

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
July 27, 2017**

**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-17-135	Comply with an Order to cease the General Industrial Use (Truck Yard) including all components of the business and remove all related materials by July 20, 2017  18011 - 34 Street NW Project No.: 138791921-001
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II	12:30 P.M.	SDAB-D-17-137	Install (1) Freestanding Off-premises Sign  7026 - 109 Street NW Project No.:24518443-001
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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-17-135

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 138791921-001

APPLICATION TO: Comply with an Order to cease the General Industrial Use (Truck Yard) including all components of the business and remove all related materials by July 20, 2017

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: June 20, 2017

DATE OF APPEAL: June 29, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 18011 - 34 Street NW

LEGAL DESCRIPTION: Plan 7722309 Lot 1

ZONE: (AG) Agricultural Zone

OVERLAY: N/A

STATUTORY PLAN: Edmonton Energy and Technology Park Area Structure Plan

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***Grounds for Appeal***

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

Respected Board Members,

We received intimation on May 4th, that the Courts had not allowed the decision of the SDAB to allow us the Major Home Business license to carry on our livelihood at our residential property. We have since applied for a Development Permit under the Discretionary Use of Minor Impact Utility Services. The reasons for that are as follows:

- All our trucks are used by the City for hauling gravel/soil for the construction of municipal utilities
- Our trucks are used for hauling snow for the City
- Our trucks are used for hauling sand and salt for the City
- We are a private company but all of our work is tied in with the City in the building and maintenance of municipal infrastructure and roads.
- The empty trucks are parked at our premises in the night.

We got a notice from the City on June 26th (dated June 20th), to remove all the trucks etc. from our premises by July 20th.

We respectfully wish to state that we have applied for a Development Permit, as stated above. Alternatively, we are also looking for appropriately zoned land where we could realistically relocate and carry on our business.

In light of the above, we pray that we be given a period of one year ending July 20, 2018, to comply with the City's orders, allowing us in the meantime, to earn our livelihood.

<i>General Matters</i>
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**Appeal Information:**

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

**Stop order**

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

**(2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or

- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(3) A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

### **Permit**

**683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

### **Grounds for Appeal**

**685(1)** If a development authority

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

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

### **Appeals**

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

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

...

### **Hearing and Decision**

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

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

...

...

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

and

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

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

Under sections 610.2 and 610.3, **General Industrial Uses** is **neither** a Permitted Use **nor** a Discretionary Use in the (AG) Agricultural Zone.

Under Section 7.5(2), **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 facilities licensed and operating pursuant to 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 140.1 states that the **General Purpose** of the **(AG) Agricultural Zone** is “to conserve agricultural and rural Uses.”

***Approval Required for Development***

**Section 5 states:**

**5.1 No Person:**

1. shall commence, or cause or allow to be commenced, a Development without a development Permit therefor issued under the provisions of Section 12 of this Bylaw; or
2. shall carry on, or cause or allow to be carried on a development without a Development Permit therefor issued under Section 12 of this Bylaw.

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

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
<b>SDAB-D-15-269</b>	To operate a Major Home Based Business (Trucking Business)	July 8, 2016; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED as applied for to the Development Authority, subject CONDITIONS.
<b>Edmonton (City) v Edmonton (Subdivision and Development Appeal Board), 2017 ABCA 140</b>		May 4, 2017; the Court of Appeal of Alberta overturned the Approval of the Subdivision and Development Appeal Board and reinstated the Refusal of the Development Authority.

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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. 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*.

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MAILING ADDRESS:  
2nd Floor, 10111 104 Avenue NW  
Edmonton, Alberta T5J 0J4

June 20, 2017

Our File: 138791921-001

Dear Sir/Madam:

An Albertan Land Title search identifies you as the registered owner(s) of the property located at 18011 - 34 STREET NW, legally described as Plan 7722309 Lot 1.

This Property was inspected by Development Compliance Officer Michael Doyle, on June 19, 2017. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 624 of the Municipal Government Act.

**LAND USE INFRACTION:**

This property is zoned AG (Agricultural Zone) in accordance with Section 610 of the Edmonton Zoning Bylaw. Our investigation revealed that a General Industrial Use (truck yard) has been developed.

The City of Edmonton has not issued a Development Permit to develop a General Industrial Use (truck yard), which is contrary to Section 5.1 of Edmonton Zoning Bylaw 12800, and Section 683 of the Municipal Government Act.

Section 5.1 of Edmonton Zoning Bylaw states:  
Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with Section 12 of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with Section 12 of this Bylaw.

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.

General Industrial Uses are neither a Permitted nor Discretionary Use in the underlying AG zone.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, YOU ARE HEREBY ORDERED TO:

CEASE THE GENERAL INDUSTRIAL USE (TRUCK YARD) INCLUDING ALL COMPONENTS OF THE BUSINESS AND REMOVE ALL RELATED MATERIALS BY JULY 20, 2017

**CONSEQUENCES FOR NON-COMPLIANCE:**

In the event that a person fails to comply with an Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter on the land and take any action necessary to carry out the Order. Section 553(1)(h.1) of the Act provides that the costs and expenses of carrying out an Order may be added to the tax roll of the property. Section 566(1), subject to subsection (2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both a fine and imprisonment.

The property will be inspected on July 21, 2017 to determine compliance with this Order.

Failure to comply will result in action as described in Section 646.

YOU ARE HEREBY NOTIFIED THAT IF YOU DO NOT:

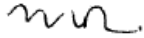
CEASE THE GENERAL INDUSTRIAL USE (TRUCK YARD) INCLUDING ALL COMPONENTS OF THE BUSINESS AND REMOVE ALL RELATED MATERIALS BY JULY 20, 2017,

the City may carry out the Order by entering onto the land and performing remedial actions pursuant to Section 646, and all the costs and expenses in doing so will be added to the tax roll pursuant to Section 553(1)(h.1) of the Municipal Government Act R.S.A. 2000.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, R.S.A. 2000, c.M-26.1, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer at 780-423-5374.

Regards,



Michael Doyle  
Development and Zoning  
Development Services  
Phone Number: 780-423-5374  
Email Address: Michael.Doyle@edmonton.ca

**Adding  
Amounts  
Owing to tax  
roll**

- 553(1)** A council may add the following amounts to the tax roll of a parcel of land:
- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
  - (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
  - (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
  - (d), (e) repealed 1999 c11 s35;
  - (f) costs associated with tax recovery proceedings related to the parcel;
  - (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
  - (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
  - (h) unpaid costs awarded by a composite assessment review board under section 468.1 or the Municipal Government Board under section 501, if the composite assessment review board or the Municipal Government Board has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Municipal Government Board was related to the parcel;
  - (h.1) the expenses and costs of carrying out an order under section 646;
  - (i) any other amount that may be added to the tax roll under an enactment.

**Stop order**

- 645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).
- (2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval, within the time set out in the notice.
- (3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

**Enforcement of  
stop order**

- 646(1)** If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.
- (2)** A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.

- (3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.

**Permit**

- 683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

**Grounds for appeal**

- 685(1)** If a development authority

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

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

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

- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
  - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,

or

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

- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.

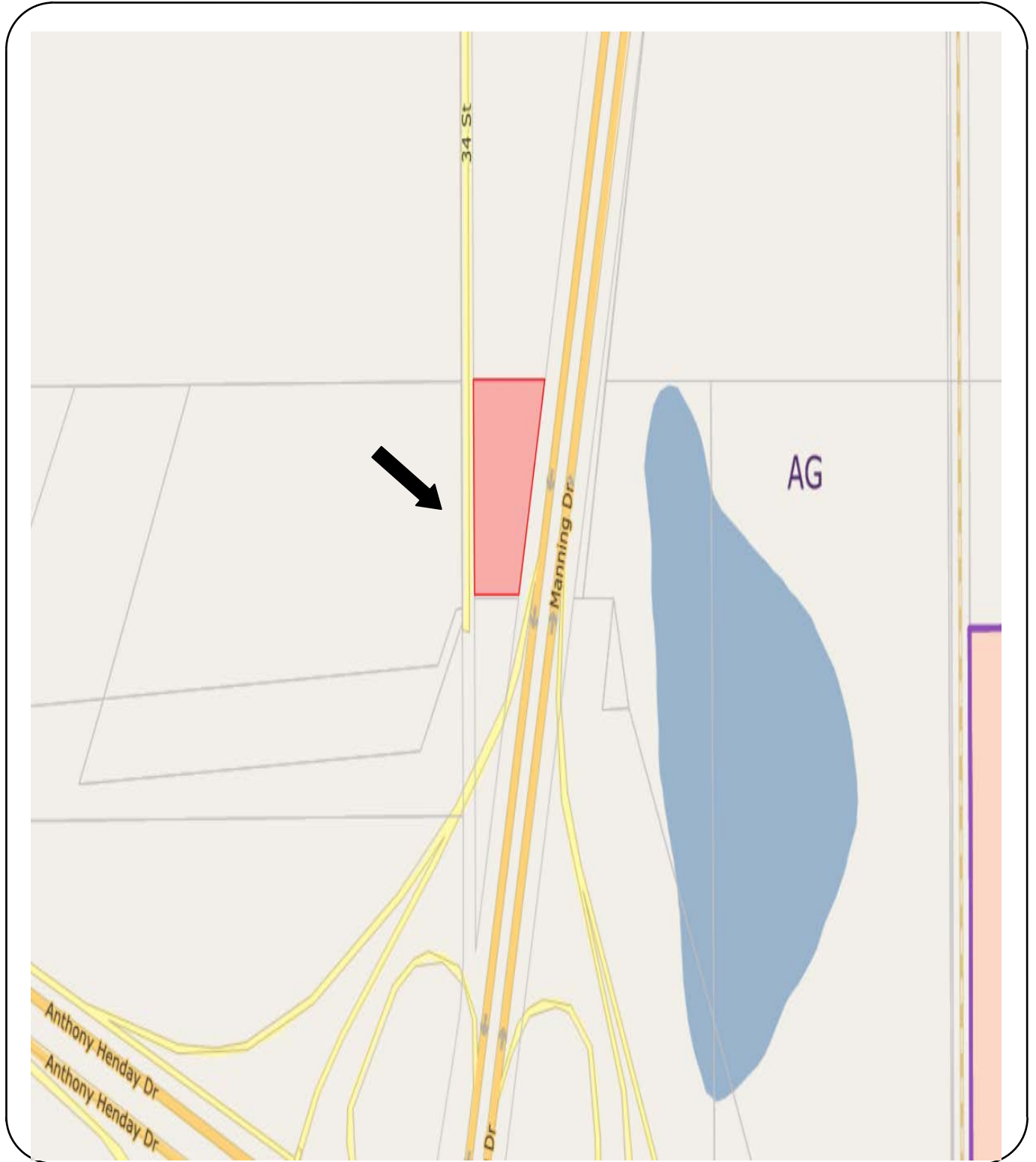
- (3) The subdivision and development appeal board must give at least 5 days' notice in writing of the hearing

- (a) to the appellant,
- (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
- (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

- (a) the application for the development permit, the decision and the notice of appeal, or
- (b) the order under section 645.

- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-135



ITEM II: 12:30 P.M.

FILE: SDAB-D-17-137

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 245184483-001

APPLICATION TO: Install (1) Freestanding Off-premises Sign

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 22, 2017

DATE OF APPEAL: June 29, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7026 - 109 Street NW

LEGAL DESCRIPTION: Plan 5718AE Blk 27 Lot 26

ZONE: (CB1) Low Intensity Business Zone

OVERLAY: Pedestrian Commercial Shopping Street Overlay

STATUTORY PLAN: 109 Street Corridor Area Redevelopment Plan

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***Grounds for Appeal***

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

We are solicitors for Pattison Outdoor Advertising, the Applicant in the above noted matter. Our clients' Development Permit Application has been refused.

On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. The provisions of the applicable Area Redevelopment Plan cannot override the applicable zoning, and the Development Officer erred in so holding.

2. Section 59E.2(3)(e) of the Zoning Bylaw does not restrict the proposed placement of the subject sign.
3. The subject sign is appropriate at this location and is completely screened from view from any residential property.
4. Such further and other reasons as may be presented at the hearing of this appeal.

<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 within 14 days,

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

...

**Hearing and Decision**

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

...

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

...



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

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

Under section 330.3(39), **Freestanding Off-premises Signs** is a **Discretionary Use** in the (CB1) Low Intensity Business Zone.

Under section 7.9(3), **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.

Section 819.3(13) states:

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;
- b. ...
- c. ...

Section 819.1 states that the **General Purpose** of the **Pedestrian Commercial Shopping Street Overlay** is:

to maintain the pedestrian-oriented character of commercial areas, comprised of shopping streets in close proximity to residential areas of the City.

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

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

***109 Street Corridor Area Redevelopment Plan***

Policy 3.2.3.5 of the 109 Street Corridor Area Redevelopment Plan states:

Signage must be of a scale and type that respects the compact, pedestrian-oriented character of the District and related to local businesses. Billboards, roof-top, digital and off-premise signage of any type will not be permitted.

**Development Officer's Determination:**

**1) Signage must be of a scale and type that respects the compact, pedestrian-oriented character of the District and related to local businesses. Billboards, roof-top, digital and off-premise signage of any type will not be permitted (Section 3.2.3.5 109 Street Corridor ARP)**

**Off-premises signage is not permitted in 109 Street Corridor Area Redevelopment Plan. Furthermore, the proposed Sign does not relate to local businesses and does not confirm to the pedestrian oriented character of the district [unedited]**

***Schedule 59E.3 Regulations for Discretionary Signs***

Schedule 59E.3(2) states:

Freestanding Off-premises Signs shall be subject to the following Regulations:

- a. Freestanding Off-premises Signs may be allowed only on Sites that are an integral part of a commercial strip;
- b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;

- c. all proposed Freestanding Off-premises Sign locations shall be reviewed 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; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment;
- d. ...
- e. the maximum Area of Freestanding Off-premises Sign shall be 20 m<sup>2</sup>;
- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;
- g. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- h. Freestanding Off-premises Signs may be Illuminated; and
- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

**Development Officer’s Determination:**

**2) Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign, Major Digital Sign, Minor Digital On-premises Sign, Minor Digital Off-premises Sign or Minor Digital On-premises Off-premises Sign that is a Freestanding Sign on the same Site. (Reference Section 59E.2(3)(e))**


**The proposed Minor Digital Off-premises Sign is 20 m from existing  
Freestanding On-premises Sign [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. 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*.

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		Project Number: <b>245184483-001</b> Application Date: APR 06, 2017 Printed: July 4, 2017 at 9:25 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>		<b>Property Address(es) and Legal Description(s)</b> 7026 - 109 STREET NW Plan 5718AE Blk 27 Lot 26	
<b>Scope of Application</b> To install (1) Freestanding Off-premises Sign			
<b>Permit Details</b>			
ASA Sticker No./Name of Engineer: Construction Value: 10000		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: 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	
I/We certify that the above noted details are correct. Applicant signature: _____			
<b>Development Application Decision</b> Refused <b>Reason for Refusal</b> 1) Signage must be of a scale and type that respects the compact, pedestrian-oriented character of the District and related to local businesses. Billboards, roof-top, digital and off-premise signage of any type will not be permitted (Section 3.2.3.5 109 Street Corridor ARP)  Off-premises signage is not permitted in 109 Street Corridor Area Redevelopment Plan. Furthermore, the proposed Sign does not relate to local businesses and does not confirm to the pedestrian oriented character of the district.  2) Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign, Major Digital Sign, Minor Digital On-premises Sign, Minor Digital Off-premises Sign or Minor Digital On-premises Off-premises Sign that is a Freestanding Sign on the same Site. (Reference Section 59E.2(3)(e))  The proposed Minor Digital Off-premises Sign is 20 m from existing Freestanding On-premises Sign			
<b>THIS IS NOT A PERMIT</b>			



Project Number: **245184483-001**  
Application Date: APR 06, 2017  
Printed: July 4, 2017 at 9:25 AM  
Page: 2 of 2

## Application for Sign Combo Permit

### 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 22, 2017    **Development Authority:** AHUJA, SACHIN    **Signature:** \_\_\_\_\_

### Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	\$272.00	\$272.00	04087189	May 01, 2017
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$272.00	\$272.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-137

