

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
March 30, 2017**

**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-17-059	Install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m - facing N/S) 12435 - 97 Street NW Project No.: 235577340-001
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II	1:00 P.M.	SDAB-D-17-060	Install (1) freestanding Minor Digital On-premises Off-premises Sign (2 digital panels 3.1m x 6.1m facing NE/SW) replaces DP: 163889410-001/2 (MEDIA CITY ADS - MOBILE INSURANCE) 12320 - Mount Lawn Road NW Project No.: 163889410-004
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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-17-059

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

APPELLANT:

APPLICATION NO.: 235577340-001

APPLICATION TO: Install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m - facing N/S)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: February 23, 2017

DATE OF APPEAL: March 2, 2017

RESPONDENT: Icewex Consulting Inc.

ADDRESS OF RESPONDENT: 12435 - 97 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12435 - 97 Street NW

LEGAL DESCRIPTION: Plan 5701HW Blk 11 Lot A

ZONE: CSC Shopping Centre Zone

OVERLAY: N/A

STATUTORY PLAN: Yellowhead Corridor Area Structure Plan

Grounds for Appeal

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

I have a valid permit on my property that was reapplied for at the renewal date. The sign in question will be too close to the permit that I already have.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

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

Appeals

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

...

- (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*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

20. Notification of Issuance of Development Permits

20.2 Class B Development

1. Within seven days of the issuance of a Development Permit for a Class B Discretionary Development, the Development Officer shall dispatch a written notice by ordinary mail to all relevant parties listed below that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Development Permit:

- a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land;
 - c. the President of each Community League; and
 - d. the President of each Business Revitalization Zone.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
 3. Within 10 days of the issuance of a Development Permit for Class B Discretionary Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating their decision, and the right to appeal therefrom.
 4. Where, in the opinion of the Development Officer, a proposed development is likely to affect other owners of land beyond 60.0 m, the Development Officer shall notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to the development.

The decision of the Development Officer is dated February 23, 2017. Notice of the development was published in the Edmonton Journal on March 2, 2017. The Notice of Appeal was filed on March 2, 2017.

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

...

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

...

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

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

- (i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Section 320.1 states that the **General Purpose** of the **CSC Shopping Centre Zone** is:

... to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

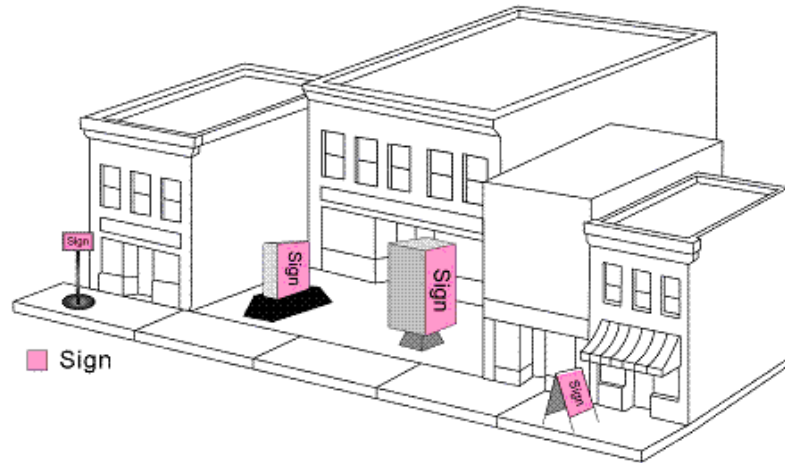
Under section 320.3(35), **Minor Digital Off-premises Signs** are a **Discretionary Use** in the CSC Shopping Centre Zone.

Section 7.9(6) states:

Minor Digital 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 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 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 6.2(8) states:

Freestanding Signs means any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground;





Section 6.2(5) states: “**Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.”

Discretionary Use

The Development Officer determined that no variances were required, and approved the development, with conditions, as a Discretionary Use under section 320.3(34) of the CSC Shopping Centre Zone. Class B Development notices were accordingly mailed to property owners within the notification area.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

	Project Number: 235577340-001 Application Date: NOV 22, 2016 Printed: March 22, 2017 at 2:54 PM Page: 1 of 3		
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>			
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit			
Applicant 	Property Address(es) and Legal Description(s) 12435 - 97 STREET NW Plan 5701HW Blk 11 Lot A		
Scope of Permit To install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m - facing N/S).			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> ASA Sticker No./Name of Engineer: Construction Value: 20000 </td> <td style="width: 50%; border: none;"> Class of Permit: Class B Expiry Date: 2022-02-23 00:00:00 </td> </tr> </table>		ASA Sticker No./Name of Engineer: Construction Value: 20000	Class of Permit: Class B Expiry Date: 2022-02-23 00:00:00
ASA Sticker No./Name of Engineer: Construction Value: 20000	Class of Permit: Class B Expiry Date: 2022-02-23 00:00:00		
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: 2 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Permit Decision Appealed to SDAB			
The permit holder is advised to read the reverse for important information concerning this decision.			



Project Number: **235577340-001**
Application Date: NOV 22, 2016
Printed: March 22, 2017 at 2:54 PM
Page: 2 of 3

Application for Sign Combo Permit

Subject to the Following Conditions

- 1) Freestanding Minor Digital Off-premises Sign permit is approved for a period of up to five years. A new application will be required on or before Feb 23, 2022.
- 2) The parking layout shall be reconfigured to accommodate the sign as indicated on the Site plan provided and in accordance with section 54.2(4)(v) prior to installation of proposed sign.
- 3) The proposed Freestanding Minor Digital Off-premises sign shall comply in accordance to the approved plans submitted.
- 4) Minor Digital Off-premises Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a) Ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada; (Reference Section 59.2(5)(a))
 - b) Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada (Reference Section 59.2(5)(b))
- 5) The proposed freestanding Digital On-Premises Sign shall comply with the following conditions in consultation with the Transportation Planning, in accordance to Section 59.2(11):
 - a) That, should at any time, Transportation Planning and Engineering determine that the sign face contributes to safety concerns, the owner/applicant must immediately address the safety concerns identified by removing the sign, de-energizing the sign, changing the message conveyed on the sign, and or address the concern in another manner acceptable to Transportation Planning and Engineering.
 - b) That the owner/applicant must provide a written statement of the actions taken to mitigate concerns identified by Transportation Planning and Engineering within 30 days of the notification of the safety concern. Failure to provide corrective action will result in the requirement to immediately remove or de-energize the sign.
 - c) The proposed sign shall be constructed entirely within private property. No portion of the sign shall encroach over/into road right-of-way.

ADVISEMENT:

- 1) Should the Applicant wish to display video or any form of moving images on the sign, a new Development Application for a major digital sign will be required. At that time, Transportation Services will require a safety review of the sign prior to responding to the application.
- 2) An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Reference Section 5.2).

Variances

Freestanding Minor Digital Off-premises Sign is approved as a Discretionary Use (Section 320.3(34)).

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

The permit holder is advised to read the reverse for important information concerning this decision.



Application for Sign Combo Permit

Project Number: **235577340-001**
Application Date: NOV 22, 2016
Printed: March 22, 2017 at 2:54 PM
Page: 3 of 3

Issue Date: Feb 23, 2017 **Development Authority:** AHUJA, SACHIN
Notice Period Begins: Mar 02, 2017 **Ends:** Mar 16, 2017

Signature: _____

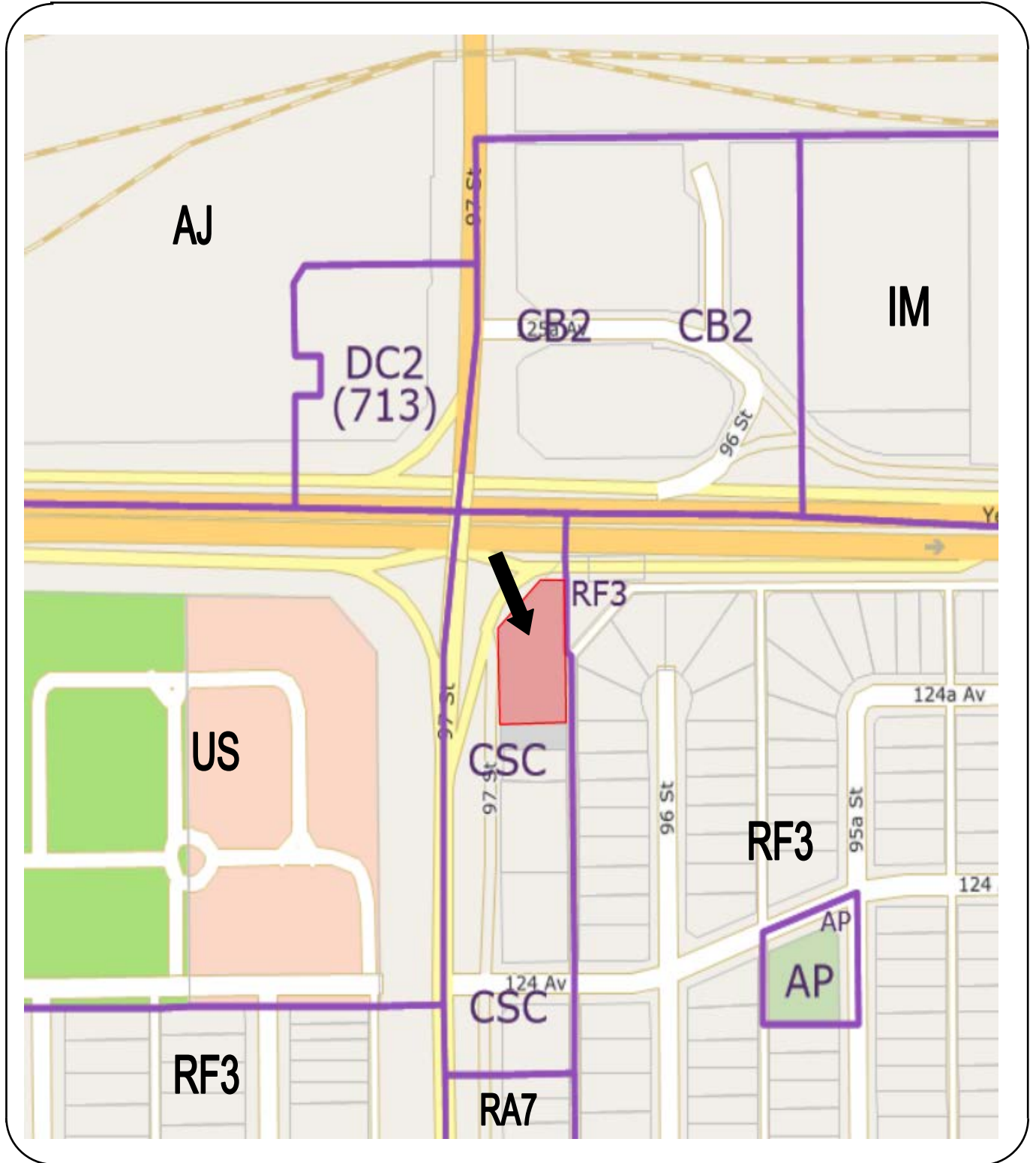
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Building Permit Fee	\$200.00	\$200.00	03765303	Nov 22, 2016
DP Notification Fee	\$102.00	\$102.00	03941712	Feb 24, 2017
Safety Codes Fee	\$8.00	\$8.00	03765303	Nov 22, 2016
Sign Dev Appl Fee - Digital Signs	\$850.00	\$850.00	03765303	Nov 22, 2016
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	<u>\$1,160.00</u>	<u>\$1,160.00</u>		

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-059



ITEM II: 1:00 P.M.

FILE: SDAB-D-17-060

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

APPELLANT:

APPLICATION NO.: 163889410-004

APPLICATION TO: Install (1) freestanding Minor Digital On-premises Off-premises Sign (2 digital panels 3.1m x 6.1m facing NE/SW) replaces DP: 163889410-001/2 (MEDIA CITY ADS - MOBILE INSURANCE)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: February 9, 2017

DATE OF APPEAL: March 2, 2017

RESPONDENT: Media City

ADDRESS OF RESPONDENT: 12320 Mount Lawn Road NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12320 Mount Lawn Road NW

LEGAL DESCRIPTION: Plan 0222822 Blk J Lot 3

ZONE: IB Industrial Business Zone

OVERLAY: N/A

STATUTORY PLAN: Yellowhead Corridor Area Structure Plan

Grounds for Appeal

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

- 1a. We previously requested information (in writing and by telephone) regarding this Development from the City. We requested the information while the Discretionary Development was still under construction. The City refused to provide us with information in response. Further, the City acknowledged that no information for the specific development (then under construction) was posted publicly or

available online. At the time, the City said the Development was being constructed using DP #163889410-001, which had been approved by the SDAB (SDAB-D-15-057). I also contacted the SDAB and was advised that the SDAB could not assist us in obtaining information from the City. The Development has been visibly complete and fully operational for approximately 3 months.

1b. There was already an appeal made related to this development and/or it's predecessor for a variance from the same sign and the discretionary use. The Applicant, SDAB and the City ignored the appeal regarding the variance and the discretionary use again being for.

1c. No information was provided by the SDAB, City or the Applicant.

2. Construction was completed before notice was mailed.

3. Permit #'s are either misleading, incorrect or erroneous.

4. Development improperly applied for.

6. Development improperly approved by the City.

7. This development and or the one it's replacing was already appealed and no variances from the sign which required 300m separation was not granted yet the sign was constructed.

8. The development was constructed in one location then moved apx 21ft to another location without city or public permit.

9. Traffic impacts not appropriately evaluated or provided to the public.

10. Legislation and City Bylaws were not followed with respect to this development.

11. All issues and potential issues apply to historical permits and SDAB rulings related to this development and past development.

This list is not exhaustive, we reserve our right to raise additional issue as information and responses to inquiries are made available. [content unedited; formatting altered for clarity]

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

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

Appeals

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

- (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*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

20. Notification of Issuance of Development Permits

20.2 Class B Development

1. Within seven days of the issuance of a Development Permit for a Class B Discretionary Development, the Development Officer shall dispatch a written notice by ordinary mail to all relevant parties listed below that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Development Permit:
 - a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land;
 - c. the President of each Community League; and
 - d. the President of each Business Revitalization Zone.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.

3. Within 10 days of the issuance of a Development Permit for Class B Discretionary Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating their decision, and the right to appeal therefrom.
4. Where, in the opinion of the Development Officer, a proposed development is likely to affect other owners of land beyond 60.0 m, the Development Officer shall notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to the development.

The decision of the Development Officer is dated February 9, 2017. Notice of the development was published in the Edmonton Journal February 16, 2017. The Notice of Appeal was filed on March 2, 2017.

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

...

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

...

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

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

- (i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

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

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

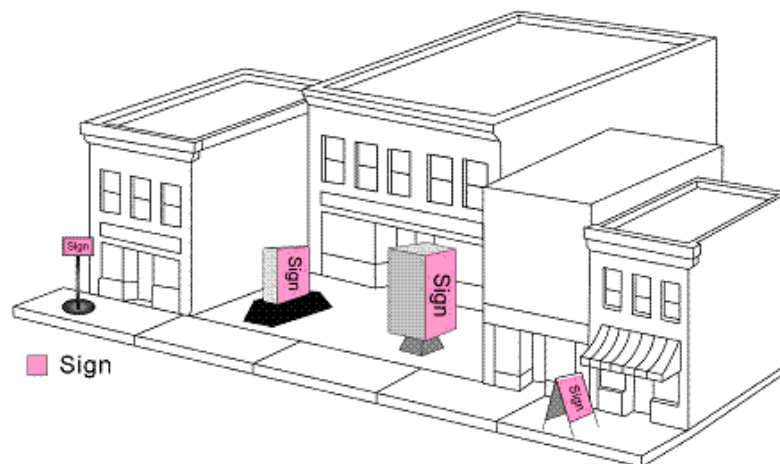
Under Section 400.3(44), **Minor Digital On-premises Off-premises Signs** are a **Discretionary Use** in the IB Industrial Business Zone.

Section 7.9(7) states:

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 6.2(8) states:

Freestanding Signs means any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground;



Section 6.2(5) states: “**Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.”

<i>Separation Distance</i>

Section 59F.3(6)(e) states:

Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

...

- 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.

Development Officer’s Determination

Separation Distance - To reduce the required separation distance from the proposed sign to the nearest Digital or Off-premises Sign from 300m to 264m. (Section 59F.3(6)(e)).
[unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

	Project Number: 163889410-004 Application Date: DEC 16, 2016 Printed: March 23, 2017 at 3:12 PM Page: 1 of 3				
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>					
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit					
Applicant 	Property Address(es) and Legal Description(s) 12320 - MOUNT LAWN ROAD NW Plan 0222822 Blk J Lot 3				
Scope of Permit To install (1) freestanding Minor Digital On-premises Off-premises Sign (2 digital panels 3.1m x 6.1m facing NE/SW) replaces DP: 163889410-001/2 (MEDIA CITY ADS - MOBILE INSURANCE).					
Permit Details <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; vertical-align: top;"> ASA Sticker No./Name of Engineer: Construction Value: 0 </td> <td style="width: 50%; vertical-align: top;"> Class of Permit: Class B Expiry Date: 2022-02-07 00:00:00 </td> </tr> <tr> <td style="vertical-align: top;"> 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 </td> <td style="vertical-align: top;"> Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0 </td> </tr> </table>		ASA Sticker No./Name of Engineer: Construction Value: 0	Class of Permit: Class B Expiry Date: 2022-02-07 00:00:00	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: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0
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I/We certify that the above noted details are correct. Applicant signature: _____					
Development Permit Decision Appealed to SDAB					
The permit holder is advised to read the reverse for important information concerning this decision.					



Project Number: **163889410-004**
Application Date: DEC 16, 2016
Printed: March 23, 2017 at 3:12 PM
Page: 2 of 3

Application for Sign Combo Permit

Subject to the Following Conditions

- 1) The Sign will expire on February 7, 2022.
- 2) The proposed Sign shall comply in accordance to the approved plans submitted.
3. Ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada; (Reference Section 59.2(5)(a))
4. Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; (Reference Section 59.2(5)(b))
5. Minor Digital On-premises Off-premises Signs shall have a Message Duration greater than or equal to 6 seconds. (Reference Section 7.9(8))
6. All Freestanding Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located so that all portions of the Sign and its support structure are completely located within the property and no part of the Sign may project beyond the property lines unless otherwise specified in a Sign Schedule. (Reference Section 59.2(12))
7. The following conditions, in consultation with the Transportation department, shall apply to the proposed Minor Digital Off-premises Sign, in accordance to Section 59.2.11:
 1. The permit shall be approved for a term of not longer than 5 years, at which time the applicant shall apply for a new development permit for continued operation of the sign.
 2. That, should at any time, Transportation Services determine that the sign face contributes to safety concerns, the owner/applicant must immediately address the safety concerns identified by removing the sign, de-energizing the sign, changing the message conveyed on the sign, and or address the concern in another manner acceptable to Transportation Services.
 3. That the owner/applicant must provide a written statement of the actions taken to mitigate concerns identified by Transportation Services within 30 days of the notification of the safety concern. Failure to provide corrective action will result in the requirement to immediately remove or de-energize the sign.
 4. The proposed sign shall be constructed entirely within private property. No portion of the sign shall encroach over/into road right-of-way.

ADVISEMENTS:

1. Should the Applicant wish to display video or any form of moving images on the sign, a new Development Application for a major digital sign will be required. At that time, Transportation Services will require a safety review of the sign prior to responding to the application.
2. An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Reference Section 5.2).

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **163889410-004**
Application Date: DEC 16, 2016
Printed: March 23, 2017 at 3:12 PM
Page: 3 of 3

Application for Sign Combo Permit

Variations

- 1) Discretionary Use - Minor Digital On-premises Off-premises Sign is approved as a Discretionary Use (Section 400.3(43)).
- 2) Separation Distance - To reduce the required separation distance from the proposed sign to the nearest Digital or Off-premises Sign from 300m to 264m. (Section 59F.3(6)(e)).

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Feb 09, 2017 **Development Authority:** NOORMAN, BRENDA

Signature: _____

Notice Period Begins: Feb 16, 2017

Ends: Mar 02, 2017

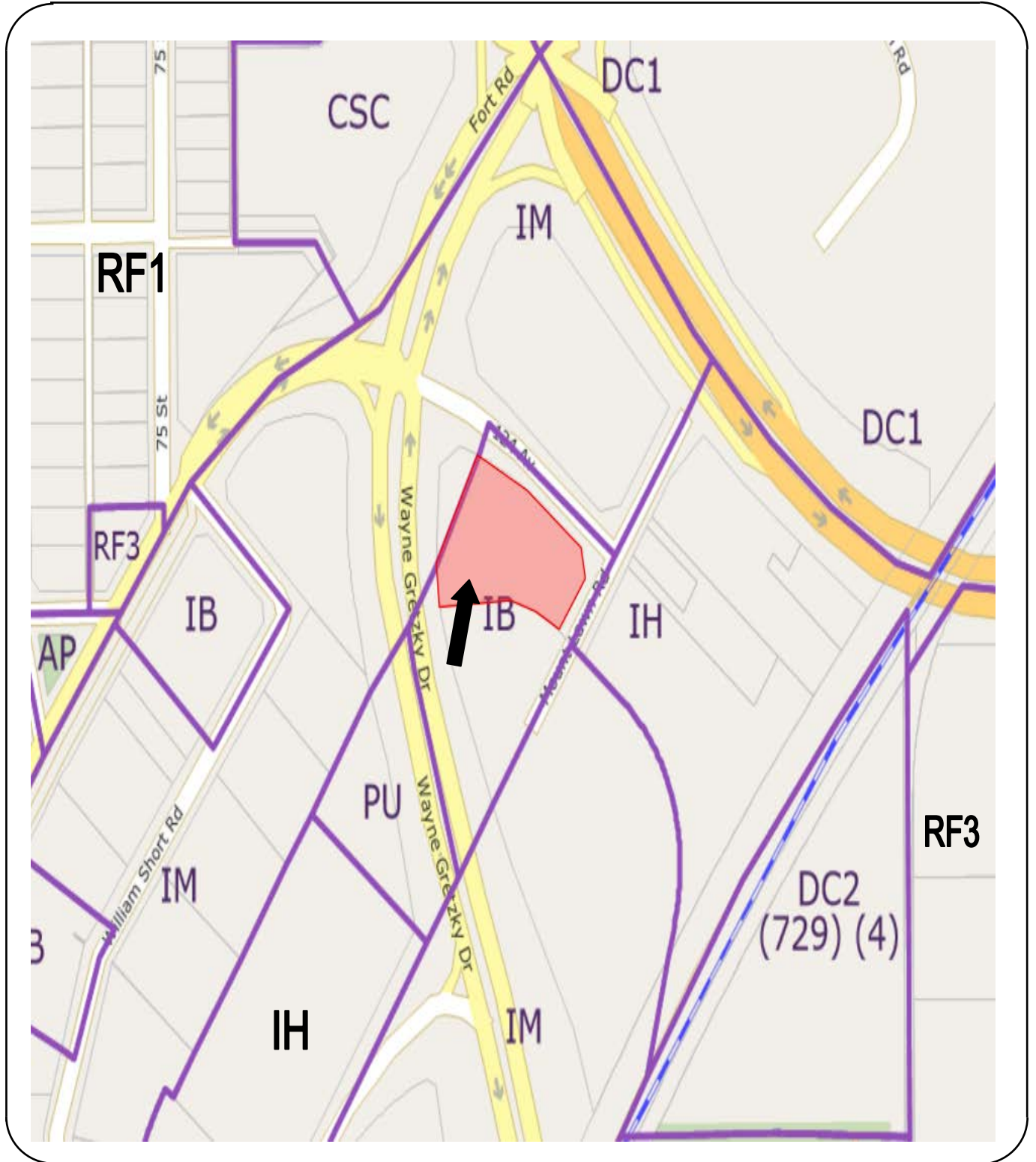
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$102.00	\$102.00	03908514	Feb 07, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$102.00	\$102.00		

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-060



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