

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
January 30, 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-20-015	Construct a General Industrial Building (cold storage Quonset, 48.7m x 27.4m), existing without permits (Edmonton Exchanger)  5325 - 93 Street NW Project No.: 340368179-002
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II	10:30 A.M.	SDAB-D-20-016	Install (1) Fascia On-premises Sign (WHYTE SMILES ORAL CARE)  10336 - 82 Avenue NW Project No.: 345889203-001
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**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-20-015

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:	
APPLICATION NO.:	340368179-002
APPLICATION TO:	Construct a General Industrial Building (cold storage Quonset, 48.7m x 27.4m), existing without permits (Edmonton Exchanger)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	December 3, 2019
DATE OF APPEAL:	December 11, 2019
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	5325 - 93 Street NW
LEGAL DESCRIPTION:	Plan 7720938 Blk 19 Lot 18
ZONE:	(IB) Industrial Business Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A

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<b><i>Grounds for Appeal</i></b>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

Current owner did not remove any existing landscaping within the 6m setback along 91 Street. Owner is prepared to enhance and maintain the landscaping of the existing west boulevard along 91 street. Owner has installed an architecturally designed screen fence visually obscuring onsite activities.

*General Matters*

**Appeal Information:**

**The Board is advised that the appeal hearing was scheduled for January 29 or 30, 2020 at the request of the Appellant.**

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 400.2(7), a **General Industrial Use** is a **Permitted Use** in the **(IB) Industrial Business Zone**.

Under section 7.5(3), **General Industrial Uses** means:

development used principally for one or more of the following activities:

- a. the processing of raw materials;
- b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;
- d. the storage or transshipping of materials, goods and equipment;

- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
- f. the training of personnel in general industrial operations.

This Use includes vehicle body repair and paint shops and Cannabis Production and Distribution licensed and operating pursuant to provincial or federal legislation. This Use does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

Section 400.1 states that the **General Purpose** of the **(IB) Industrial Business Zone** is:

to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

***Setback***

Section 400.4(3) states “A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane, or abuts the property line of a Site zoned residential.”

Section 400.4(4) states “No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.”

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

**Development Officer’s Determination**

**1. Section 400.4(4) - No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. The required setback abutting 91 Street and 93 Street is 6m (reference Section 400.4(3)).**

**Proposed: The entire 6m setback area is paved and used for outdoor storage, outdoor service, contrary to Section 400.4(4). Aerial photograph history indicates that the landscaping within 6m setback has been removed. [unedited]**

***Landscaping***

**General Requirements**

Section 55.5(1) states:

Notwithstanding Sections 55.2 and 55.3 referring to new development, the provision of Landscaping, in accordance with this Bylaw, shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development, as a consequence of the work that is the subject of the Development Permit, is substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements, or change of Use that does not alter the building shell.

**General Planting Requirements**

Section 55.3(1) states unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:

- a. ...
- b. for new development consisting of Residential-Related Use Classes, Commercial Use Classes, Industrial Use Classes, Basic Services Use Classes, and Community, Educational, Recreational and Cultural Service Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:
  - i. one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;
  - ii. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and
  - iii. in no case shall there be less than one tree per parking area island;
- c. new trees and shrubs shall be provided on the following basis:
  - i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50;
  - ii. approximately 50% of required deciduous trees shall be minimum of 50 mm Caliper and approximately 50% shall be a minimum 70 mm Caliper;
  - iii. approximately 75% of required coniferous trees shall be a minimum of 2.5 m in Height and approximately 25% shall be a minimum of 3.5 m in Height; and

- iv. minimum shrub size shall be 300 mm in Height for deciduous and a spread of 450 mm for coniferous;

...

**Development Officer's Determination**

**2. Section 55.5(1) - The provision of Landscaping shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development, as a consequence of the work that is the subject of the Development Permit, is substantially enlarged or increased in capacity.**

**The existing development is substantially enlarged and increased in capacity, with the proposal of the new building on site. Therefore, landscaping shall be provided in accordance to Section 55.3(1)(b) and (c):**

**(b) for new development consisting of Industrial Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:**

**one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;  
one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and  
in no case shall there be less than one tree per parking area island;**

**Required trees: 57  
Proposed trees: 0  
Deficient by: 57 trees**

**Required shrubs: 94  
Proposed shrubs: 0  
Deficient by: 94 shrubs**

**Required Parking area island trees: 7  
Proposed: 0  
Deficient by: 7 trees for parking islands**

**Required Parking area islands shrubs:13  
Proposed: 0  
Deficient by: 13 shrubs for parking islands**

[unedited]



***Landscaped Islands Within Parking Areas***

Section 54.2(3) states:

- a. Every off-street parking or loading area designed to accommodate 30 or more vehicles at ground level shall incorporate landscaped open space within the parking area, calculated on the basis of 2.0 m<sup>2</sup> of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with Section 55.3 of this Bylaw.
- b. For parking areas containing parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

**Vehicular Parking Requirement**

Section 54.2, Schedule 1(A)(23) states:

<b>Use of Building or Site</b>	<b>Minimum Number of Parking Spaces Required</b>
Any development within the Industrial Uses, except for Adult Mini-Theatres	1 parking space per <u>100.0 m<sup>2</sup></u> of Floor Area provided this is not less than 3 parking spaces per tenant or establishment

**Loading Spaces Requirement**

Section 54.4, Schedule 3(1) states:

<b>Use of Building or Site</b>	<b>Total Floor Area of Building</b>	<b>Minimum Number of loading Spaces Required</b>
Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than <u>465 m<sup>2</sup></u>	1
	<u>465 m<sup>2</sup></u> to <u>2 300 m<sup>2</sup></u>	2
	Each additional <u>2 300 m<sup>2</sup></u> , or fraction thereof	1 additional

**Development Officer’s Determination**

**3. Section 54.2(3)(a) and (b) - Every off-street parking or loading area designed to accommodate 30 or more vehicles at ground level shall incorporate landscaped open space within the parking area,**

**calculated on the basis of 2.0 m<sup>2</sup> of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with Section 55.3 of this Bylaw. For parking areas containing parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.**

**Required number of parking and Loading spaces: 62 parking spaces & 4 Loading spaces (Total: 66)**

**Required area of Landscape Islands: 132 sq.m.**

**Proposed: no landscaping islands proposed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells.**

**Deficient by: 132 sq.m.**


[unedited]

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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>340368179-002</b> Application Date: SEP 06, 2019 Printed: December 3, 2019 at 3:25 PM Page: 1 of 3	
<h2>Application for Major Development 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>	
	5325 - 93 STREET NW Plan 7720938 Blk 19 Lot 18	
	<b>Specific Address(es)</b>	
	Entryway: 5325 - 93 STREET NW	
	Building: 5325 - 93 STREET NW	
<b>Scope of Application</b>		
To construct a General Industrial Building (cold storage Quonset, 48.7m x 27.4m), existing without permits (Edmonton Exchanger).		
<b>Permit Details</b>		
Class of Permit: Class B Gross Floor Area (sq.m.): 1334.38 New Sewer Service Required: Y Site Area (sq. m.): 30801.97	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)	
I/We certify that the above noted details are correct.		
Applicant signature: _____		
<b>Development Application Decision</b>		
Refused		
<b>Issue Date:</b> Dec 03, 2019 <b>Development Authority:</b> LAMONT, KAILEY		
<b>THIS IS NOT A PERMIT</b>		



# Application for Major Development Permit

Project Number: **340368179-002**  
Application Date: SEP 06, 2019  
Printed: December 3, 2019 at 3:25 PM  
Page: 2 of 3

### Reason for Refusal

1. Section 400.4(4) - No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. The required setback abutting 91 Street and 93 Street is 6m (reference Section 400.4(3)).

Proposed: The entire 6m setback area is paved and used for outdoor storage, outdoor service, contrary to Section 400.4(4). Aerial photograph history indicates that the landscaping within 6m setback has been removed.

2. Section 55.5(1) - The provision of Landscaping shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development, as a consequence of the work that is the subject of the Development Permit, is substantially enlarged or increased in capacity.

The existing development is substantially enlarged and increased in capacity, with the proposal of the new building on site. Therefore, landscaping shall be provided in accordance to Section 55.3(1)(b) and (c):

(b) for new development consisting of Industrial Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:

one tree for each 25 m2 and one shrub for each 15 m2 of Setback;  
one tree for each 20 m2 and one shrub for each 10 m2 of parking area islands, as determined by subsection 54.2(3); and  
in no case shall there be less than one tree per parking area island;

Required trees: 57  
Proposed trees: 0  
Deficient by: 57 trees

Required shrubs: 94  
Proposed shrubs: 0  
Deficient by: 94 shrubs

Required Parking area island trees: 7  
Proposed: 0  
Deficient by: 7 trees for parking islands

Required Parking area islands shrubs: 13  
Proposed: 0  
Deficient by: 13 shrubs for parking islands

3. Section 54.2(3)(a) and (b) - Every off-street parking or loading area designed to accommodate 30 or more vehicles at ground level shall incorporate landscaped open space within the parking area, calculated on the basis of 2.0 m2 of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with Section 55.3 of this Bylaw. For parking areas containing parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

Required number of parking and Loading spaces: 62 parking spaces & 4 Loading spaces (Total: 66)  
Required area of Landscape Islands: 132 sq.m.  
Proposed: no landscaping islands proposed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells.  
Deficient by: 132 sq.m.

**THIS IS NOT A PERMIT**



Project Number: **340368179-002**  
Application Date: SEP 06, 2019  
Printed: December 3, 2019 at 3:25 PM  
Page: 3 of 3

## Application for Major Development Permit

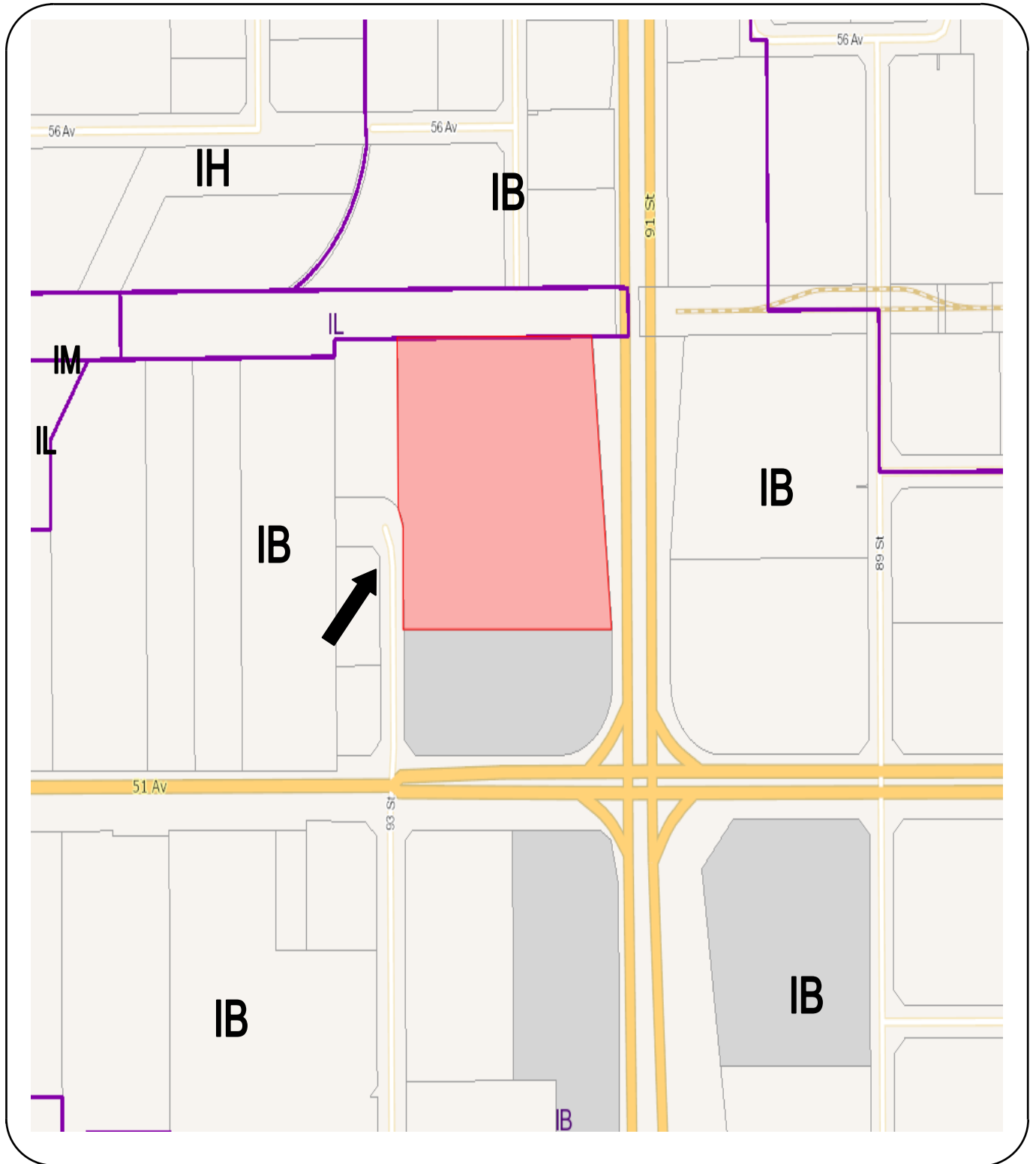
### Rights of Appeal

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.

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Sanitary Sewer Trunk Fund 2012+	\$1,113.67	\$1,113.67	884667025695001	Oct 04, 2019
Major Dev. Application Fee	\$963.00	\$963.00	877264074048001	Sep 16, 2019
Dev. Application Fee for GFA	\$882.00	\$882.00	877264074048001	Sep 16, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,958.67</u>	<u>\$2,958.67</u>		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-20-015



ITEM II: 10:30 A.M.

FILE: SDAB-D-20-016

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 345889203-001

APPLICATION TO: Install (1) Fascia On-premises Sign  
(WHYTE SMILES ORAL CARE)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 19, 2019

DATE OF APPEAL: January 5, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10336 - 82 Avenue NW

LEGAL DESCRIPTION: Plan I Blk 68 Lot 8

ZONE: DC1 Direct Development Control Provision (Historical Commercial DC1 of the Strathcona Area Redevelopment Plan)

OVERLAY: N/A

STATUTORY PLAN: Strathcona Area Redevelopment Plan

***Grounds for Appeal***

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

The proposed sign is:

- Is consistent with the intent of signage requirements
- Daytime pedestrian orientated graphics
- Is consistent with the positioning and massing requirements approved by EDC
- Is consistent with the 6 municipal addresses associate with the building
- Is consistent with the technical restrictions of sign construction
- Is complementary to the overall esthetics of the area

- Is consistent with desirable increases in area density and tax base
- Is consistent with attracting a diversity in businesses, goods and services.

The City erred in disallowing the proposed sign:

- The rules are inconsistent in themselves
- The rules are inconsistent with among various City publications
- The rules are misinterpreted
- The rules are inconsistent with historical standards for the area
- The rules are detrimental to the long term viability of the area
- The rules are inconsistently applied
- The City violated the requirement to treat all applications fairly and equally

<i>General Matters</i>
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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**

**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, [...]



**685(4)** Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

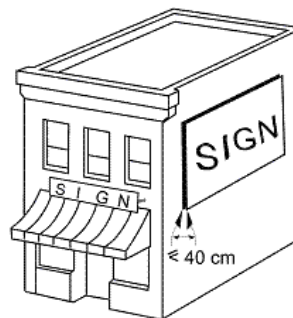
- (a) ...
- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions,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

**General Provisions from the *Edmonton Zoning Bylaw 12800*:**

Under section 7.9(2), **Fascia On-premises Signs** means “a Fascia Sign, which is a Permanent Sign, displays On-premises Advertising and contains no Digital Copy.”

Under section 6.2, **Fascia Signs** means:

a Sign that is painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. Fascia Signs do not extend more than 40 cm out from the building wall or structure. Fascia Signs include banners or any other two dimensional medium.



Under section 6.2, **On-Premises Advertising** means “Copy that only directs attention to a business, activity, product, service, or entertainment produced, offered for sale, or obtainable on the Site where the Sign is displayed.”

**General Provisions from the DC1 (Historical Commercial) Direct Development Control Provision of the Strathcona Area Redevelopment Plan (“DC1”):**

Under section 4(j), **Fascia On-premises Sign** is a listed Use within the DC1.

Section 1 states the following:

**Introduction:**

This Provision comprises the original, core commercial area of the town of Strathcona. This Provision is required in order to preserve the 19 buildings which are on the Register of Historic Resources in Edmonton (6 of which are designated by the Province) as they have significant architectural and historic value, and to ensure that future renovation and redevelopment of surrounding buildings result in developments which are compatible in architectural and built form with the historic buildings of the area. This Provision also contains five Sub-Areas as described in Sections 6, 7, 8, 9 and 10.

Section 3 states the following:

**Rationale:**

This Provision is intended to:

- a) apply detailed and sensitive control of development and redevelopment within the core historic commercial area of Strathcona;
- b) encourage a highly pedestrian, retail commercial environment with offices and others Uses on the upper floors;
- c) emphasize and retain the original, historic architectural and urban design characteristics of this area in future renovations and redevelopments; and
- d) provide detailed control over specific Sites, which are or may be in future designated as historic resources under the Alberta Historical Resources Act, in an area which is used for primarily commercial purposes.

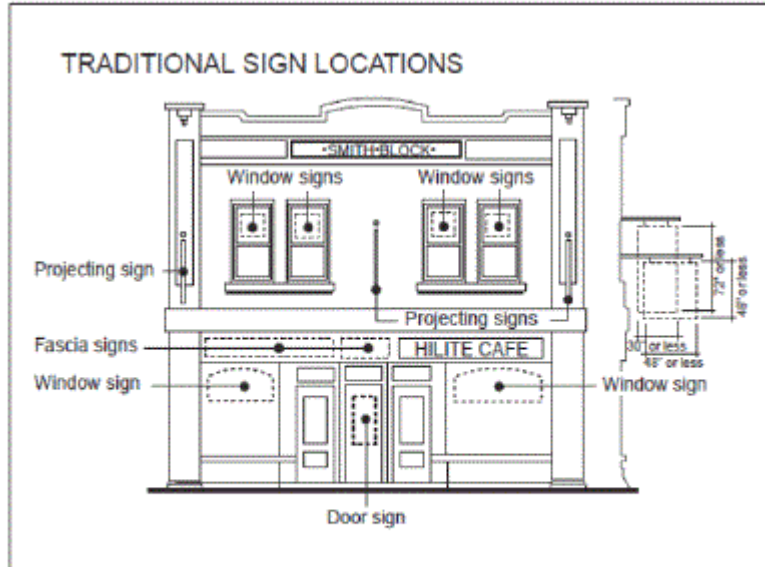
Section 5(h) states “All Development Permits relating to exterior alterations, signs, renovation to existing buildings or new construction within this area will be reviewed by the Development Officer in consultation with the Heritage Officer.”

<p><b><i>DCI Development Regulations</i></b></p>
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Section 5(r)(i) states the following with respect to Signs:

Notwithstanding the Sign Use Classes listed in Section 4 of this Provision, other types of Signs may be permitted at the discretion of the Development Officer in consultation with the Heritage Officer if, in their

opinion, such Signs would not diminish the historical nature of a building or the area. Section 59, Schedule “H” of the Zoning Bylaw shall apply to the installation of Signs within this Provision, unless altered as follows:



**Illustration 7**  
Traditional Sign Locations

- A. ...
- B. ...
- C. A Sign may be backlit provided the lettering is translucent, so that only the lettering is backlit with the remainder of the sign being opaque;



**Illustration 8**  
Acceptable Backlit Lettering Example

....

**F. Fascia On-premises Signs:**

- 1. ...

2. **if illuminated, Signs shall be lit from an external source. Backlit or internally illuminated Fascia On-premises Signs are prohibited, except where only the lettering is backlit;**

3. ...

....

**Development Officer's Determination**

1) Section DC1.5(h), Strathcona Area Redevelopment Plan, DC1 Historic Commercial Direct Development Control Provision - All Development Permits relating to exterior alterations, signs, renovation to existing buildings or new construction within this area will be reviewed by the Development Officer in consultation with the Heritage Officer.

**The Heritage Officer does not support this application for the following reasons:**

a) A Sign may be backlit provided the lettering is translucent, so that only the lettering is backlit with the remainder of the sign being opaque (DC1.5(r)(i)(c))

**The proposed sign does not comply with this regulation in that the entire sign is illuminated. The remainder of the sign (other than the lettering) is not opaque.**

2) Section DC1.5(r)(i)(f)(2), Strathcona Area Redevelopment Plan, DC1 Historic Commercial Direct Development Control Provision - Fascia On-premises Signs, if illuminated, shall be lit from an external source. Backlit or internally illuminated Fascia On-premises Signs are prohibited, except where only the lettering is backlit.

**The proposed sign is illuminated, and is entirely backlit contrary to Section DC1.5(r)(i)(f)(2)).**

**The Development Officer concurs with the Heritage Officer, and does not support the application.**

**ADVISEMENT:**

**The applicant was given the opportunity to revise their application to comply with the DC1 regulations.**

**Signs require separate Development Applications. A Comprehensive Sign Design Plan, Schedule and coloured rendering showing the sign and the complete facade of the building on which the sign shall be located shall be prepared for the development and submitted with**


**the development or sign permit application to be approved by the  
Development Officer in consultation with the Heritage Officer.  
(Reference Major DP: 141323001-001)**

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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>345889203-001</b> Application Date: NOV 04, 2019 Printed: January 6, 2020 at 7:34 AM Page: 1 of 2		
<h2>Application for Sign Combo Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
<b>Applicant</b>	<table border="1" style="width: 100%;"> <tr> <td data-bbox="812 426 1421 520"> <b>Property Address(es) and Legal Description(s)</b>                      10336 - 82 AVENUE NW                      Plan I Blk 68 Lot 8                 </td> </tr> <tr> <td data-bbox="812 520 1421 657"> <b>Location(s) of Work</b>                      Suite: 301, 10336 - 82 AVENUE NW                      Entryway: 10336 - 82 AVENUE NW                      Building: 10336 - 82 AVENUE NW                 </td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b> 10336 - 82 AVENUE NW Plan I Blk 68 Lot 8	<b>Location(s) of Work</b> Suite: 301, 10336 - 82 AVENUE NW Entryway: 10336 - 82 AVENUE NW Building: 10336 - 82 AVENUE NW
<b>Property Address(es) and Legal Description(s)</b> 10336 - 82 AVENUE NW Plan I Blk 68 Lot 8			
<b>Location(s) of Work</b> Suite: 301, 10336 - 82 AVENUE NW Entryway: 10336 - 82 AVENUE NW Building: 10336 - 82 AVENUE NW			
<b>Scope of Application</b> To install (1) Fascia On-premises Sign (WHYTE SMILES ORAL CARE).			
<b>Permit Details</b> <table border="1" style="width: 100%;"> <tr> <td data-bbox="196 787 808 850">                     ASA Sticker No./Name of Engineer:                      Construction Value: 1900                 </td> <td data-bbox="812 787 1421 850">                     Class of Permit:                      Expiry Date:                 </td> </tr> </table>		ASA Sticker No./Name of Engineer: Construction Value: 1900	Class of Permit: Expiry Date:
ASA Sticker No./Name of Engineer: Construction Value: 1900	Class of Permit: Expiry Date:		
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 1 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 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: _____			
<b>Development Application Decision</b> Refused  <b>Issue Date:</b> Dec 19, 2019 <b>Development Authority:</b> NOORMAN, BRENDA			
<b>THIS IS NOT A PERMIT</b>			



Project Number: **345889203-001**  
 Application Date: NOV 04, 2019  
 Printed: January 6, 2020 at 7:34 AM  
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## Application for Sign Combo Permit

**Reason for Refusal**

1) Section DC1.5(h), Strathcona Area Redevelopment Plan, DC1 Historic Commercial Direct Development Control Provision - All Development Permits relating to exterior alterations, signs, renovation to existing buildings or new construction within this area will be reviewed by the Development Officer in consultation with the Heritage Officer.

The Heritage Officer does not support this application for the following reasons:

a) A Sign may be backlit provided the lettering is translucent, so that only the lettering is backlit with the remainder of the sign being opaque (DC1.5(r)(i)(c))

The proposed sign does not comply with this regulation in that the entire sign is illuminated. The remainder of the sign (other than the lettering) is not opaque.

2) Section DC1.5(r)(i)(f)(2), Strathcona Area Redevelopment Plan, DC1 Historic Commercial Direct Development Control Provision - Fascia On-premises Signs, if illuminated, shall be lit from an external source. Backlit or internally illuminated Fascia On-premises Signs are prohibited, except where only the lettering is backlit.

The proposed sign is illuminated, and is entirely backlit contrary to Section DC1.5(r)(i)(f)(2).

The Development Officer concurs with the Heritage Officer, and does not support the application.

**ADVISEMENT:**

The applicant was given the opportunity to revise their application to comply with the DC1 regulations.

Signs require separate Development Applications. A Comprehensive Sign Design Plan, Schedule and coloured rendering showing the sign and the complete facade of the building on which the sign shall be located shall be prepared for the development and submitted with the development or sign permit application to be approved by the Development Officer in consultation with the Heritage Officer. (Reference Major DP: 141323001-001)

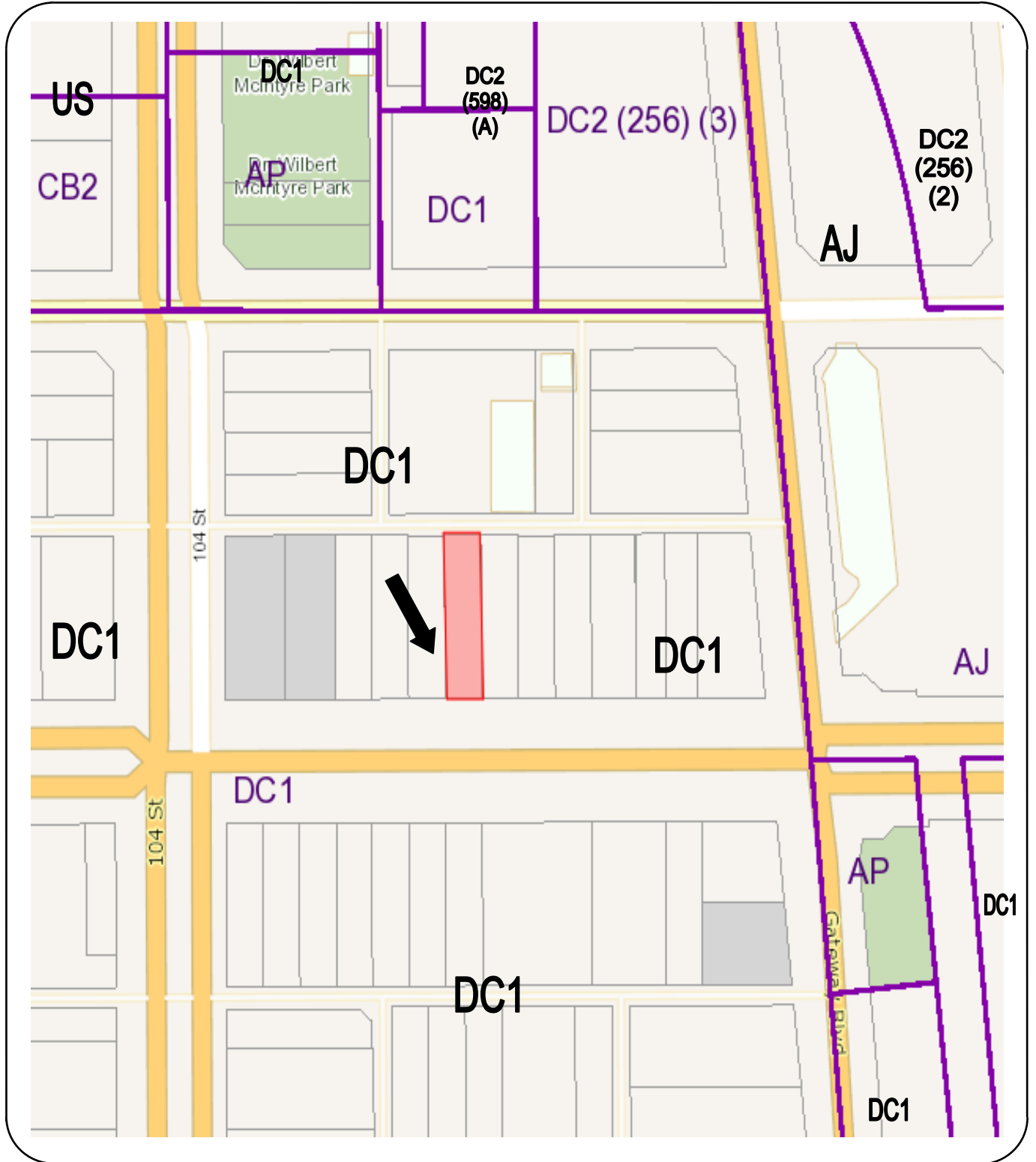
**Rights of Appeal**

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.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$6.32	\$6.32	06261084	Nov 04, 2019
Sign Building Permit Fee	\$158.00	\$158.00	06261084	Nov 04, 2019
Sign Development Application Fee	\$94.00	\$94.00	06261084	Nov 04, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$258.32	\$258.32		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-20-016

