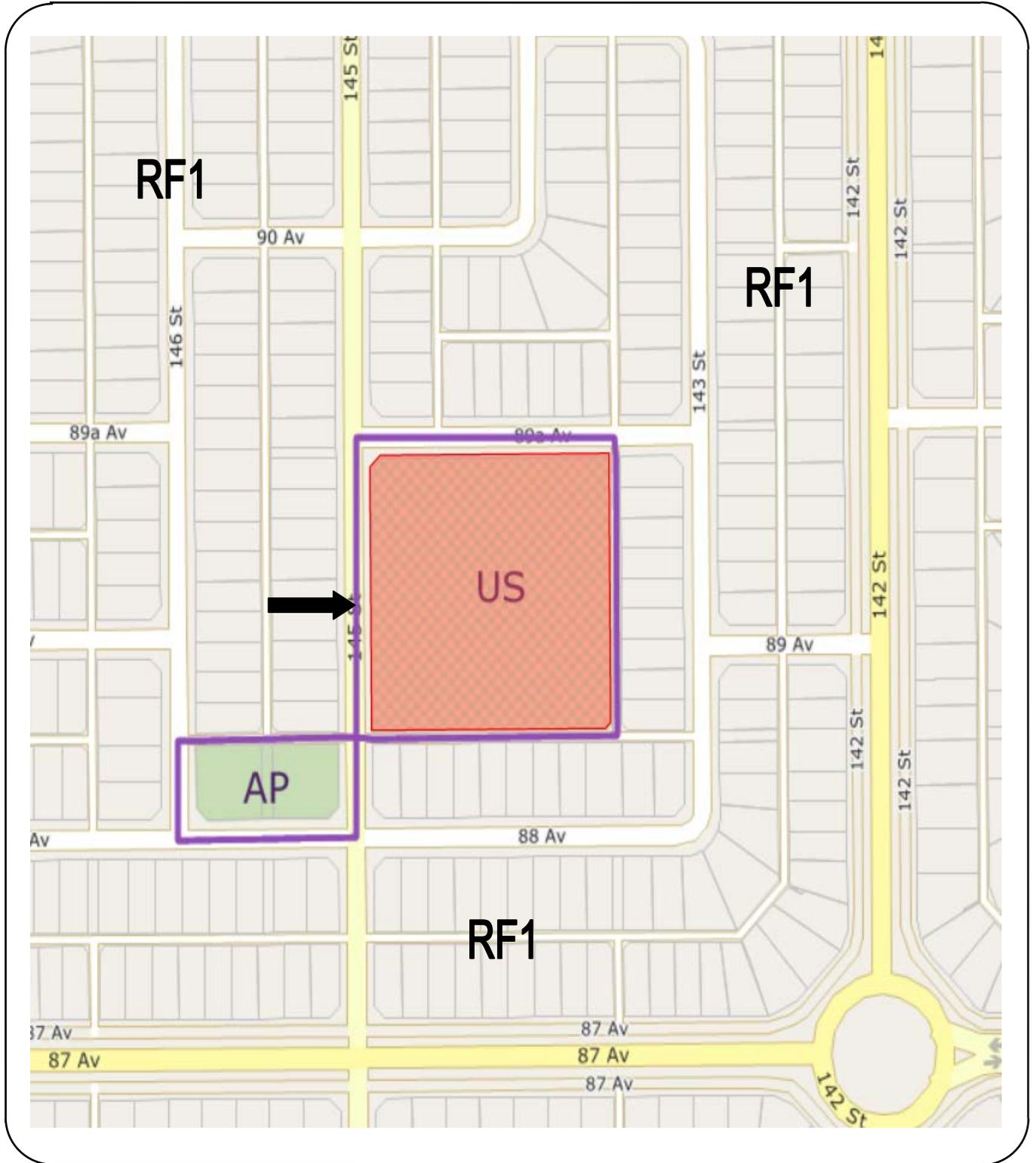
1. The proposed Minor Digital On-premises Freestanding Sign shall comply in accordance to the approved plans submitted.
2. Minor Digital On-premises Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a) Ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada; (Reference Section 59.2(5)(a))
 - b) Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada (Reference Section 59.2(5)(b))
3. The proposed Minor Digital On-premises Freestanding Sign shall comply with the following conditions in consultation with the Community:
 - a) The static portion of the sign with St. Rose School Name & Logo (non-digital) will not be illuminated.
 - b) The proposed Minor Digital On-premises Freestanding Sign shall be energized between 8:00 a.m. - 6:00 p.m. Monday thru Friday.
 - c) The Minor Digital On-premises Freestanding Sign shall have a message duration of not less than 2 minutes.
4. The proposed Minor Digital On-premises Freestanding Sign shall comply with the following conditions in consultation with Transportation Planning, in accordance with Section 59.2(11):
 - a) That, should at any time, Transportation Planning and Engineering determines that the sign face contributes to safety concerns, the owner/applicant must immediately address the safety concerns identified by removing the sign, de-energizing the sign, changing the message conveyed on the sign, and or address the concern in another manner acceptable to Transportation Planning and Engineering.
 - b) That the owner/applicant must provide a written statement of the actions taken to mitigate concerns identified by Transportation Planning and Engineering within 30 days of the notification of the safety concern. Failure to provide corrective action will result in the requirement to immediately remove or de-energize the sign.
 - c) The proposed sign shall be constructed entirely within private property. No portion of the sign shall encroach over/into road right-of-way.

ADVISEMENT:

- 1) Should the Applicant wish to display video or any form of moving images on the sign, a new Development Application for a major digital sign will be required. At that time, Transportation Services will require a safety review of the sign prior to responding to the application.
- 2) An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Reference Section 5.2).

THIS IS NOT A PERMIT

	Project Number: 219851856-001 Application Date: APR 19, 2016 Printed: March 6, 2017 at 3:30 PM Page: 3 of 3																																			
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>																																				
<p>Variations</p> <p>1) Sign Illumination - To allow the Minor Digital On-premises Sign to be constructed where sign illumination may project onto surrounding residential premises (Section 59.2(3)).</p> <p>2) Discretionary Use - Minor Digital On-premises Sign is approved as a Discretionary Use (Section 510.3(23)).</p> <p>Rights of Appeal</p> <p>This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.</p>																																				
<p>Issue Date: Mar 06, 2017 Development Authority: NOORMAN, BRENDA Signature: _____</p> <p style="text-align: center;">Notice Period Begins: Mar 14, 2017 Ends: Mar 28, 2017</p>																																				
<p>Building Permit Decision</p> <p>No decision has yet been made.</p>																																				
<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%; text-align: right;">Fee Amount</th> <th style="width: 10%; text-align: right;">Amount Paid</th> <th style="width: 10%; text-align: left;">Receipt #</th> <th style="width: 10%; text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$19.60</td> <td style="text-align: right;">\$19.60</td> <td>03365416</td> <td>Jun 16, 2016</td> </tr> <tr> <td>Sign Dev Appl Fee - Digital Signs</td> <td style="text-align: right;">\$850.00</td> <td style="text-align: right;">\$850.00</td> <td>03365416</td> <td>Jun 16, 2016</td> </tr> <tr> <td>Sign Building Permit Fee</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">\$490.00</td> <td>03365416</td> <td>Jun 16, 2016</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$102.00</td> <td style="text-align: right;">\$102.00</td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$1,461.60</td> <td style="text-align: right; border-top: 1px solid black;">\$1,461.60</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$19.60	\$19.60	03365416	Jun 16, 2016	Sign Dev Appl Fee - Digital Signs	\$850.00	\$850.00	03365416	Jun 16, 2016	Sign Building Permit Fee	\$490.00	\$490.00	03365416	Jun 16, 2016	DP Notification Fee	\$102.00	\$102.00			Total GST Amount:	\$0.00				Totals for Permit:	\$1,461.60	\$1,461.60		
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<p>THIS IS NOT A PERMIT</p>																																				



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-072

