

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
December 16, 2015**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I 9:00 A.M. SDAB-D-15-306 Install (1) Fascia Major Digital On-Premises Sign (PCwhoop Electronics / LED Pros)
6029 - Gateway Boulevard NW
Project No.: 123459045-004

II 10:30 A.M. SDAB-D-15-307 Replace a Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.)
13315 - 126 Avenue NW
Project No.: 160474324-004

III 1:30 P.M. SDAB-D-15-308 Construct and operate a Group Home (12 residents)
Withdrawn
18435 - 121 Avenue NW
Project No.: 147242359-002

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-15-306

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 123459045-004

ADDRESS OF APPELLANT: 6029 - Gateway Boulevard NW

APPLICATION TO: to install (1) Fascia Major Digital On-Premises Sign (PCwhoop Electronics / LED Pros)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 18, 2015

DATE OF APPEAL: November 27, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6029 - Gateway Boulevard NW

LEGAL DESCRIPTION: Plan 2657NY Blk 80 Lot A

ZONE: CB1 Low Intensity Business Zone

OVERLAY: None

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

We wish to appeal the decision because when we first put the signs up, we had called the city at 311 and asked if we needed a permit. 311 operator said we wouldn't since we were just replacing one sign with another sign that used LEDs.

We are also asking to change this to a minor digital sign since the letters change every 7 seconds and it qualifies as a minor digital sign. We are also appealing because as everyone is aware, both gateway blvd and Calgary trail have signs that were originally denied by the city but also approved by appeals due to the nature of this area.

The signs promote for two businesses (PCwhoop Electronics and LED Pros) and we feel not having the sign would lower our business and then have to layoff some employees. [unedited]

General Matters

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,

The decision of the Development Officer is dated November 18, 2015. The Notice of Appeal was filed on November 27, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 330.1 states that the **General Purpose** of the **CB1 Low Intensity Business Zone** is:

...to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Pursuant to Section 330.3(38), **Major Digital Signs** is a **Discretionary Use** within the **CB1 Low Intensity Business Zone**.

Section 7.9(5) defines **Major Digital Signs** as follows:

...any Sign that is remotely changed on or off Site and has a varying Message Duration that may be less than 6 seconds. Major Digital 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. Major Digital Signs include moving effects, message transition effects, and video images.

Conformity with Architectural Characteristics of Surrounding Development

Section 59.2(6) provides as follows:

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.

Development Officer's Determination:

1) 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 proposed Fascia Major Digital Sign, in addition to the Fascia On-premises Sign and Freestanding Minor Digital Sign overshadows the building front and adversely impacts the architectural character of building contrary to section 59.2(6). [unedited]

Calgary Trail Land Use Study

Board Officer's Comments

The decision of the Development Officer states, in part:

“the Site is located within the Calgary Trail Land Use Study, identified as a Statutory Plan in accordance to Section 6.1(96) of the Edmonton Zoning Bylaw. In accordance to Section 3.4(b)(ii) of the Calgary Trail Land Use Study, greater attention shall be given to improving the location, siting, signage comprehensibility and design of signage in the corridor”.

Section 616(dd) of the *Municipal Government Act* defines “statutory plan” as follows:

“statutory plan” means an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan *adopted by a municipality under Division 4*; [emphasis added]

Division 4 stipulates that statutory plans are adopted by bylaw, as follows:

Intermunicipal development plan

631(1) Two or more councils may, *by each passing a bylaw...* adopt an intermunicipal development plan...

Municipal development plan

632(1) A council of a municipality with a population of 3500 or more must *by bylaw* adopt a municipal development plan.

Area structure plan

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may *by bylaw* adopt an area structure plan.

Area redevelopment plans

634 A council may

...

(b) adopt, *by bylaw*, an area redevelopment plan...

However, Section 6.1(96) of the land use bylaw currently in effect, the *Edmonton Zoning Bylaw 12800*, states:

Statutory Plan means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.

The Board Officer notes that the Calgary Trail Land Use Study was approved by City Council by Resolution on September 11, 1984.

Section 687(3) of the *Municipal Government Act* states:

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*; [emphasis added]

...

- (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.

The Board Officer notes that the definition of Statutory Plan in the land use bylaw – which the Board must comply with, pursuant to Section 687(3)(a.1) – differs from the definition in the *Municipal Government Act*, which is the Appeal Board’s enabling legislation.

Development Officer’s Determination:

2) The proposed Fascia Major Digital On-premises sign does not comply with the policies of the Calgary Trail Land Use Study with respect to signage.

A Fascia Major Digital On-premises Sign is a Discretionary Use in the Low Intensity Business Zone (CB1) Zone (Section 330.3(38)). The Site is located within the Calgary Trail Land Use Study, identified as a Statutory Plan in accordance to Section 6.1(96) of the Edmonton Zoning Bylaw. In accordance to Section 3.4(b)(ii) of the Calgary Trail Land Use Study, greater attention shall be given to improving the location, siting, signage comprehensibility and design of signage in the corridor.

The sign is located on the South wall of the respective business facing traffic travelling North on Gateway Boulevard. There is an existing Freestanding Minor Digital Off-premises sign approved by SDAB along with two other Fascia signs. The mass concentration of signage on the referred face of wall negates the whole character and appearance of the building, moreover adds to the proliferation of Digital sign.

The development proposal is contrary to Section 3.4(b)(ii) of the Calgary Trail Land Use Study, creates an unattractive visual impression. [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: 123459045-004
Application Date: NOV 18, 2015
Printed: December 10, 2015 at 9:12 AM
Page: 1 of 2

Application for Sign Combo Permit

This document is a Development Permit Decision for the development application described below.

Applicant LED PROS 	Property Address(es) and Legal Description(s) 6029 - GATEWAY BOULEVARD NW Plan 2657NY Blk 80 Lot A Location(s) of Work Entryway: 6035 - GATEWAY BOULEVARD NW Entryway: 6037 - GATEWAY BOULEVARD NW Building: 6029 - GATEWAY BOULEVARD NW
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Scope of Application
To insall (1) Fascia Major Digital On-Premises Sign (PCwhoop Electronics / LED Pros)

Permit Details Class of Permit: Class B Expiry Date: Num. Temp., Fasica or Temporary 0 Signs: Sign Permit Label No. : Min Li	Construction Value: 3000 Num. of Freestanding, Projecting or Roof 0 Signs: Number of Additional Signs: Sign Type: Minor Digital On-premise Sign
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision
Refused

THIS IS NOT A PERMIT



Project Number: **123459045-004**
 Application Date: NOV 18, 2015
 Printed: December 10, 2015 at 9:12 AM
 Page: 2 of 2

Application for Sign Combo Permit

Reason for Refusal

1) 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 proposed Fascia Major Digital Sign, in addition to the Fascia On-premises Sign and Freestanding Minor Digital Sign overshadows the building front and adversely impacts the architectural character of building contrary to section 59.2(6).

2) The proposed Fascia Major Digital On-premises sign does not comply with the policies of the Calgary Trail Land Use Study with respect to signage.

A Fascia Major Digital On-premises Sign is a Discretionary Use in the Low Intensity Business Zone (CB1) Zone (Section 330.3(38)). The Site is located within the Calgary Trail Land Use Study, identified as a Statutory Plan in accordance to Section 6.1(96) of the Edmonton Zoning Bylaw. In accordance to Section 3.4(b)(ii) of the Calgary Trail Land Use Study, greater attention shall be given to improving the location, siting, signage comprehensibility and design of signage in the corridor.

The sign is located on the South wall of the respective business facing traffic travelling North on Gateway Boulevard. There is an existing Freestanding Minor Digital Off-premises sign approved by SDAB along with two other Fascia signs. The mass concentration of signage on the referred face of wall negates the whole character and appearance of the building, moreover adds to the proliferation of Digital sign.

The development proposal is contrary to Section 3.4(b)(ii) of the Calgary Trail Land Use Study, creates an unattractive visual impression.

Advisement

Based on a site inspection of the property, the proposed Fascia Major Digital Sign has been erected prior to the the application. In the opinion of the Development Officer, the proposed sign is not a Minor Digital sign. The proposed sign is a Major Digital Sign , which is also a Discretionary Use within the CB zone.

Major Digital Signs means any Sign that is remotely changed on or off Site and has a varying Message Duration that may be less than 6 seconds. Major Digital 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. Major Digital Signs include moving effects, message transition effects, and video images.

Rights of Appeal

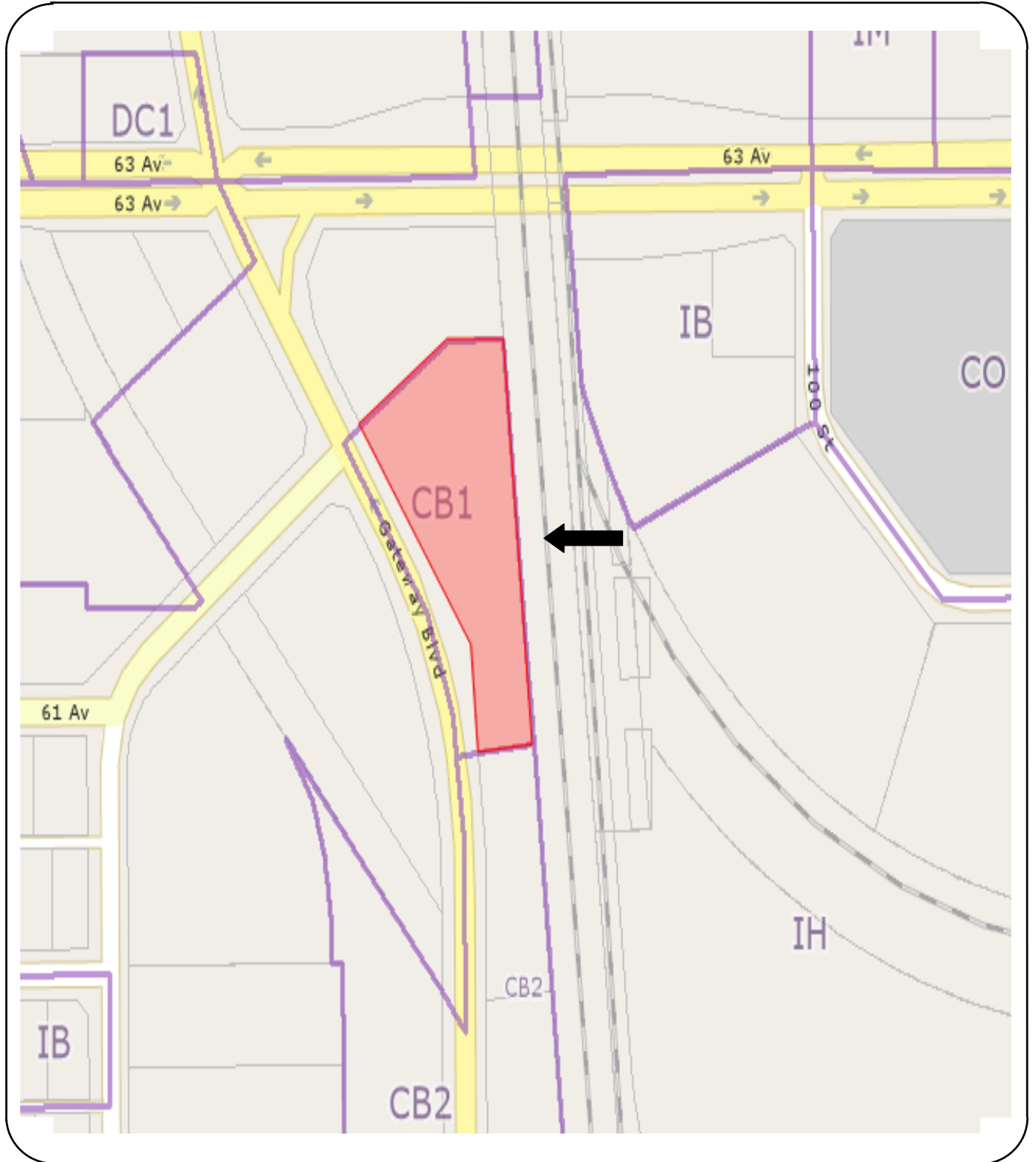
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Nov 18, 2015 Development Authority: AHUJA, SACHIN Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$100.00			
Safety Codes Fee	\$5.84			
Sign Dev Appl Fee - Digital Signs	\$0.00			
Sign Building Permit Fee	\$146.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$251.84	\$0.00		
(\$251.84 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-306



ITEM II: 10:30 A.M.

FILE: SDAB-D-15-307

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 160474324-004

ADDRESS OF APPELLANT: 13315 - 126 Avenue NW

APPLICATION TO: Replace a Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 5, 2015

DATE OF APPEAL: November 12, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13315 - 126 Avenue NW

LEGAL DESCRIPTION: Plan 209AN Blk 28A Lot 17

ZONE: Medium Industrial Zone (IM)

OVERLAY: None

STATUTORY PLANS IN EFFECT: Yellowhead Corridor Area Structure Plan

Grounds for Appeal

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

We feel the proposed development does not interfere with the amenities of the neighborhood, not materially interfere with or affect the use of enjoyment or value of neighbouring properties and conforms to the intended use of the area.

More detailed arguments will be presented on the hearing day.

Thank you. [unedited]

General Matters

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,

The decision of the Development Officer is dated November 5, 2015. The Notice of Appeal was filed on November 12, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 420.1, the **General Purpose** of the **IM Medium Industrial Zone** is to:

... provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Pursuant to Section 420.3(12), **Minor Digital On-premises Off-premises Signs** are a **Discretionary Use** within the **IM Medium Industrial Zone**.

No Roof Signs

Section 59.2(15) states that:

Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Signs shall not be Roof Signs, Projecting Signs or Temporary Signs.

Section 7.9(11) defines **Roof Off-premises Signs** as:

... any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that 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

Development Officer's Determination:

1) Minor Digital Off-premises Signs shall not be Roof Signs (Reference 59.2(15)).

The proposed Minor Digital Off-premises Sign is mounted on the Roof of the building, which is a Roof Off-Premises Sign, contrary to Section 59.2(15).

A Roof Off-premises Signs means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that 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 (reference Section 7.9.11). [unedited]

Maximum Height of Minor Digital On-premises Off-premises Sign

Schedule 59G.3(6)(b) states that the maximum height of Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be 8.0 metres.

Development Officer's Determination:

2) The maximum height of Minor Digital On-premises Off-premises Sign shall be 8.0m.(Reference Section 59G.3(6)(b))

Proposed Height: 18m

Exceeds by: 10m [unedited]

Sign Locations/Separation Distance Between Signs

Schedule 59G.3(6)(e) states that:

Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than <u>8.0 m²</u> or other Off-premises Sign
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

Development Officer’s Determination:

3) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Signs. If the proposed Sign Area is greater than 40m² the minimum separation distance from Digital Signs greater than 8.0 m² or other Off-premises Sign shall be 300m (Reference Section 59G.3(6)(e))

Separation required: 300m
 Proposed Separation: 102 m
 Deficient by: 198 m [unedited]

Conformity with Characteristics of Surrounding Development

Section 59.2(6) provides as follows:

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.

Development Officer’s Determination:

4) 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 design of the Roof Minor Digital Off-premises sign, is not in the keeping with, and does not blend with the architecture of the building. No design features of the proposed sign complement the existing building design. [unedited]

Review of Development in Context of Surrounding Development

Section 59.2(7) states that:

For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.


Development Officer’s Determination:

5) For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment (Reference 59.2(7))

The proposed Roof Minor Digital Off-premises sign does adversely affect adjacent and surrounding properties. The light emitted from the sign will trespass into the neighbouring properties to the west and south contrary to Section 59.2(7) [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: 160474324-004 Application Date: OCT 13, 2015 Printed: December 10, 2015 at 9:51 AM Page: 1 of 3		
<h2>Application for Sign Combo Permit</h2>			
<p>This document is a Development Permit Decision for the development application described below.</p>			
Applicant 1319416 ALBERTA LTD. 	Property Address(es) and Legal Description(s) 13315 - 126 AVENUE NW Plan 209AN Blk 28A Lot 17 Location(s) of Work Entryway: 13315 - 126 AVENUE NW Building: 13315 - 126 AVENUE NW		
Scope of Application To replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.).			
Permit Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Class of Permit: Class B Expiry Date: Num. Temp., Fasica or Temporary 0 Signs: Sign Permit Label No. : </td> <td style="width: 50%;"> Construction Value: 60000 Num. of Freestanding, Projecting or Roof 0 Signs: Number of Additional Signs: Sign Type: Minor Digital On-premises Off-premises Sign </td> </tr> </table>		Class of Permit: Class B Expiry Date: Num. Temp., Fasica or Temporary 0 Signs: Sign Permit Label No. :	Construction Value: 60000 Num. of Freestanding, Projecting or Roof 0 Signs: Number of Additional Signs: Sign Type: Minor Digital On-premises Off-premises Sign
Class of Permit: Class B Expiry Date: Num. Temp., Fasica or Temporary 0 Signs: Sign Permit Label No. :	Construction Value: 60000 Num. of Freestanding, Projecting or Roof 0 Signs: Number of Additional Signs: Sign Type: Minor Digital On-premises Off-premises Sign		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
Development Application Decision Refused			
THIS IS NOT A PERMIT			



Project Number: **160474324-004**
 Application Date: OCT 13, 2015
 Printed: December 10, 2015 at 9:51 AM
 Page: 2 of 3

Application for Sign Combo Permit

Reason for Refusal

1) Minor Digital Off-premises Signs shall not be Roof Signs (Reference 59.2(15)).

The proposed Minor Digital Off-premises Sign is mounted on the Roof of the building, which is a Roof Off-Premises Sign, contrary to Section 59.2(15).

A Roof Off-premises Signs means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that 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 (reference Section 7.9.11)

2) The maximum height of Minor Digital On-premises Off-premises Sign shall be 8.0m.(Reference Section 59G.3(6)(b))

Proposed Height: 18m
 Exceeds by: 10m

3) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m2 or Off-premises Signs. If the proposed Sign Area is greater than 40m2 the minimum separation distance from Digital Signs greater than 8.0 m2 or other Off-premises Sign shall be 300m (Reference Section 59G.3(6)(e))

Seperation required: 300m
 Proposed Seperation: 102 m
 Deficient by: 198 m

4) 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 design of the Roof Minor Digital Off-premises sign, is not in the keeping with, and does not blend with the architecture of the building. No design features of the proposed sign complement the existing building design.

5) For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment (Reference 59.2(7))

The proposed Roof Minor Digital Off-premises sign does adversely affect adjacent and surrounding properties. The light emitted from the sign will trespass into the neighbouring properties to the west and south contrary to Section 59.2(7)

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: Nov 05, 2015 Development Authority: AHUJA, SACHIN Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$100.00			
Safety Codes Fee	\$23.52	\$23.52	02816681	Oct 13, 2015
Sign Building Permit Fee	\$588.00	\$588.00	02816681	Oct 13, 2015

THIS IS NOT A PERMIT



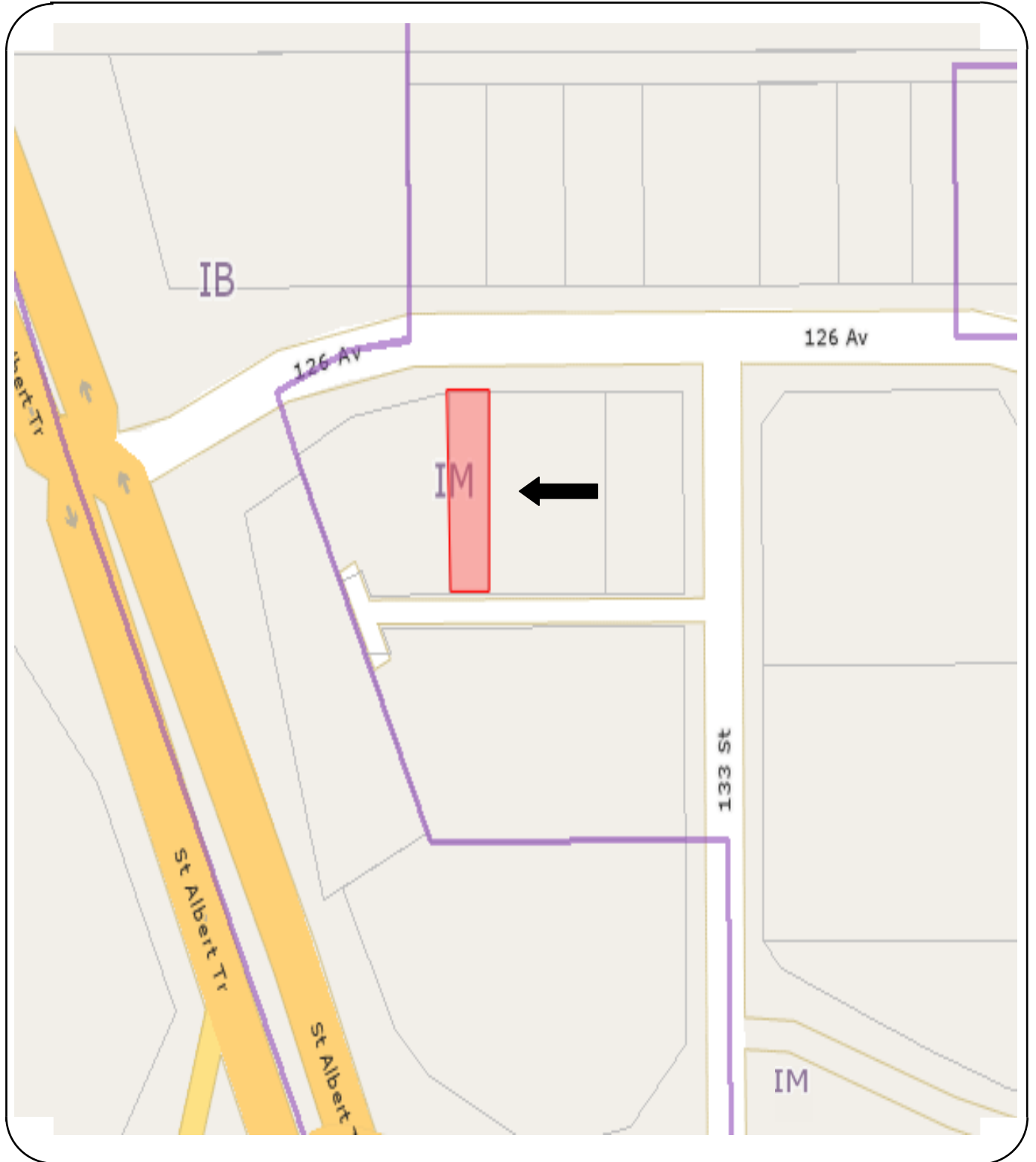
Application for Sign Combo Permit

Project Number: **160474324-004**
Application Date: OCT 13, 2015
Printed: December 10, 2015 at 9:51 AM
Page: 3 of 3

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Dev Appl Fee - Digital Signs	\$416.00	\$416.00	02816681	Oct 13, 2015
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$1,127.52	\$1,027.52		
(\$100.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-307



ITEM III: 1:30 P.M.

FILE: SDAB-D-15-308

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

APPELLANT:

APPLICATION NO.: 147242359-002

ADDRESS OF APPELLANT: 18520 - 121 Avenue NW

APPLICATION TO: Construct and operate a Group Home (12 residents)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: November 9, 2015

DATE OF APPEAL: November 30, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 18435 - 121 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 18435 - 121 Avenue NW

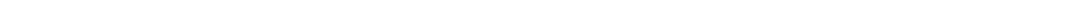
LEGAL DESCRIPTION: Plan 1321963 Blk 1 Lot 17B

ZONE: DC2 Site Specific Development Control Provision

OVERLAY: None

STATUTORY PLANS IN EFFECT: Kinokamau Plains Area Structure Plan
Yellowhead Corridor Area Structure Plan

Withdrawn



BUSINESS LAID OVER

SDAB-D-15-280	An appeal by <u>EPCOR</u> to construct a Minor Impact Utility Services Use Building (EPCOR Training facility) <i>January 6, 2016</i>
SDAB-D-15-293	An appeal by <u>Kennedy/Agrios LLP</u> to construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion – Proposed New Parking Lot Layout) <i>January 7, 2016</i>
SDAB-D-15-298	An appeal by <u>Peter Rausch VS Davut Gokce</u> to erect an over height Fence (5.44 m in length on west property line at 2.44 m in Height) in the Rear Yard of a Single Detached House <i>January 13 or 14, 2016</i>
SDAB-D-15-247	An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i>
SDAB-D-15-236 to 241	An appeal by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i>
SDAB-D-15-252	An appeal by <u>Southwest Muslim Community Centre</u> to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i>
SDAB-D-15-268	An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <i>Date to be determined</i>

APPEAL HEARINGS TO BE SCHEDULED

174864823-001	An appeal by <u>Dean and Jade Gronemeyer VS Imelda Calapre</u> to convert a Single Detached House into a Limited Group Home (6 Residents). <i>December 10, 2015</i>
163727651-001	An appeal by <u>Harrison Wolfe</u> to operate a Temporary Non-Accessory Parking Lot for two years (December 2015 to December 2017) <i>January 6 or 7, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED - Continued

176013858-001	An appeal by <u>Abington Homes Ltd.</u> to construct a Single Detached House with a rear attached Garage, a front veranda, fireplace, basement development (NOT to be used as an additional Dwelling) <i>January 13 or 14, 2016</i>
171838918-001	An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <i>January 13 or 14, 2016</i>
159269966-003	An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <i>January 21, 2016</i>