

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
July 27, 2016**

**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-16-174	Construct exterior alteration to an existing Single Detached House (pergola 10.36 m x 4.26 m). 236 - Callaghan Drive SW Project No.: 117793928-007
---	-----------	---------------	--

II	10:30 A.M.	SDAB-D-16-175	Operate a Major Home Based Business (Hair Salon - Bebe Hair Studio) 1604 - Hodgson Court NW Project No.: 223771228-001
----	------------	---------------	--

III	1:30 P.M.	SDAB-D-16-176	Install (1) Freestanding Off-premises Sign (Outfront Media), existing without permits 9549 - 118 Avenue NW Project No.: 220466051-001
-----	-----------	---------------	---

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-174

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 117793928-007

ADDRESS OF APPELLANT: 236 - Callaghan Drive SW

APPLICATION TO: Construct exterior alteration to an existing Single Detached House (pergola 10.36 m x 4.26 m).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 27, 2016

DATE OF APPEAL: June 29, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 236 - Callaghan Drive SW

LEGAL DESCRIPTION: Plan 1026369 Blk 3 Lot 42

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Callaghan NASP

Grounds for Appeal

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

I have applied for permit (No#117793928-007) to construct a pergola. This has been declined by the City of Edmonton building permit. The main reason for refusal was due to the set back requirement from the rear fence. The following are the reason why I wish to appeal:

1. My rough grade had initially failed few times due to the steep slope in the property. Both visually & by measurement my property foundation is couple of feet higher than the neighbouring walk out lots. The condition for the rough grade to pass was they requested to build two retaining

walls 15 feet in length from the property. And only then my rough grade was passed. This retaining wall has been such an eye sore for the entire community. My house is the only house I know of to have this retaining wall. The Pergola would at least add some value to the house which otherwise would just be awkward to look at 2 walls running through 60 % of the available useable space of my backyard. Pictures are attached below.

2. Also my house backs on to a Storm water management. There are no houses behind the fence & I will not be invading into my neighbour's backyard or anyone's privacy.
3. The walls look really bad looked at from any angle. The pergola will give me an option to mask what's an eye sore of the community. Give us some shade and place for us to actually relax in the evening south west backing sun.
4. Moreover, I have planted 2 trees of high Caliper. A large maple tree and an Evans Cherry. Further there are 4 Swedish aspen trees (4 extra trees apart from my requirement) growing at 12ft and higher. Eventually with all these trees, the pergola will be completely covered. Also I need to plant one larger tree to meet the community architectural guidelines.
5. Further there are 2 houses in Callaghan Dr just 6 to 8 houses away on the same road with massive Pergola built just like the one I proposed.
6. There will be a future in ground hot tub.

[unedited]

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

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

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

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

...

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

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

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

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

and

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

The Board is advised that the decision of refusal by the Development Officer is dated June 27, 2016. The Notice of Appeal was filed on June 29, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 115.1 states that the **General Purpose** of the **RSL Residential Small Lot Zone** is:

... to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

Under Section 115.2(4), **Single Detached Housing** is a **Permitted Use** in the RSL Residential Small Lot Zone.

Section 7.2(9) states:

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

Section 7.1(2) states:

Accessory means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site;

<i>Projections</i>

Section 44(1)(a) states:

The following features may project into a required Setback or Separation Space as provided for below:

1. a) verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed [0.6 m](#) in the case of Setbacks or Separation Spaces of [1.2 m](#) or greater. Where unenclosed steps extend into Side Setbacks which are not used for vehicular access, such steps shall not exceed a Height of [1.0 m](#) above Grade;

Development Officer's Determination

Verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. (Section 44(1)(a)).

Projection allowed: 0.6 m (6.9 m to rear lot line)
Projection proposed: 3.54 m (3.96 m to rear lot line)
Exceeds by: 2.94 m
[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: **117793928-007**
 Application Date: MAY 10, 2016
 Printed: June 30, 2016 at 8:00 AM
 Page: 1 of 1

Application for Minor Development Permit

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

<p>Applicant</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Property Address(es) and Legal Description(s) 236 - CALLAGHAN DRIVE SW Plan 1026369 Blk 3 Lot 42</p>
---	--

Scope of Application
 To construct exterior alteration to an existing Single Detached House (pergola 10.36 m x 4.26 m).

<p>Permit Details</p> <p># of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Deck (uncovered) Secondary Suite Included?: N</p>	<p>Class of Permit: (none) Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)</p>
--	--

I/We certify that the above noted details are correct.
 Applicant signature: _____

Development Application Decision
 Refused

Reason for Refusal

Verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. (Section 44(1)(a)).

Projection allowed: 0.6 m (6.9 m to rear lot line)
 Projection proposed: 3.54 m (3.96 m to rear lot line)
 Exceeds by: 2.94 m

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: Jun 27, 2016 **Development Authority:** HETHERINGTON, FIONA **Signature:** _____

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$108.00	\$108.00	03270334	May 10, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$108.00	\$108.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-174



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-175

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 223771228-001

ADDRESS OF APPELLANT: 1604 - Hodgson Court NW

APPLICATION TO: Operate a Major Home Based Business
(Hair Salon - Bebe Hair Studio)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 27, 2016

DATE OF APPEAL: June 30, 2016

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 1604 - Hodgson Court NW

LEGAL DESCRIPTION: Plan 0424308 Blk 164 Lot 61

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Hodgson NASP

Grounds for Appeal

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

I made my whole garage to a hair salon but they are say goodbye no bcs I don't have enough parking

[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.

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

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

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

The Board is advised that the decision of refusal by the Development Officer is dated June 27, 2016. The Notice of Appeal was filed on June 30, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 115.1 states that the **General Purpose** of the **RSL Residential Small Lot Zone** is:

... to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

Under Section 115.3(6), **Major Home Based Business** is a **Discretionary Use** in the RSL Residential Small Lot Zone.

Section 7.3(7) states:

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 such businesses 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 Class includes Bed and Breakfast Operations but does not include General Retail Sales.

Personal Service Shop – Not a listed Use

Sections 115.2 and 115.3 state:

115.2 Permitted Uses

1. [Limited Group Homes](#)
2. [Minor Home Based Business](#)
3. [Secondary Suites](#)
4. [Single Detached Housing](#)
5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)

115.3 Discretionary Uses

1. [Child Care Services](#)
2. [Garage Suites](#)
 - (a) on corner lots; or
 - (b) on lots fronting onto a service road; or
 - (c) lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - (d) lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
3. [Garden Suites:](#)
 - (a) on corner lots; or
 - (b) on lots fronting onto a service road; or
 - (c) lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - (d) lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
4. [Group Homes](#)
5. [Lodging Houses](#)
6. [Major Home Based Business](#)
7. [Religious Assembly](#)
8. [Residential Sales Centre](#)
9. [Semi-detached Housing](#) and [Duplex Housing](#) where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide
10. [Urban Outdoor Farms](#)
11. [Freestanding On-premises Signs](#)
12. [Temporary On-premises Signs](#)

Sections 7.4(41) states:

Personal Service Shops means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors,

dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use Class does not include Health Services.

Development Officer's Determination

1. Section 150 - The Development Authority determines this use to be a Personal Service Shop, which is neither a Permitted nor a Discretionary Use in the RSL Residential Small Lot Zone.

The proposed use should be considered a Personal Service Shop, because the proposed business provides personal services to an individual related to the care and appearance of the body. (Reference Section 7.4.41)
[unedited]

Compatibility of Use with Residential Character of Area

Section 75.9 states:

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.

Development Officer's Determination

2. Section 75.9 - 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.

Since the proposed use should be classified as a Personal Service Shop and interior alterations to the attached garage has changed the principal character of the Single Detached House, the proposed Use is more appropriately located in a Commercial Zone.
[unedited]

Shall not Change Principal Character or External Appearance

Section 75.6 states:

the Major Home Based Business shall not change the principal character or external appearance of the [Dwelling](#) or [Accessory](#) buildings;

Development Officer's Determination

3. Section 75.6 - The Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings. The interior alterations to convert the attached garage to a Hair Salon is considered to be a change of the principal character of the Dwelling.

[unedited]

Parking

Subsection 1(A)(8) of Section 54.2 Schedule 1 states:

8. Major Home Based Business Except:	1 parking space in addition to parking required for primary Dwelling.
a. Bed and Breakfast	1 parking space per guest room is required in addition to the parking required for the primary Dwelling.

Development Officer’s Determination

4. Section 54.2.1.a - the Major Home Based Business requires 1 parking space in addition to parking required for primary Dwelling. The Semi-detached House requires 2 parking spaces, which may be in tandem and may include 1 Garage space. The site only contains 2 parking spaces, which are located on the front driveway. There is no space available for a third parking space, as the attached garage contains the Hair Salon.

[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.



Application for Home Occupation

Project Number: **223771228-001**
Application Date: JUN 13, 2016
Printed: July 4, 2016 at 10:02 AM
Page: 1 of 2

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

Applicant	Property Address(es) and Legal Description(s)
	1604 - HODGSON COURT NW Plan 0424308 Blk 164 Lot 61

Scope of Application
To operate a Major Home Based Business (Hair Salon - BEBE HAIR STUDIO).

Permit Details	
# of business related visits/day: 1 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: 1 Business has Trailers or Equipment?: N Description of Business: HAIR SALON Expiry Date:

I/We certify that the above noted details are correct.
Applicant signature: _____

Development Application Decision
Refused

THIS IS NOT A PERMIT



Project Number: **223771228-001**
 Application Date: JUN 13, 2016
 Printed: July 4, 2016 at 10:02 AM
 Page: 2 of 2

Application for Home Occupation

Reason for Refusal

1. Section 150 - The Development Authority determines this use to be a Personal Service Shop, which is neither a Permitted nor a Discretionary Use in the RSL Residential Small Lot Zone.

The proposed use should be considered a Personal Service Shop, because the proposed business provides personal services to an individual related to the care and appearance of the body. (Reference Section 7.4.41)

2. Section 75.9 - 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.

Since the proposed use should be classified as a Personal Service Shop and interior alterations to the attached garage has changed the principal character of the Single Detached House, the proposed Use is more appropriately located in a Commercial Zone.

3. Section 75.6 - The Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings.

The interior alterations to convert the attached garage to a Hair Salon is considered to be a change of the principal character of the Dwelling.

4. Section 54.2.1.a - the Major Home Based Business requires 1 parking space in addition to parking required for primary Dwelling. The Semi-detached House requires 2 parking spaces, which may be in tandem and may include 1 Garage space.

The site only contains 2 parking spaces, which are located on the front driveway. There is no space available for a third parking space, as the attached garage contains the Hair Salon.

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.

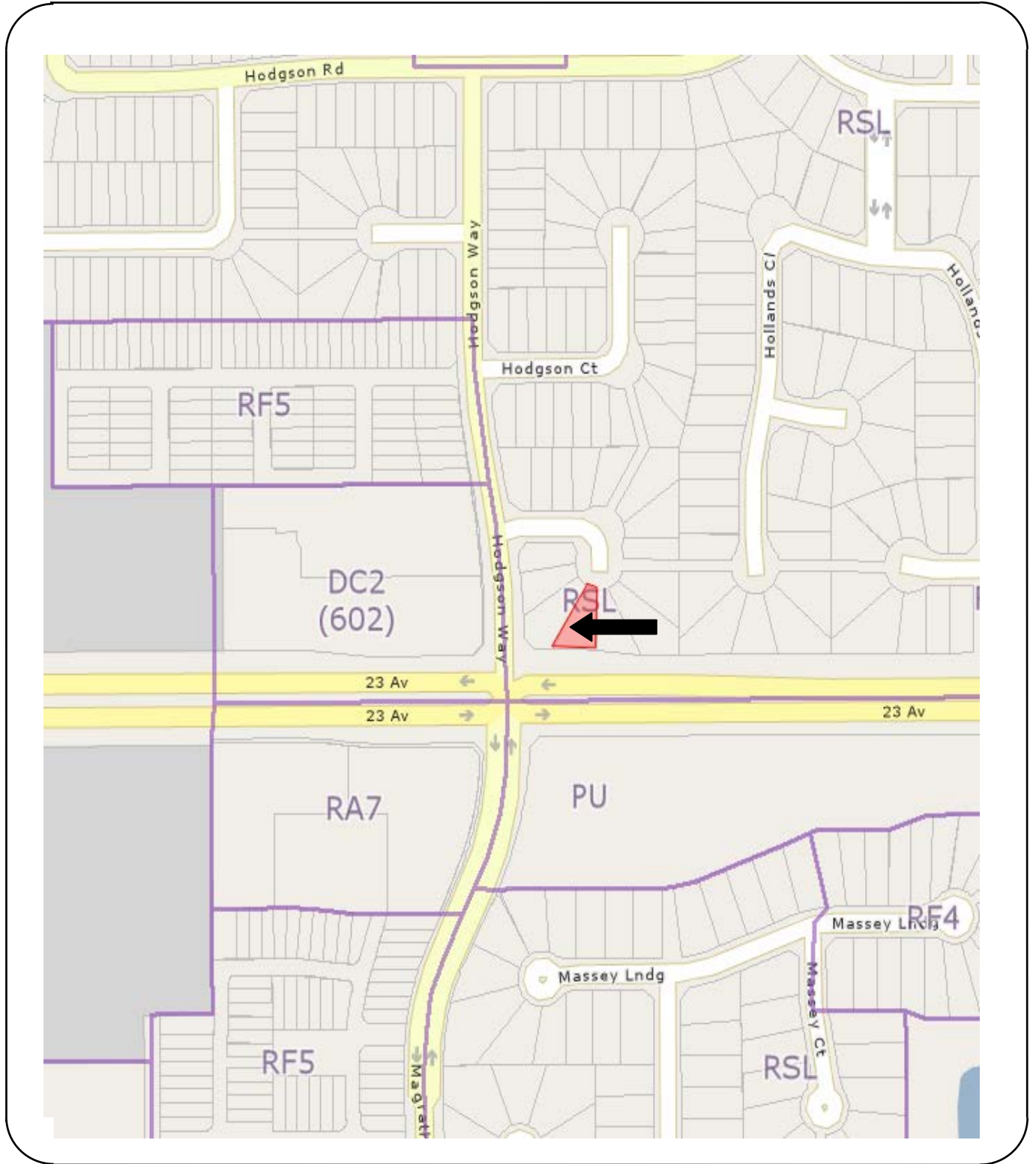
Issue Date: Jun 27, 2016 **Development Authority:** LIANG, BENNY

Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$297.00	\$297.00	03356160	Jun 13, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$297.00	\$297.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-175



ITEM III: 1:30 P.M.

FILE: SDAB-D-16-176

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 220466051-001

ADDRESS OF APPELLANT: 9549 - 118 Avenue NW

APPLICATION TO: Install (1) Freestanding Off-premises Sign (Outfront Media), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 16, 2016

DATE OF APPEAL: June 29, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9549 - 118 Avenue NW

LEGAL DESCRIPTION: Plan RN43 Blk 19 Lots 16-17

ZONE: CB2 General Business Zone

OVERLAY: Alberta Avenue Pedestrian Commercial Shopping Street Overlay

STATUTORY PLAN: Norwood NIP

Grounds for Appeal

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

Sign was erected in 1994, and abided by all bylaws at time of construction. Height has been 8 meters for 22 years with no issues. Current overlay states that maximum height shall not exceed 6 meters.
[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.

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

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

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

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

...

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

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

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

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

and

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

The Board is advised that the decision of refusal by the Development Officer is dated June 16, 2016. The Notice of Appeal was filed on June 29, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 340.1 states that the **General Purpose** of the **CB2 General Business Zone** is:

...to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.

Under Section 340.3(39), **Freestanding Off-premises Signs** is a **Discretionary Use** in the CB2 General Business Zone.

Section 7.9(3) states:

Freestanding Off-premises Signs means any Sign supported independent 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.

<i>Maximum Height</i>

Section 821.3(23)(a) states:

23. Signage shall be provided in accordance with [Schedule 59E](#) of this Bylaw, with the intent to compliment the pedestrian-oriented commercial environment, except that:

- a. the maximum Height of a Freestanding Sign shall be [6.0 m](#);

Development Officer's Determination

1) The maximum Height of a Freestanding Sign shall be 6.0 m (Reference Section 821.3(a))

Proposed Height: 8 m

Exceeds by: 2 m


As per Section 11.4(2), there shall be no variance from maximum Height, Floor Area Ratio and Density regulations.

Note: The proposed sign was approved in October, 1994 for duration of 2 years and has not been renewed. Therefore, the sign is considered as a new application.

[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.

	<p style="text-align: right;">Project Number: 220466051-001 Application Date: APR 27, 2016 Printed: June 29, 2016 at 3:41 PM Page: 1 of 2</p>		
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>			
<p>This document is a Development Permit Decision for the development application described below.</p>			
<p>Applicant</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p>Property Address(es) and Legal Description(s) 9549 - 118 AVENUE NW Plan RN43 Blk 19 Lots 16-17</p>		
<p>Scope of Application To install (1) Freestanding Off-premises Sign (Outfront Media), existing without permits</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> ASA Sticker No./Name of Engineer: Construction Value: 8000 </td> <td style="width: 50%; border: none;"> Class of Permit: Class A Expiry Date: </td> </tr> </table>		ASA Sticker No./Name of Engineer: Construction Value: 8000	Class of Permit: Class A Expiry Date:
ASA Sticker No./Name of Engineer: Construction Value: 8000	Class of Permit: Class A 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: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 1 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		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Application Decision Refused</p> <p>Reason for Refusal 1) The maximum Height of a Freestanding Sign shall be 6.0 m (Reference Section 821.3(a))</p> <p>Proposed Height: 8 m Exceeds by: 2 m</p> <p>As per Section 11.4(2), there shall be no variance from maximum Height, Floor Area Ratio and Density regulations.</p> <p>Note: The proposed sign was approved in October, 1994 for duration of 2 years and has not been renewed. Therefore, the sign is considered as a new application.</p> <p>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.</p>			
<p>Issue Date: Jun 16, 2016 Development Authority: AHUJA, SACHIN Signature: _____</p>			
<p>THIS IS NOT A PERMIT</p>			



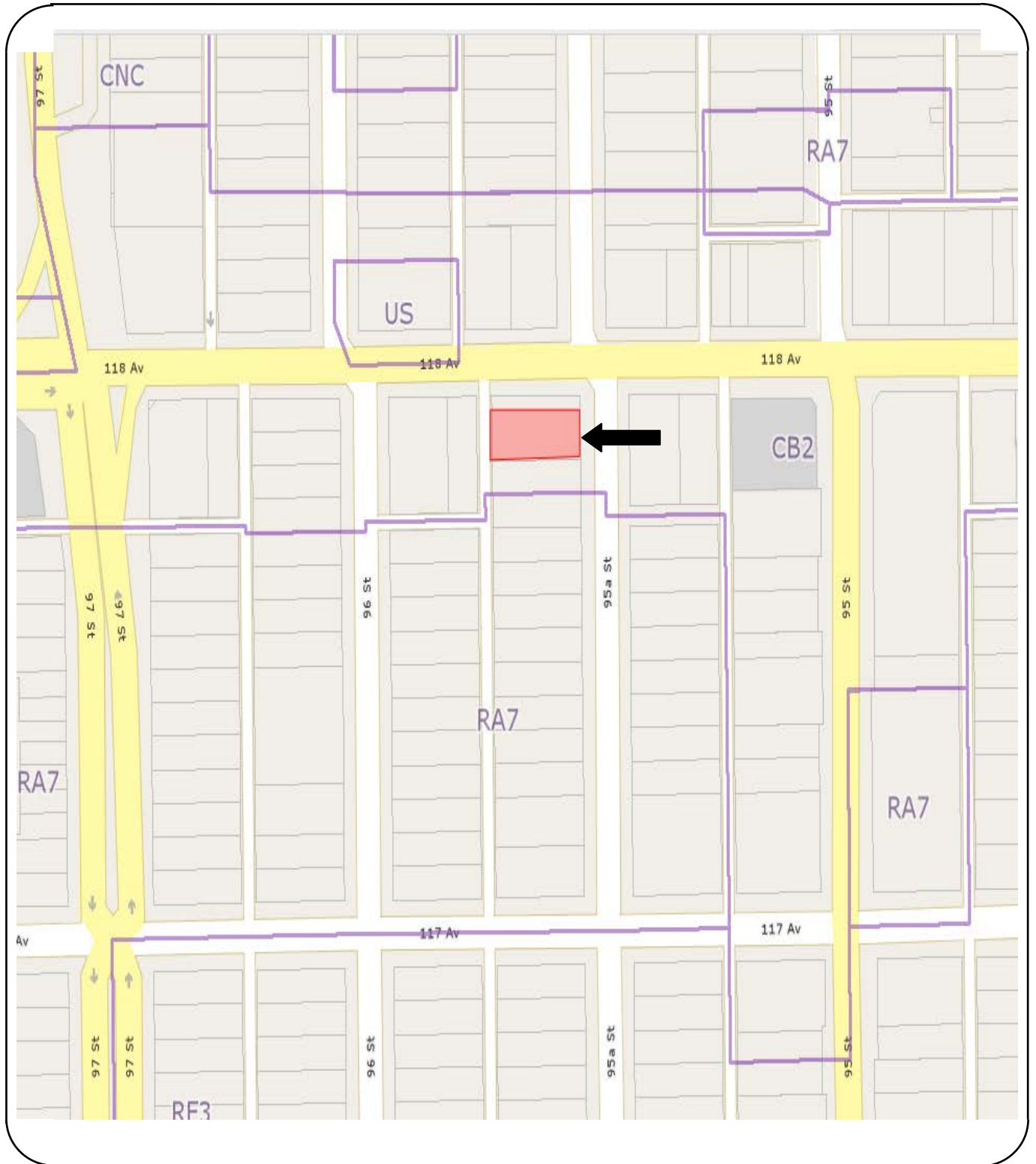
Project Number: **220466051-001**
Application Date: APR 27, 2016
Printed: June 29, 2016 at 3:41 PM
Page: 2 of 2

Application for Sign Combo Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	\$261.00	\$261.00	03289589	May 18, 2016
Existing Without Dev Permit Penalty Fee	\$261.00	\$261.00	03289589	May 18, 2016
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$522.00	\$522.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-176



BUSINESS LAID OVER

SDAB-D-16-120	An appeal by <u>The House Company</u> to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 metres by 2.22 metres) and Basement development (NOT to be used as an additional Dwelling) <i>August 3, 2016</i>
SDAB-D-16-136	An appeal by <u>Bill Co. Incorporated</u> to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <i>August 17 or 18, 2016</i>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

189288219-004	An appeal by <u>Moroz Law Office</u> to leave as built an Accessory Building <i>August 17, 2016</i>
---------------	---