

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
June 24, 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-15-133	Construct 3 Dwellings of Row Housing and a rear detached Garage and to demolish an existing Single Detached House and detached Garage 11519 - 122 Street NW Project No.: 158438261-002
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LUNCH BREAK – 12:00 P.M. TO 1:00 P.M.

II	1:00 P.M.	SDAB-D-15-134	Install (1) Freestanding Off-premises Sign (West Granville Centre) 7255 - Winterburn Road NW Project No.: 170327437-001
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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-15-133

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

APPELLANT:

APPLICATION NO.: 158438261-002

APPLICATION TO: Construct 3 Dwellings of Row Housing and a rear detached Garage and to demolish an existing Single Detached House and detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 8, 2015

DATE OF APPEAL: May 27, 2015

NOTIFICATION PERIOD: May 14, 2015 through May 27, 2015

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11519 - 122 Street NW

LEGAL DESCRIPTION: Plan 1916HW Blk 24 Lot 1

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: West Ingle Area Redevelopment Plan

DEVELOPMENT OFFICER'S DECISION

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

- 1) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner/applicant shall pay the Sanitary Sewer Trunk Charge (SSTC). SSTC is applicable to the property for 3 multi-family dwellings at \$1,021/dwelling with credit given for one single family dwelling at the rate of \$1,430/dwelling under the current DP#158438261-002. The number of dwellings is based on the drawings submitted with the Application for Major Development Permit.

This SSTC charge is quoted at the year 2015 rate; however, the final SSTC is based on the prevailing rate at the time the applicant/owner makes payment at the 5th Floor cashiers, Sustainable Development, 10250-101 Street NW.

2) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner/applicant shall pay a Lot Grading Fee of \$385.00.

3) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner/applicant shall pay a Notification Fee of \$100.00.

4) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms: cash to a value equal to 100% of the established landscaping costs; or an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs. Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely (reference Section 55.6 of Edmonton Zoning Bylaw 12800). Please contact Alina Cross at 780-442-2581 to initiate this process.

5) The existing private sidewalk from the west property line to the curb face on 122 Street must be removed and the boulevard must be restored to grass, as shown on Enclosure I of the Transportation Memorandum dated March 23, 2015. The applicant must contact Loli Fernandez (780-944-7683) a minimum of 48 hours prior to construction, to arrange for inspection.

6) There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

7) There are existing boulevard trees adjacent to the site that must be protected during construction. Prior to construction, the owner/applicant must contact Marshall Mithrushi of Community Services (780-496-4953) to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant.

8) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx

9) Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Transportation Services, as per Section 15.5(f) of the Zoning Bylaw. The alley, sidewalks and boulevard will be inspected by Transportation Services prior to construction, and again once construction is complete. All expenses incurred for repair are to be borne by the owner.

ADVISEMENTS:

1) The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).

2) 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.

3) 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.

4) The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

5) A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.

VARIANCES:

1. Subsection 140.4.6 of the Zoning Bylaw requires that Row Housing be located on corner sites, on sites abutting an arterial or service road, or where both Side Lot Lines abut existing Apartment Housing or where a minimum of one Side Lot Line abuts a Site where a commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use. A variance to this requirement is granted given that the subject site does not meet these criteria.

2. To permit a reduced Site Width of 14.0 m, whereas subsection 140.4.4.b of the Zoning Bylaw requires a minimum Site Width of 17.4 m.

3. To permit two dwellings of Row Housing to have entrances facing the lane to the north, whereas subsection 140.4.20 of the Zoning Bylaw requires each dwelling to have an entrance door or entrance feature facing a public roadway.

4. To permit a reduced Privacy Zone of 2.0 m between the Principal Living Room Window of two of the proposed dwellings and an on-site walkway, and 3.0 m between the same Principal Living Room Windows and a public Lane, whereas subsection 48.2.2 requires a minimum Privacy Zone of 4.5 m.

5. To permit a reduced Front Setback of 6.7 m, whereas subsection 814.3.1 of the Zoning Bylaw requires a minimum Front Setback of 1.5 m less than the adjacent lots and the general context of the blockface, or in this case 7.0 m.

6. To permit a reduced Rear Setback of 17.2 m, whereas subsection 814.3.5 of the Zoning Bylaw requires a minimum Rear Setback of 40% of Site Depth, or in this case 18.3 m.

APPELLANT'S SUBMISSION

This is a notice objecting to the development permit applying to the property of 11519 - 122 Street NW, Plan 1916HW Blk 24 Lot 1.

The development permit is objected to for the following reasons:

1. Row housing is not permitted on sites abutting alley ways. This lot is not considered a corner site but a lot that is adjacent to an alley. The alley is the most efficient access to the other east side properties garages and driveways. Allowing a row house with three units to face the alley will encourage tenants to use the alley as a parking spot in front of their residences. This parking will then further block immediate access to driveways and garages and access for waste removal vehicles.
2. Allowing a row house on the east side of 122 Street to face north/ south verses the convention of the existing east /west facing houses will impact on the curb appeal of this older yet defined neighbourhood. All of the existing houses have the setup of yard, house, backyard, garage and rear drive. This existing standard is what creates the common flow and distinct family appeal of our properties. It encourages wellbeing by having yard areas that families can utilize for children to play safely in and promotes being a good neighbour by not inflicting unwanted privacy violations.
3. The property abutting the property in question will have very little privacy of their existing back yard. Allowing this structure to face perpendicular to the established convention will mean that there will be three properties windows looking over that property's yard. All privacy will be eliminated. Further the proposed perpendicular structure would have almost no yard space limiting the type of property owners, due to no recreational space.
4. Allowing the row house structure to face an alleyway would also bring up safety concerns with pedestrians using the alley to access their residence. The limiting amount of room for vehicles to traverse the alley while having to watch for possible people exiting their residences is adding unnecessary danger.

5. Further in the winter time the residences will remove their snow by shovelling it directly into the alley adding to an already large snow pack situation. This in turn would cause unwanted congestion and poor navigation for the other property owners as they try to leave the most efficient alley to their properties.
6. The property entrances would have little to no protection from vehicles driving in the alleyway. The current layout of properties on 122 Street grants this protection because there is a curb, then boulevard, city sidewalk, and right-away before property begins.
7. Allowing more than a single family home will further increase the already congested street parking that our neighbourhood experiences. There are many duplex developments along 122 Street, one currently across the alley from the proposed development, and this is bringing added congestion and fewer parking locations. Allowing a 3 unit row house would exasperate this current problem with little resolution once it has been established.
8. Future developments would use this as the precedent to allow building on all of the 122 Street alleyways. This would greatly impact the way of life and access to the rear alley garages for all middle block residences. We would surely lose value when our freedom to access our driveway becomes restricted by poorly parked vehicles of the row houses.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Row Housing is a Permitted Use in the RF3 Small Scale Infill Development Zone, Section 140.2(5).

Under Section 7.2(6), **Row Housing** means development consisting of a building containing three or more Dwellings joined in whole or in part at the side only with no Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to Grade. This Use Class does not include Stacked Row Housing.

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 variances:

Section 140.4(6) states Row Housing shall be located:

- a. on Corner Sites,
- b. on Sites abutting an arterial or service road,
- c. where a minimum or one Side Lot Line abuts a Site where a commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

The Development Officer determined one of the locational requirements must be met for Row Housing. The proposed development does not meet any of the locational requirements and a relaxation was granted.

Section 140.4(4)(b) states on a non-Corner Site the minimum Site Width shall equal to the sum of:

- i. 6.2 metres for each end Dwelling, plus
- ii. 5.0 metres for each internal Dwelling.

The Development Officer determined the minimum required Site Width is 17.4 metres. The existing Site provides a Site Width of 14 metres and a relaxation of 3.4 metres was granted.

Section 140.4(20) states each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

The Development Officer determined each Dwelling is required to have an entrance door or entrance feature facing a public roadway, other than a Lane. The proposed development provides two Dwellings with accesses facing the lane to the north and a relaxation to Section 140.4(20) was granted.

Section 140.4(14) states Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it should not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

Section 48.2(2) states the following activity areas may be located within a required Separation Space adjacent to a Principal Living Room Window where a Privacy Zone of at least 4.5 metres is provided between the window and facility/activity area:

- a. local public roadway including a Lane;
- b. walkway;
- c. on-site roadway;
- d. on-site parking area;
- e. on-site Amenity Area; and
- f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

The Development Officer determined a 4.5 metres Privacy Zone is required between the Principal Living Room Windows of two Dwellings from the on-site walkway, and from the public Lane. The proposed Principal Living Room Windows for two Dwellings is within 2 metres of an on-site walkway, and 3 metres of a public Lane. Relaxations of 2.5 metres have been granted from the proposed Principal Living Room Windows to the on-site walkways. Relaxations of 1.5 metres have been granted from the proposed Principal Living Room Windows to the public Lane.

Section 814.3(1) states the Front Setback shall be consistent within 1.5 metres of the Front Setback on Abutting Lots and with the general context of the blockface. However, the Front Setback shall not be less than 3.0 metres. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.

The Development Officer determined a minimum Front Setback of 7 metres (1.5 metres less than adjacent lots and the general context of the Blockface) is required. The proposed development provides a Front Setback of 6.7 metres and a relaxation of 0.3 metres was granted.

Section 814.3(5) states the minimum Rear Setback shall be 40 percent of the Site Depth. Row Housing not oriented to a public roadway is exempt from this Overlay requirement.

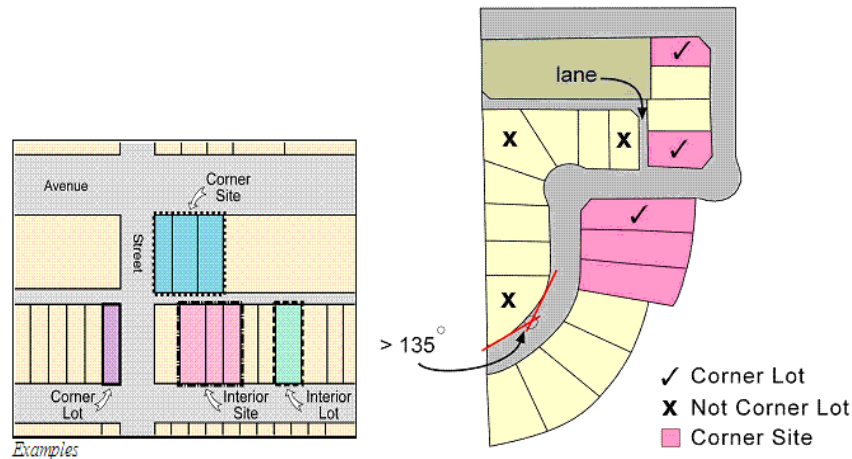
The Development Officer determined the minimum required Rear Setback of 18.3 metres is required. The proposed development provides a Rear Setback of 17.2 metres and a relaxation of 1.1 metres was granted.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 11531 - 122 Street.

Under Section 6.1(19), **Corner Site** means

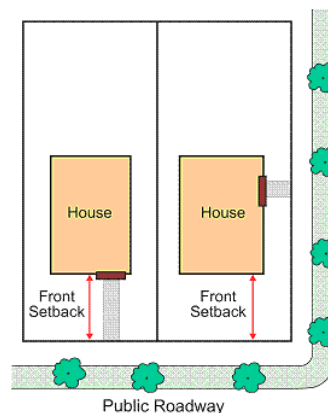
- a. a Lot located at the intersection of two public roadways, other than Lanes; or
- b. abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;

provided that in both cases the Lot shall not be considered a Corner Site where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Lot shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.



Under Section 6.1(27), **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.

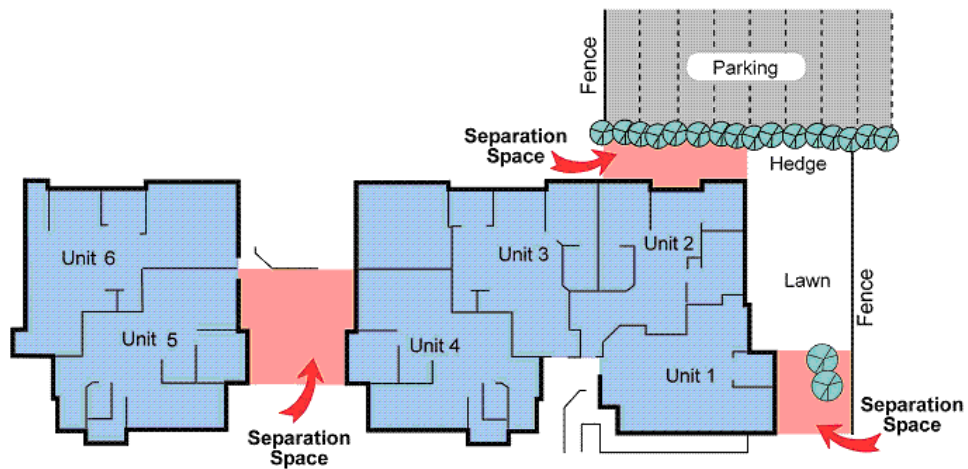
Under Section 6.1(39), **Front Setback** means the distance that a development or a specified portion of it, must be set back from a Front Lot Line. A Front Setback is not a Front Yard, Amenity Space or Separation Space.



Under Section 6.1(76), **Principal Living Room Windows** means the main or largest glazed area of a Living Room.

Under Section 6.1(77), **Privacy Zone** means an area within the minimum Separation Space which shall be free of buildings, public roadways, walkways, on-site roadways, communal parking areas, and communal Amenity Areas.

Under 6.1(87), **Separation Space** means an open space around Dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy. Separation Space is not a Yard.



Under Section 6.1(94), **Site Width** means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone.

Section 814.3(24) states when a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

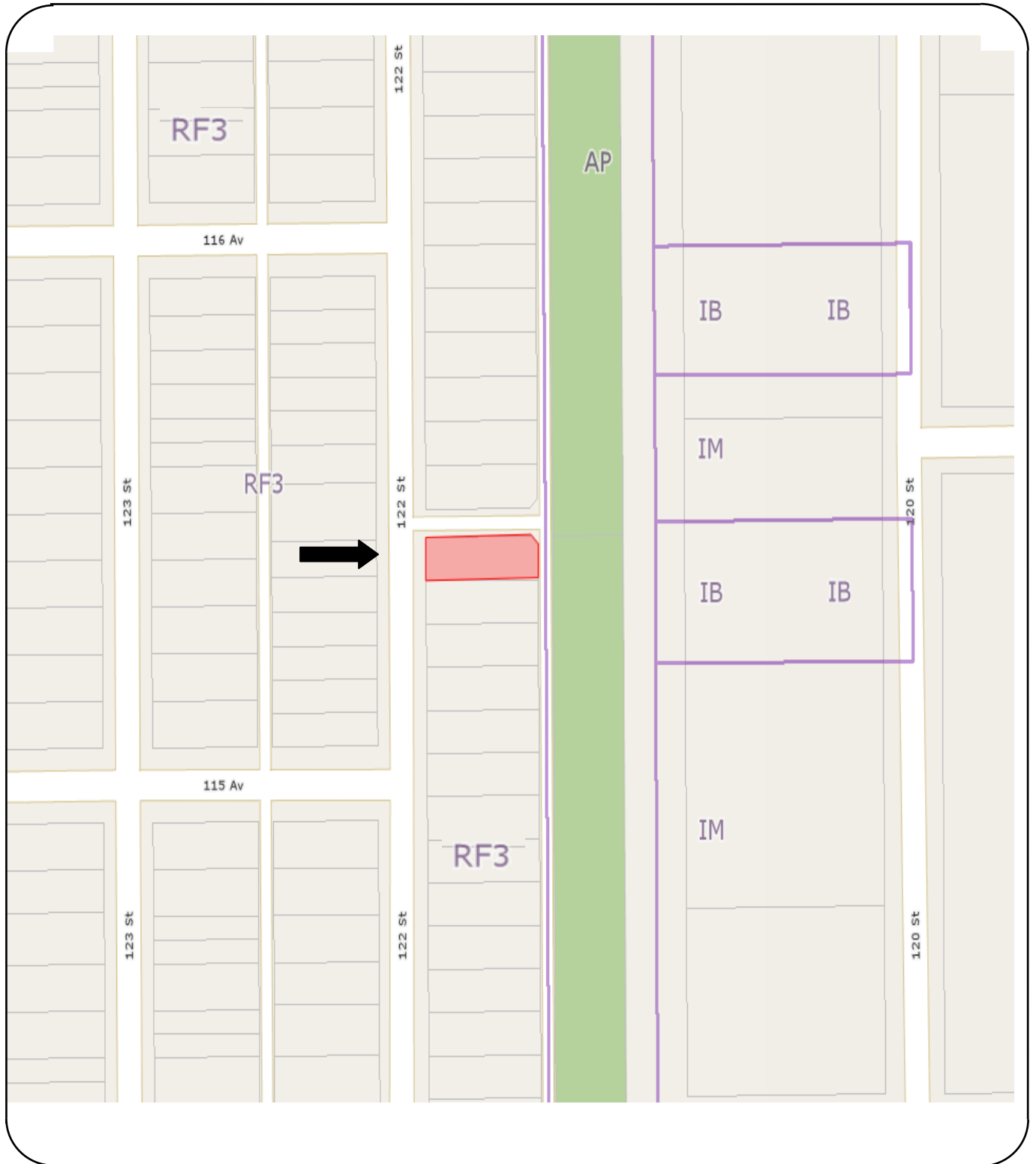
- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

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 140.1 states the purpose of the RF3 Small Scale Infill Development Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

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-15-133



ITEM II: 1:00 P.M.

FILE: SDAB-D-15-134

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 170327437-001

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

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 15, 2015

DATE OF APPEAL: May 22, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7255 - Winterburn Road NW

LEGAL DESCRIPTION: Plan 1124954 Blk 1 Lot 72

ZONE: DC2.791 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN(S): The Grange Area Structure Plan
Granville Neighbourhood Structure Plan

DEVELOPMENT OFFICER'S DECISION

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

The proposed development does not conform to the regulations of the Edmonton Zoning Bylaw, Section DC2.791(4)(p) which states a free-standing 'V' shaped off-premise pylon sign to maximum height of 12.5 m and maximum width of 8.75 m. The proposed development is at least 14.2 m in height. It is the opinion of the Development Authority that the variance necessary to accommodate the proposed development is not in keeping with the intentions of Council as provided in the Direct Control Zone. As per Section 641.1(4)(b):

If a decision with respect to a development permit application in respect of a direct control district is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Additionally, as per Section 11.4(2) of EZB 12800, the Development Officer cannot vary maximum height.

APPELLANT'S SUBMISSION

We are asking for the appeal board's support to allow for a proposed freestanding sign to be 15.4m in height. The maximum height permitted would be 12.5m.

We are asking for a relaxation in the height for the following reasons:

1. The top portion of the sign does not contain any copy however it helps to create an aesthetically pleasing freestanding sign, which breaks from the tradition rectangular look. The top portion measures only 3.2m. If the height of the copy area to grade were to be calculated the height of the sign would only be 12.2m and that is within the allowable height guidelines.
2. The freestanding sign is located in an area that has no residential zones in close proximity. The complex where the sign is to be located has been developed to include a Costco and other businesses. Given that the Costco portion alone is large in scale (6.47ha), we feel that the proposed height of the freestanding sign is appropriate for the property.
3. Not only is this property large in size but the propose freestanding sign will be located approximately 196m from Whitemud Drive and 89m from Winterburn Road. The increase in height will help direct drivers to the businesses located on the site.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

The Subdivision and Development Appeal Board at a hearing on May 28, 2015 made and passed the following motion:

“that the appeal hearing be scheduled for June 24 or 25, 2015 at the written request of the Appellant.”

Section 641(4) of the *Municipal Government Act*, Chapter M-26, states despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) is made by a council, there is no appeal to the subdivision and development appeal board, or

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

Freestanding Off-premises Signs is a listed Use in the DC2.791 Site Specific Development Control Provision, Section DC2.791.3(y).

Under Section 7.9(7), **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 DC2.791.4(p) states a free-standing “V” shaped off-premises pylon sign in the general location indicated on the Landscape Plan attached as Appendix 2 shall be permitted to a maximum of 12.5 metres and a maximum width of 8.75 metres. Fascia Signs on the principal building shall be permitted in the locations generally as illustrated on the Elevations on Appendix 3. In all other aspects, signs shall comply with the provisions of Section 59G of the Zoning Bylaw.

The Development Officer determined the maximum Height is 12.5 metres. The proposed development provides a Height of 14.2 metres, which is in excess of the maximum by 1.7 metres.

Schedule 59G.(2)5 states Freestanding Off-premises Signs (not within 100.0 metres of a Residential Zone) shall be subject to the following regulations:

- a. the maximum Height of any Freestanding Off-premises Sign shall be 8.0 metres;
- b. the maximum Area of any Freestanding Off-premises Sign shall be 65 square metres;
- c. no part of any Freestanding Off-premises Sign shall be located within any Setback;
- d. proposed Sign locations shall be separated from Digital Signs greater than 8.0 square metres or Off-premises Signs 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.

- e. Freestanding Off-premises Signs may be illuminated;
- f. 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 Sign or may refuse a permit that adversely impacts the built environment; and
- h. 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.

Under Section 6.2(30), **Width** means the horizontal distance measured across the face of the Sign per perpendicular to the Height of the Sign.

Under Section 6.2(10), **Height Signs** means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign.

Section DC2.791 states the general purpose of the DC2 Site Specific Development Control Provision is to accommodate the development of a commercial site and provide site specific development criteria to achieve a compatible relationship with the surrounding lands and result in a high quality development appropriate for the site. Development regulations shall be sensitive to adjacent residential development through urban design controls, architecture, landscaping and berming.

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-15-134



BUSINESS LAID OVER

SDAB-D-15-114	An appeal by <u>Ogilvie LLP</u> to Construct a Freestanding Minor Digital On-premises Off-premises Sign <i>July 2, 2015</i>
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APPEAL HEARINGS TO BE SCHEDULED

168696143-001	An appeal by <u>127 Avenue Developments Inc.</u> to comply with a Stop Order to dismantle and remove the Freestanding Off-premises Sign from the Site. <i>July 2, 2015</i>
152684111-003	An appeal by <u>MBD Management Inc.</u> to increase the height of an approved Fascia Minor Digital On-premises Off-premises Sign <i>July 8 or 9, 2015</i>