

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
February 26, 2020**

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

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

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I 9:00 A.M. SDAB-D-20-021 Operate a Major Home Based Business (VEHICLE REPAIR - Vehicle repair business). Mobile vehicle repairs with occasional on-site vehicle repair in the Garage. Two client visits per day. No outdoor storage  
9707 - 155 Street NW  
Project No.: 350437078-001

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II 10:30 A.M. SDAB-D-20-022 Install (1) Minor Digital Off-premises Freestanding Sign (3.05 m x 6.10 m Facing West)(OUTFRONT MEDIA | HARDWOOD PLAZA) and Remove (1) existing Freestanding Off-premises Sign (270902947-001)  
11001C - Jasper Avenue NW  
Project No.: 301294069-001

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**POSTPONEMENT REQUEST**

**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-20-021

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 350437078-001

APPLICATION TO: Operate a Major Home Based Business (VEHICLE REPAIR - Vehicle repair business). Mobile vehicle repairs with occasional on-site vehicle repair in the Garage. Two client visits per day. No outdoor storage

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 29, 2020

DATE OF APPEAL: January 29, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9707 - 155 Street NW

LEGAL DESCRIPTION: Plan 5058ET Blk 16 Lot 2

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

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*Grounds for Appeal*

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

I'm appealing the above mentioned decision due to financial constraints. Lot grading officials totally failed my current garage due to low floor.

***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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, [...]

**Hearing and Decision**

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;

- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

...

- (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 110.3(4) **Major Home Based Business** is a **Discretionary Use** in the **(RF1) Single Detached Residential Zone**.

Under section 7.3(7) **Major Home Based Business** means:

development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that may generate more than one business associated visit per day. The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use includes Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is to provide for Single Detached Housing while allowing other forms

of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is to:

regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

<p><b><i>Home Based Business Regulations</i></b></p>
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Section 75 indicates a Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;
7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and

9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
  
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

**Development Officers Determination**

1. The Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone. (Section 75.9)

Proposed: In the opinion of the Development Officer, the use would more appropriately be located in a Commercial or Industrial Zone.

2. Major Home Based Business/Secondary Suite: A Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite. (Section 75.10)

Proposed: The applicant is applying for a Major Home Based Business and there is an existing Secondary Suite in the Basement of the house.

<i><b>Previous Subdivision and Development Appeal Board Decision</b></i>
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<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-12-299	Construct an Accessory Building (rear Detached Garage – 7.92 metres by 10.97 metres) on Lot 2, excess in the maximum allowable Height for an Accessory Building or Structure and a deficiency in the maximum total Site Coverage for an Accessory Building or Structure	Appeal Withdrawn


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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.

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	<h2 style="margin: 0;">Application for Home Occupation</h2>	Project Number: <b>350437078-001</b> Application Date: DEC 19, 2019 Printed: January 31, 2020 at 11:59 AM Page: 1 of 2
This document is a Development Permit Decision for the development application described below.		
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 9707 - 155 STREET NW Plan 5058ET Blk 16 Lot 2	
	<b>Specific Address(es)</b> Suite: 9707 - 155 STREET NW Suite: BSMT, 9707 - 155 STREET NW Entryway: 9707 - 155 STREET NW Building: 9707 - 155 STREET NW	
<b>Scope of Application</b> To operate a Major Home Based Business (VEHICLE REPAIR - Vehicle repair business). Mobile vehicle repairs with occasional on-site vehicle repair in the Garage. Two client visits per day. No outdoor storage.		
<b>Permit Details</b>		
# of business related visits/day: 2 Administration Office Only?: N Class of Permit: Class B  Do you live at the property?: Y Outdoor storage on site?: N	# of vehicles at one time: Business has Trailers or Equipment?: N Description of Business: Mobile mechanic with vehicle repair and maintenance occasionally done on-site. Work includes brakes, services, starters, alternators, tune-ups. Two client visits per day. No outdoor storage. Expiry Date:	
I/We certify that the above noted details are correct.  Applicant signature: _____		
<b>Development Application Decision</b> Refused  <b>Issue Date:</b> Jan 29, 2020 <b>Development Authority:</b> SELTZ, AARON		
<b>Reason for Refusal</b> 1. The Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone. (Section 75.9) Proposed: In the opinion of the Development Officer, the use would more appropriately be located in a Commercial or Industrial Zone.  2. Major Home Based Business/Secondary Suite: A Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite. (Section 75.10) Proposed: The applicant is applying for a Major Home Based Business and there is an existing Secondary Suite in the Basement of the house.		
<b>Rights of Appeal</b> The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.		
Dev Application Fee	\$321.00	\$321.00    06338841    Dec 19 2019
<b>THIS IS NOT A PERMIT</b>		



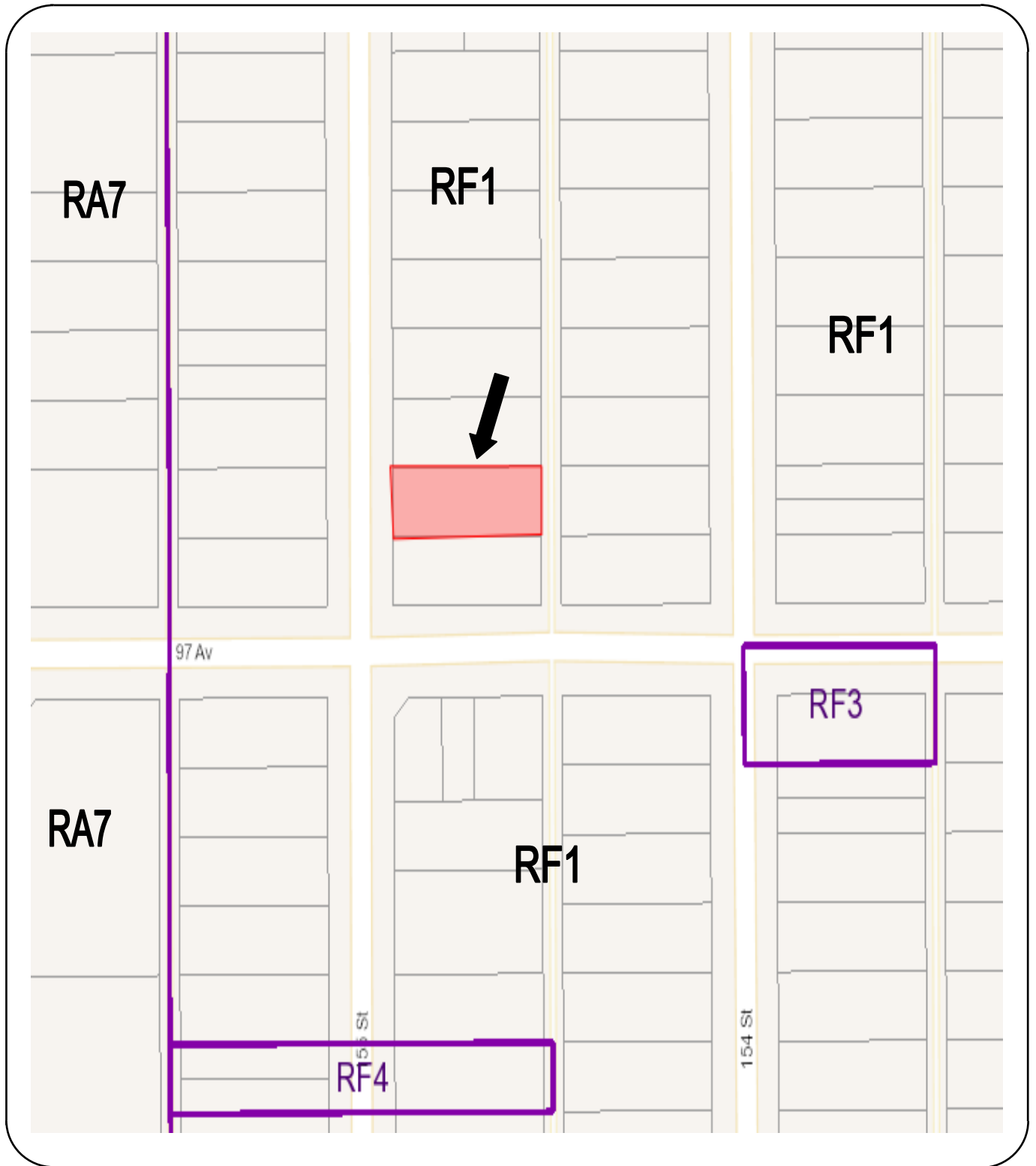
## Application for Home Occupation

Project Number: **350437078-001**  
Application Date: DEC 19, 2019  
Printed: January 31, 2020 at 11:59 AM  
Page: 2 of 2

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$321.00	\$321.00	000000071	DEC 19, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$321.00	\$321.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-20-021



ITEM II: 10:30 A.M.

FILE: SDAB-D-20-022

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 301294069-001

APPLICATION TO: Install (1) Minor Digital Off-premises Freestanding Sign (3.05 metres by 6.10 metres Facing West)(OUTFRONT MEDIA | HARDWOOD PLAZA) and Remove (1) existing Freestanding Off-premises Sign (270301947-001)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 10, 2020

DATE OF APPEAL: January 30, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11001C - Jasper Avenue NW

LEGAL DESCRIPTION: Condo Common Area (Plan 0120554)

ZONE: CO-Commercial Office Zone

OVERLAY: Main Streets Overlay

STATUTORY PLAN: Oliver Area Redevelopment Plan

**POSTPONEMENT REQUEST**

Grounds for Appeal

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

We feel that the sign will be built with such technology that it will not project any light into the 2 addresses that the Development officer expressed concern on. They will be within the protected region, of less than 1% brightness. And we are willing to provide solutions that will further reduce any potential issue.

<b><i>General Matters</i></b>
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**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**

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- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, [...]

**Hearing and Decision**

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

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- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

...

- (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*:**

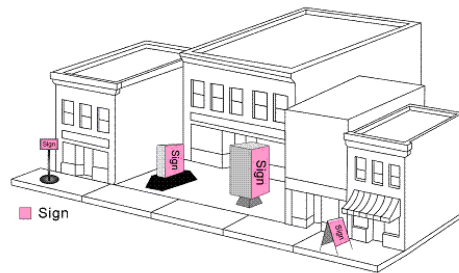
Under section 360.3(26), a **Minor Digital Off-premises Sign** is a **Discretionary Uses** in the **(CO) Commercial Office Zone**.

Under section 7.9(6), **Minor Digital Off-premises Signs** means a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

Under section 6.2, **Digital Copy** means:

the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.

Under section 6.2, a **Freestanding Sign** means a Sign supported independently of a building.



Under section 6.2, **Off-Premise Sign** means

any Sign 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, service or entertainment provided on the premises or Site where the Sign is displayed.

Under section 360.4(6), Signs shall comply with the regulations found in Schedule 59F.

Under section 819.5(2) of the **Main Streets Overlay**, “Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with Schedule 59E of this Bylaw, except that:...”

Under section 360.1 the **General Purpose** of the **(CO) Commercial Office Zone** is to provide for medium intensity office, commercial and residential development in the inner city, around Light Rail Transit station areas or other locations offering good accessibility by both private automobile and transit.

Under section 819.1, the **General Purpose** of the **Main Streets Overlay** is to encourage and strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

***Sign Regulations***

Section 59.2(7) states:

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.

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.

**Development Officers Determination**

1. Section 59.2(7) - 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.

In the opinion of the Development Officer this Minor Digital Off-premises Sign is not in keeping with the streetscape improvements as outlined in the "Imagine Jasper Avenue" project that uses the Main Street and Complete Streets Design and Construction Standards to inform the design parameters and to ensure a consistent approach to designing the City's main streets. The streetscape improvements along Jasper Avenue (109 Street to 124 Street) are slated for construction starting in 2020.

2. Section 59.2(3) - 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.

In the opinion of the Development Officer this Minor Digital Off-premises Sign location will allow illumination to project onto surrounding residential the premises of 10053 - 111 STREET NW Residential Assisted Living, and 11012 - JASPER AVENUE NW Apartments.

***Main Street Overlay***

Under section 819.5(2), "Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with Schedule 59E of this Bylaw, except that:..."



Section 819.5(3) states when the Development Officer determines that a Development Permit application does not comply with the regulations contained in this section of the Overlay the notification process outlined in subsection 819.4(15) shall apply.

Section 819.5(15) states when the Development Officer determines that a Development Permit application does not comply with the regulations contained in this Overlay:

- a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development, and the President of each affected Community League and each Business Improvement Area Association operating within the distance described above to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been mailed, unless the Development Officer receives feedback from all specified recipients; and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.3.

**Development Officers Determination**

3. Section 819.5 - Signs shall complement the pedestrian-oriented commercial environment.

The portion of Jasper Avenue of the subject development permit application has been identified as a Primary Corridor in the published draft of the City Plan (Municipal Development Plan). The vision for a Primary Corridor, and specifically for Jasper Avenue is to create a pedestrian oriented street that is harmoniously designed to accommodate various modes of transportation and a high standard of urban design, of which Digital Signs, especially Freestanding ones, would not be considered 'high standard'. It is the Development officers Opinion in consultation with the Urban Design Unit that this development does not meet the objectives outlined in Section 819.5(2) requiring Signs to 'complement the pedestrian-oriented commercial development'.

***Previous Subdivision and Development Appeal Board Decision***


<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-09-190	Construct an Off-premises Freestanding Sign (convert existing west face from static to digital – 6 metres x 3 metres	Appeal Withdrawn


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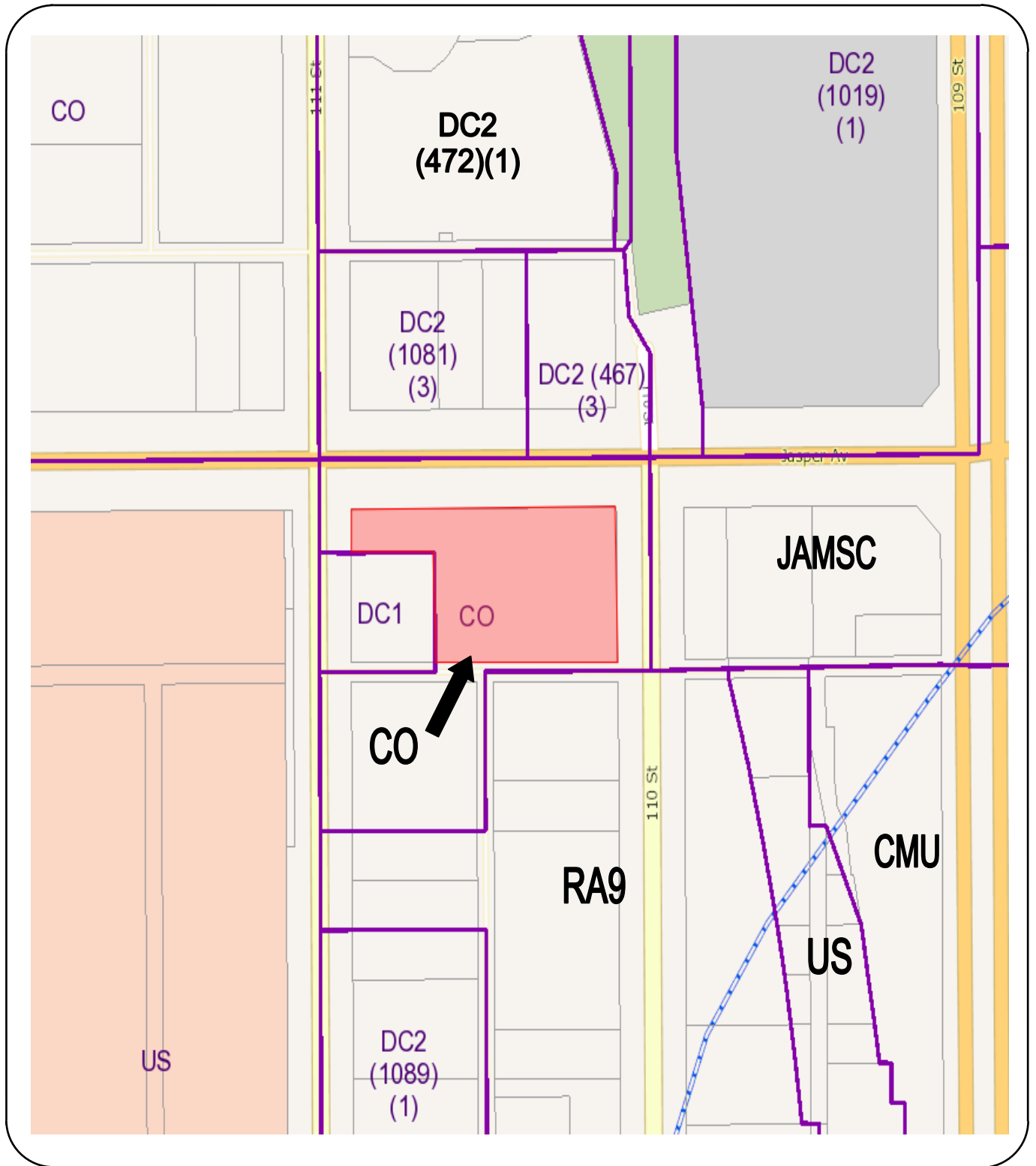
Notice to Applicant/Appellant

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.

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	Project Number: <b>301294069-001</b> Application Date: DEC 24, 2018 Printed: January 30, 2020 at 1:38 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 11001C - JASPER AVENUE NW Condo Common Area (Plan 0120554)
<b>Scope of Application</b> To install (1) Minor Digital Off-premises Freestanding Sign (3.05 m x 6.10 m Facing West)(OUTFRONT MEDIA   HARDWOOD PLAZA) and Remove (1) existing Freestanding Off-premises Sign (270902947-001).	
<b>Permit Details</b>	
ASA Sticker No./Name of Engineer: Construction Value: 125000	Class of Permit: 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: 0 Minor Digital Off-premises Sign: 1 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: _____	
<b>Development Application Decision</b> Refused  <b>Issue Date:</b> Jan 10, 2020 <b>Development Authority:</b> MERCIER, KELSEY	
<b>THIS IS NOT A PERMIT</b>	

	Project Number: <b>301294069-001</b> Application Date: DEC 24, 2018 Printed: January 30, 2020 at 1:38 PM Page: 2 of 2																														
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>																															
<p><b>Reason for Refusal</b></p> <p>1. Section 59.2(7) - 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.</p> <p>In the opinion of the Development Officer this Minor Digital Off-premises Sign is not in keeping with the streetscape improvements as outlined in the "Imagine Jasper Avenue" project that uses the Main Street and Complete Streets Design and Construction Standards to inform the design parameters and to ensure a consistent approach to designing the City's main streets. The streetscape improvements along Jasper Avenue (109 Street to 124 Street) are slated for construction starting in 2020.</p> <p>2. Section 59.2(3) - 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.</p> <p>In the opinion of the Development Officer this Minor Digital Off-premises Sign location will allow illumination to project onto surrounding residential the premises of 10053 - 111 STREET NW Residential Assisted Living, and 11012 - JASPER AVENUE NW Apartments.</p> <p>3. Section 819.5 - Signs shall complement the pedestrian-oriented commercial environment.</p> <p>The portion of Jasper Avenue of the subject development permit application has been identified as a Primary Corridor in the published draft of the City Plan (Municipal Development Plan). The vision for a Primary Corridor, and specifically for Jasper Avenue is to create a pedestrian oriented street that is harmoniously designed to accommodate various modes of transportation and a high standard of urban design, of which Digital Signs, especially Freestanding ones, would not be considered 'high standard'. It is the Development officers Opinion in consultation with the Urban Design Unit that this development does not meet the objectives outlined in Section 819.5(2) requiring Signs to 'complement the pedestrian-oriented commercial development'.</p> <p><b>Rights of Appeal</b></p> <p>The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.</p>																															
<p><b>Fees</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$52.00</td> <td style="text-align: right;">\$52.00</td> <td style="text-align: right;">05603815</td> <td style="text-align: right;">Jan 22, 2019</td> </tr> <tr> <td>Sign Dev Appl Fee - Digital Signs</td> <td style="text-align: right;">\$451.00</td> <td style="text-align: right;">\$451.00</td> <td style="text-align: right;">05603815</td> <td style="text-align: right;">Jan 22, 2019</td> </tr> <tr> <td>Sign Building Permit Fee</td> <td style="text-align: right;">\$1,300.00</td> <td style="text-align: right;">\$1,300.00</td> <td style="text-align: right;">05603815</td> <td style="text-align: right;">Jan 22, 2019</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$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;">\$1,803.00</td> <td style="text-align: right; border-top: 1px solid black;">\$1,803.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$52.00	\$52.00	05603815	Jan 22, 2019	Sign Dev Appl Fee - Digital Signs	\$451.00	\$451.00	05603815	Jan 22, 2019	Sign Building Permit Fee	\$1,300.00	\$1,300.00	05603815	Jan 22, 2019	Total GST Amount:	\$0.00				Totals for Permit:	\$1,803.00	\$1,803.00		
	Fee Amount	Amount Paid	Receipt #	Date Paid																											
Safety Codes Fee	\$52.00	\$52.00	05603815	Jan 22, 2019																											
Sign Dev Appl Fee - Digital Signs	\$451.00	\$451.00	05603815	Jan 22, 2019																											
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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-20-022

