

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
July 30, 2015**

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

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

I	9:00 A.M.	SDAB-D-15-166	Construct a Single Detached House with a front attached Garage, veranda, fireplace, rear uncovered deck (0.61m x 2.29m) and Basement development (NOT to be used as an additional Dwelling) 5161 - Mullen Road NW Project No.: 173542245-001
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TO BE RAISED

II	1:00 P.M.	SDAB-D-15-136	Construct and operate a Residential Sales Centre 13605 - 102 Avenue NW Project No.: 168252302-005
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III	2:00 P.M.	SDAB-D-15-167	Install a Freestanding Minor Digital On-premises Off-premises Sign (Integra Tire) 5015 - 99 Street NW Project No.: 167232980-001
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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-15-166

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

APPLICATION NO.: 173542245-001

APPLICATION TO: Construct a Single Detached House with a front attached Garage, veranda, fireplace, rear uncovered deck (0.61m x 2.29m) and Basement development (NOT to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: June 17, 2015

DATE OF APPEAL: July 5, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5161 - Mullen Road NW

LEGAL DESCRIPTION: Plan 0721809 Blk 17 Lot 1

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Mactaggart Neighbourhood Area Structure Plan

DEVELOPMENT OFFICER'S DECISION

APPROVED – The proposed development is approved subject to the following conditions:

1. This Development Permit authorizes the development of a Single Detached House with a front attached Garage, veranda, fireplace, rear uncovered deck (0.61m x 2.29m) and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.
2. The height of the principal building shall not exceed 10.00 m nor 2 1/2 Storeys as per the height definition of Section 6.1(49) of the Edmonton Zoning Bylaw 12800.

3. The proposed Basement development(s) shall NOT be used as an additional Dwelling. Proposed wet bar shall only be used by the household which uses the principal kitchen on the main floor. A Secondary Suite shall require a new development permit application.

Dwelling means:

a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Household means:

one or more persons related by blood, adoption, foster care, marriage relationship; or a maximum of three unrelated persons; all living together as a single social and economic housekeeping group and using cooking facilities shared in common.

For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative.

4. All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).
5. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.
6. Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.
7. Due to the roll face curb construction at this property, there are no requirements for a separate curb crossing permit under Section 1210 and 1211 of Traffic Bylaw No. 5590. Approval is given for the access under this Development Permit.
8. Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.
9. The driveway access must maintain a minimum clearance of 1.5m from any service pedestals and all other surface utilities.
10. The Single Detached dwelling including driveway shall be located in accordance with the stamp approved site plan.

11. Corner Sites shall have flanking side treatments similar to the front elevation.
(Reference Section 115.4(9)(d))

Advisements:

- i.) Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals
- ii.) Any future deck enclosure or cover requires a separate development and building permit approval.
- iii.) Any future basement development may require development and building permit approvals. A Secondary Suite shall require a new development permit application.
- iv.) The applicant is advised to research the Land Title for this property and to be aware of any restrictions in the Restrictive Covenant. This approval does not imply consent for any structure that does not meet the requirements of the Restrictive Covenant.
- v.) Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.
- vi.) An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

APPELLANT'S SUBMISSION

I'm appealing the decision of the Development Authority regarding the above permit. In my opinion and the opinion of my next door neighbour, this should not be granted a Class A approval for the following reasons:

1. According to the picket sign for the garage, this one is not aligned with my garage limit, neither follow the same order of the three other houses in that crescent. The garage is going to be sitting forward causing nuisance to my house.
2. There is a total of 5 houses in the bend sitting on a U-shape crescent. The way this house is going to sit (on a straight line) does not respect the nature of the bend. The house should be tilting more towards the bend, this way it will stay in harmony with the other 5 houses.
3. The both previous issues will result in a house and a garage burying my main entrance as it won't even be visible from the bend entrance.
4. The house may comply with the guidelines and distance requirements on the lot itself but ignores both the nuisance caused to my house and the harmony of other houses in the bend.

5. All the above will result in both a loss of value to my property and permanent obstacle from a house and a garage sitting forward not respecting the natural inclination of a U-shape corner lot.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 686(1)(b) of the *Municipal Government Act* states “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, 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.”

Section 685(2) of the *Municipal Government Act* states “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.”

The Board is advised that the decision of approval by the Development Officer is dated June 17, 2015. Fourteen days from the decision date is July 1, 2015 and the Notice of Appeal was filed on July 5, 2015.

Section 685(3) of the *Municipal Government Act* states “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.”

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

Under Section 7.2(9), **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.

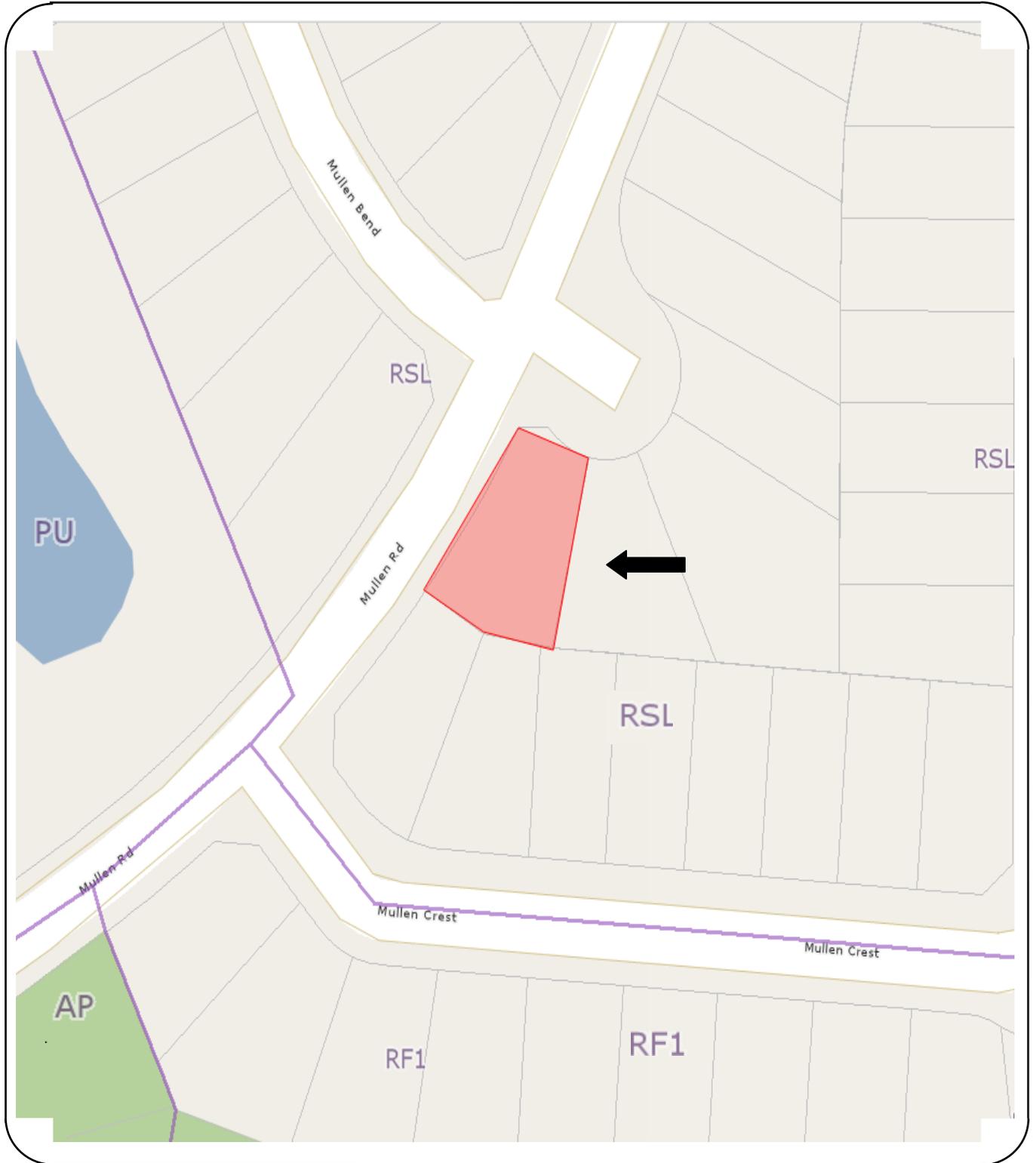
This application was approved by the Development Officer subject to conditions.

The decision of approval by the Development Officer has been appealed by an abutting property owner located at 5163 – Mullen Road.

Section 115.1 states the 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.

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-166



TO BE RAISED
ITEM II: 1:00 P.M.

FILE: SDAB-D-15-136

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

APPLICATION NO.:	168252302-005
APPLICATION TO:	Construct and operate a Residential Sales Centre
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with conditions
DECISION DATE:	May 19, 2015
DATE OF APPEAL:	May 29, 2015
NOTIFICATION PERIOD:	May 26, 2015 through June 8, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	13605 - 102 Avenue NW
LEGAL DESCRIPTION:	Plan 1521524 Blk 127 Lot 25
ZONE:	RF4 Semi-detached Residential Zone
OVERLAY:	Mature Neighbourhood Overlay
STATUTORY PLAN:	N/A

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

This Development Permit authorizes the operation of a Residential Sales Centre. The development shall be constructed in accordance with the stamped and approved drawings.

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

This proposed building is not a Dwelling unit. The building shall not be used as a Dwelling prior to the expiration and/or cancellation of the Development Permit for the Residential Sales Centre.

This approval is valid for a period of two years. This permit will expire on April 30, 2017.

Sufficient parking shall be made available on or adjacent to the site so that parking congestion will not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre. (Reference Section 54.2 Schedule 1 and Section 82).

All off-premise directional signage and on-premise advertising signage, including the display of advertising copy and supergraphics on hoardings or false fronts used to enclose temporary structures, shall be in accordance with Section 59 of this Bylaw. (Edmonton Zoning Bylaw 12800)

All exterior lighting shall be developed in accordance with Section 51 and 58 of this Bylaw. (Edmonton Zoning Bylaw 12800 - Reference Section 82).

Notes:

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

VARIANCE:

Section 82(2) Relaxed: Required parking spaces relaxed from 3 to 2.

Class B Discretionary Development: Residential Sales Centre is a Discretionary Use in the RF4 zone. (Section 150.3(7))

Notes:

A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

Unless otherwise stated, all references to section numbers refer to the Edmonton Zoning Bylaw 12800.

APPELLANT'S SUBMISSION

A residential sales location, otherwise known as a "show suite", has numerous negative impacts on quality of life.

1. It would have as a primary goal to attract high volumes of traffic. Going from two residences to six is already enough of a traffic, congestion, and danger factor. Converting one of the six to a commercial enterprise will multiply this problem.
2. Parking is another problem. Where is the parking for this venture? In front of our homes is the answer. The owners have asked for a relaxation of the commercial parking requirements from three spaces to two, in their own form of recognition of the problem. The service lane behind the show suite will also be subject to excessive congestion and illegal parking.
3. The 'show suite' will inevitably feature huge promotional signage. They all do. In addition to being unsightly, it will distract drivers' attention right at the Glenora School corner.

Regardless of our position on infill residential development, we must oppose this commercial venture. It could be the thin edge of the wedge that will establish a precedent for encroachment of business development in what is now a purely single-family residence community. At issue are safety for children and others and quality of life.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

The Subdivision and Development Appeal Board at a hearing on June 25, 2015, made and passed the following motion:

“that the appeal hearing be tabled to July 15 or 16, 2015 or as the parties dictate.”

The Appellant and the Respondent confirmed through e-mail and the Sustainable Development Department provided verbal confirmation that they would be available the week of July 27, 2015. Since this week was amenable to all parties, the hearing was scheduled to July 30, 2015.

A **Residential Sales Centre** is a Discretionary Use in the RF4 Semi-detached Residential Zone, Section 150.3(7).

Under Section 7.3(9), **Residential Sales Centre** means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

This application was approved by the Development Officer subject to conditions.

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

Section 82.2 states where Sites are located within 60.0 metres of existing development, the applicant shall demonstrate that sufficient parking is available on or adjacent to the Site so that parking congestion shall not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre. The Development Officer shall determine the adequacy of parking based on a requirement of 1 parking space per 20 square metres of Floor Area of the Residential Sales Centre.

The Development Officer determined the number of required parking spaces is 3. The proposed development provides 2 and a relaxation of 1 parking space was granted.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 10123 - 136 Street.

Section 82 states the following regulations shall apply to all Residential Sales Centres except those development provided for in subsections 12.2(8) and 12.2(15) of this Bylaw:

1. Sites containing Residential Sales Centres shall be located and developed such that their impacts on local roadways and surrounding residential development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to arterial or neighbourhood collector roadways, and to occupied residential development;
2. ...;
3. the siting and development of Residential Sales Centre buildings shall comply with the regulations of the Land Use Zone applying to the Site except that:
 - a. the Development Officer may attach conditions requiring additional setbacks to minimize any adverse impacts on adjacent development;
 - b. in the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed one Storey or 4.0 metres; and
 - c. all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts and, in consultation with Transportation Services;
4. where a Site is located within a Residential Zone or is visible from residential development located within 60.0 m of the Site, the colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising Copy, shall be compatible with those commonly found in Residential Zones;
5. any exterior lighting shall be developed in accordance with Section 51 of this Bylaw;
6. a Development Application for a Residential Sales Centre shall be accompanied by the following information in addition to the information required by subsection 13.3 of this Bylaw:
 - a. a context plan identifying the nature of the land uses and development within a 60 metres radius of the proposed Site;
 - b. a description of the exterior finish materials and colours for any temporary sales structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front; and

- d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs that shall exceed 1.0 square metres in area 1.5 metres in Height, and a description of the proposed location for the Signs; and
7. the Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.

Section 12.2(8) states a temporary structure, the sole purpose of which is incidental to the erection, alteration or marketing of a building for which a Permit has been granted under this Bylaw.

Section 12.2(15) states the Temporary Use of a portion of a building or structure for which a Development Permit has been granted under this Bylaw, for the marketing of the building or structure.

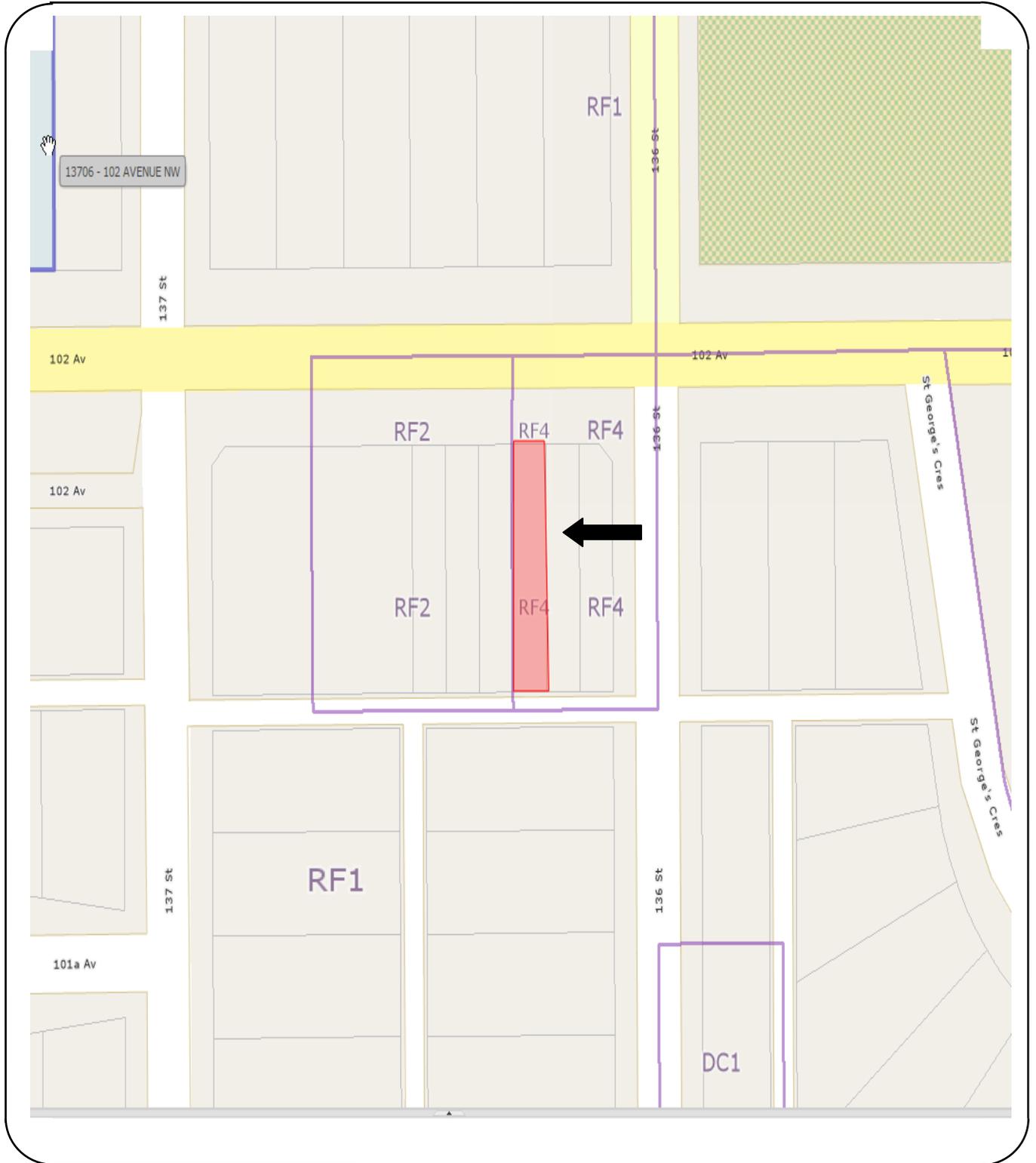
Under Section 6.1(34), **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

Section 814.1 states the purpose of the Mature Neighbourhood Overlay is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

Section 150.1 states that the purpose of this Zone is to provide a zone primarily for Semi-detached Housing and Duplex Housing.

NOTICE TO APPLICANT/APPELLANT

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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-136



ITEM III: 2:00 P.M.

FILE: SDAB-D-15-167

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	167232980-001
APPLICATION TO:	Install a Freestanding Minor Digital On-premises Off-premises Sign (Integra Tire)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	June 25, 2015
DATE OF APPEAL:	July 7, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	5015 - 99 Street NW
LEGAL DESCRIPTION:	Plan 4187RS Blk 2 Lot 1
ZONE:	IM Medium Industrial Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

The proposed development, a freestanding Minor Digital On-premises Off-premises sign is listed as a Discretionary Use under the IM (Medium Industrial Zone) (reference Section 420.3(12)).

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

The existing Freestanding On-premises sign is 6.6 m from the proposed freestanding Minor Digital On-premises Off-premises sign. The proposed freestanding Minor Digital

On-premises Off-premises sign, in addition to the close proximity to the existing Freestanding On-premises sign and Fascia On-premises sign on the building will result in a proliferation of signage on site

In the opinion of Development Officer, the proximity of the proposed and existing sign will obstruct the visibility of the building on site, which adversely impacts the built environment, contrary to Section 59.2(7).

APPELLANT'S SUBMISSION

I am a representative of Pattison Outdoor Advertising, the Applicant in the above noted matter. Our Development Permit Application has been refused. On behalf of Pattison Outdoor Advertising, I hereby appeal the refusal on the following grounds:

1. The proposed development is a discretionary use in the IM (Medium Industrial) Zone.
2. The proposed development complies with all applicable regulations spelled out in Section 420 (IM) of The Edmonton Zoning Bylaw, and the applicable Sign Schedule: 59.G, with no variances required.
3. The proposed development is classified as a Discretionary Sign according to Sign Schedule 59.G. As a discretionary sign, the proposed development is not required to meet a minimum separation distance from an existing permitted sign. The 6.6m separation distance that the Development Officer references in his reason for refusal is immaterial.
4. In his reason for refusal, the Development Officer states that the proposed development will result in a proliferation of signage on the site. The proposed development will bring the total number of freestanding signs on the site to three, which is under the limit of four, spelled out in section 59.G((6)(k)) of the Edmonton Zoning Bylaw. Additionally, the proposed development and the existing, permitted signage will face different directions.
5. The Development Officer's notion that the proposed development will obstruct the visibility of the building on-site, and therefore adversely impact the built environment is an opinion which we respectfully contest.
6. Such further and other reasons as may be presented at the hearing of this appeal.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

A **Minor Digital On-premises Off-premises Sign** is a Discretionary Use in the IM Medium Industrial Zone, Section 420.3(12).

Under Section 7.9(7), **Minor Digital On-premises Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign may include Copy from Minor Digital On-premises Signs and Minor Digital Off-premises Signs.

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

The Development Officer determined the existing Freestanding On-premises Sign is 6.6 metres from the proposed Freestanding Minor Digital On-premises Off-premises Sign. The Development Officer determined the proposed Freestanding Minor Digital On-premises Off-premises Sign, in addition to the close proximity to the existing Freestanding On-premises Sign and Fascia On-premises Sign on the building will result in proliferation of signage on site.

In the opinion of the Development Officer, the proximity of the proposed and existing Sign will obstruct the visibility of the building on site, which adversely impacts the built environment, contrary to Section 59.2(7).

Section 420.4(5) states Signs shall comply with the regulations found in Schedule 59G.

Schedule 59G.3(6) states Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. the maximum Height shall be 8.0 m;
- c. the maximum Width shall be 16.0 m;
- d. the maximum Area shall be:
 - i. ...
 - ii. 65.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 m²;
- e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Sign as follows:

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

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

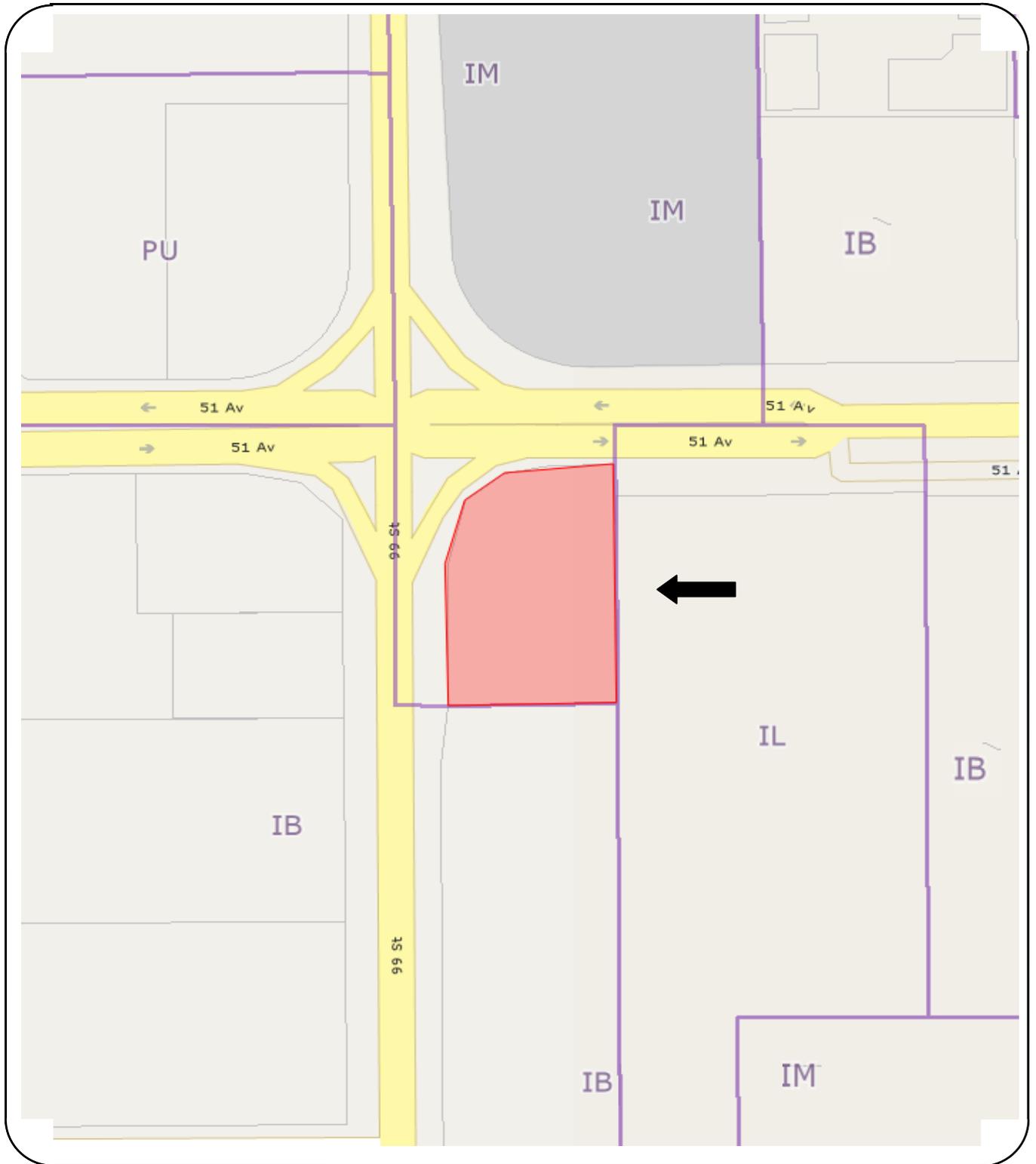
- f. ...
- g. ...
- h. ...
- i. ...
- j. proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback;
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Section 420.1 states the purpose of the IM Medium Industrial Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Sustainable Development has submitted to the SDAB, an e-mail dated March 9, 2015 from Chad Fremmerlid, Project Engineer, Development Planning and Engineering, Transportation Planning Branch, Transportation Services. **A copy of the e-mail from Transportation Services is on file.**

NOTICE TO APPLICANT/APPELLANT

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SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-15-167



BUSINESS LAID OVER

SDAB-D-15-138	An appeal to develop a Secondary Suite in an existing Single Detached House <i>August 5 or 6, 2015</i>
SDAB-D-15-145	An appeal to change the Use from a General Industrial Use to a Personal Service Shop operating as a Body Rub Centre <i>August 5, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED

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