

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
October 20, 2016**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I	9:00 A.M.	SDAB-D-16-259	Construct exterior alterations (Driveway extension 8.99m wide total) to a Single Detached House 141 - MacEwan Road SW Project No.: 227163855-001
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II	10:30 A.M.	SDAB-D-16-260	Construct an addition to an existing Accessory Building (rear detached Garage, addition dimensions: 6.25m x 0.96m), existing without permits. 18915 - 78 Avenue NW Project No.: 224849661-002
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III	1:00 P.M.	SDAB-D-16-261	Install (2) Freestanding Off-premises Signs (6.1 m x 3 m, (1) single sided facing South & (1) single sided facing North), existing without permits. 12410 - 142 Street NW Project No.: 226253919-001
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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-16-259

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 227163855-001

APPLICATION TO: Construct exterior alterations (Driveway extension 8.99m wide total) to a Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 16, 2016

DATE OF APPEAL: September 27, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 141 - MacEwan Road SW

LEGAL DESCRIPTION: Plan 0226042 Blk 5 Lot 8

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: MacEwan Neighbourhood Area Structure Plan

Grounds for Appeal

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

I had spoke to someone at your office and they had told me I can email my reasoning 1 week before my board meeting. I'm in the works of getting my paperwork together. But my main reason for the appeal is that I live on the main road of MacEwan Rd. In the past 2 years I've had 2 drunk drivers knock out my front tree and write off my nabour car. I don't feel safe parking my car on the street and with having a child of the age of 6 that loves the outdoor I'm really just looking for some more room in the front of my home. We have way to many people that come flying up and down this road.

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.

Appeals

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

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

...

Hearing and Decision

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

...

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

...

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

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

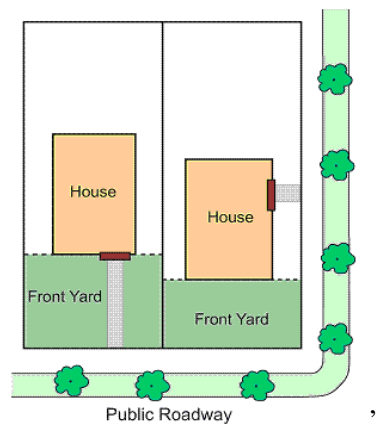
General Provisions from the *Edmonton Zoning Bylaw*:

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

Under section 6.1(2), **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1(26), **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.”

Under section 6.1(41), **Front Yard** means “the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.”



Under section 6.1(70), **Parking Area** means “an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.”

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

...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.

Off-street Parking and Loading Regulations

Section 54.1(5) states “The Driveway shall lead directly from the roadway to the required Garage or Parking Area.”

Development Officer’s Determination:

Driveway location - The Driveway does not lead directly from the roadway to the required Garage or Parking Area. (Section 54.1.5) [unedited].

Required Off-street Vehicular Accessory Parking

Section 54.2(2) states the following with regard to Location of Vehicular Parking Facilities:


- e. Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:
 - i. parking spaces shall not be located within a Front Yard; and
 - ii. ...

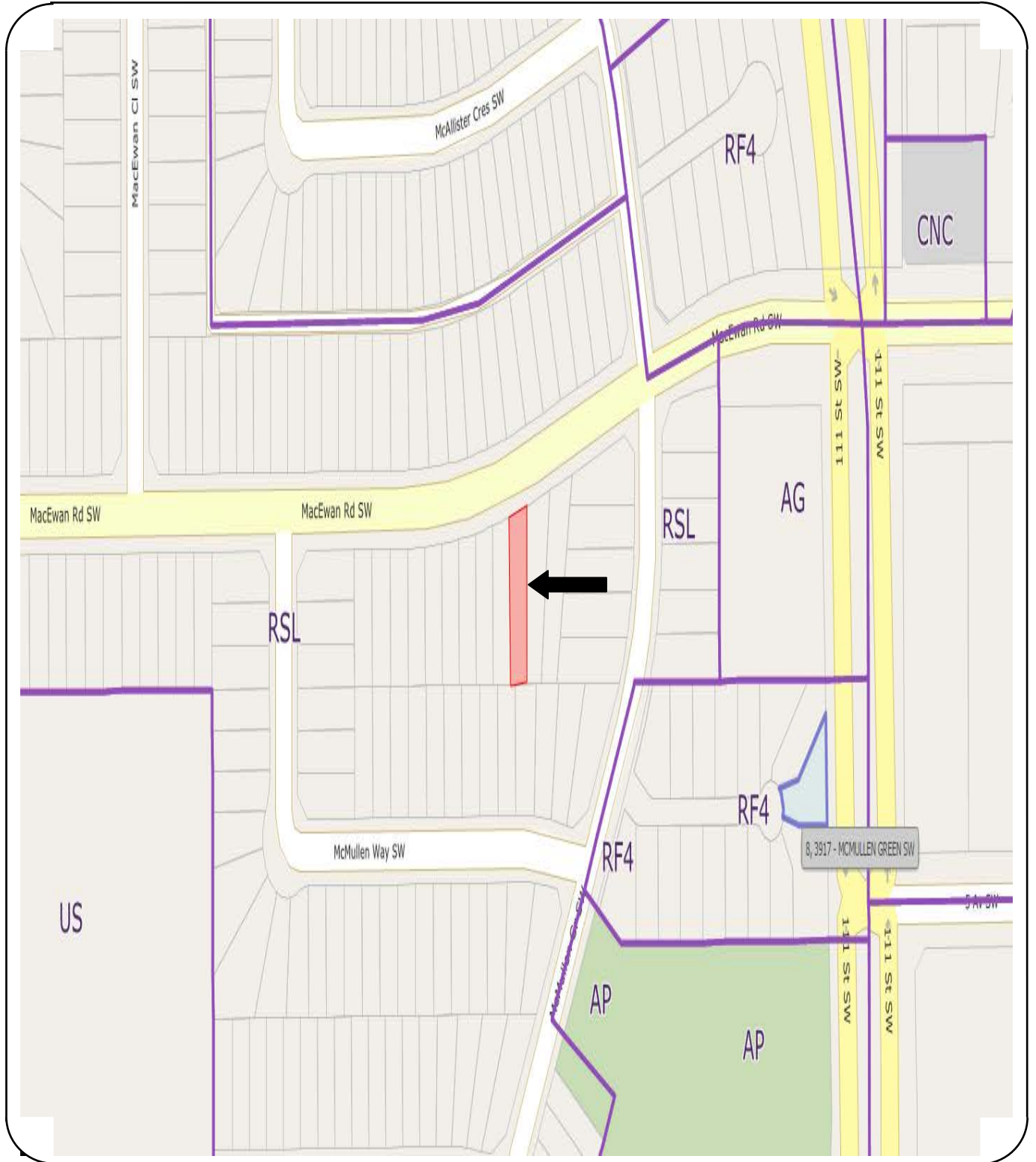
Development Officer’s Determination:

Location of Vehicular Parking - parking spaces shall not be located within a Front Yard. (Section 54.2.2.e.i) [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: 227163855-001 Application Date: JUL 29, 2016 Printed: September 16, 2016 at 11:59 AM Page: 1 of 1																									
<h2 style="margin: 0;">Application for Minor Development Permit</h2>																										
This document is a Development Permit Decision for the development application described below.																										
Applicant	Property Address(es) and Legal Description(s) 141 - MACEWAN ROAD SW Plan 0226042 Blk 5 Lot 8																									
Scope of Application To construct exterior alterations (driveway extension 8.99m wide total) to a Single Detached House.																										
Permit Details																										
# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: (none) Lot Grading Needed?: New Sewer Service Required: N/A Stat. Plan Overlay/Annex Area: (none)																									
I/We certify that the above noted details are correct. Applicant signature: _____																										
Development Application Decision Refused Reason for Refusal Driveway location - The Driveway does not lead directly from the roadway to the required Garage or Parking Area. (Section 54.1.5), Location of Vehicular Parking - parking spaces shall not be located within a Front Yard. (Section 54.2.2.e.i) Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.																										
Issue Date: Sep 16, 2016 Development Authority: WATTS, STACY Signature: _____																										
Fees <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%; text-align: right;">Fee Amount</th> <th style="width: 15%; text-align: right;">Amount Paid</th> <th style="width: 10%; text-align: left;">Receipt #</th> <th style="width: 10%; text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Existing Without Permit Penalty Fee</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right;">\$159.00</td> <td>03483046</td> <td>Jul 29, 2016</td> </tr> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right;">\$159.00</td> <td>03483046</td> <td>Jul 29, 2016</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$318.00</td> <td style="text-align: right; border-top: 1px solid black;">\$318.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Existing Without Permit Penalty Fee	\$159.00	\$159.00	03483046	Jul 29, 2016	Dev. Application Fee	\$159.00	\$159.00	03483046	Jul 29, 2016	Total GST Amount:	\$0.00				Totals for Permit:	\$318.00	\$318.00		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-259



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-260

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 224849661-002

APPLICATION TO: Construct an addition to an existing Accessory Building (rear detached Garage, addition dimensions: 6.25m x 0.96m), existing without permits.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 16, 2016

DATE OF APPEAL: September 26, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 18915 - 78 Avenue NW

LEGAL DESCRIPTION: Plan 8220107 Blk 48 Lot 14

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): West Jasper Place (South) Area Structure Plan / Lymburn Neighbourhood Structure Plan

Grounds for Appeal

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

With reference to your refusal of the application for Project Number 224849661-002, we'd like to appeal this decision. Though we do realize that the structure does not meet the bylaw guidelines, we would like to ask for a variance to be approved on exception basis. The said structure is a shed adjacent to the back exterior wall of the existing detached garage and it is located within 3 feet of the property line. The shed assists in storing items required for the regular property maintenance – lawn mower, snow blower, shovels, etc. as well as bicycles and other small miscellaneous items. We have already confirmed with the City of Edmonton Development that there is no bylaws preventing the storage of

these items in this specific area and it seems that the issue at hand is the structure having a roof. In other words all items could remain in their current location if they were uncovered or covered without support. Such solution will expose our property stored there to the weather elements and it will all be weather damaged over time and make access difficult, especially during the winter months. Please note that the shed, no matter how simple in its structure, does not impact neighbouring properties, does not extend over the fence in any way, it's tastefully finished and very unobtrusive. It's barely visible to the neighbour, tucked neatly away between garages; it has been in its place for nearly 20 years and has never been a problem with the neighbouring property owner who has been a resident there for the past many years. There are at least dozens of other sheds in our immediate neighbourhood that are in violation of the same bylaw. Often they are larger, more visible and more prominent but, it appears, they do not inconvenience anyone and are not subjects of investigation. While we agree that so many wrongs do not make ours right, we are also aware that the original violation notice issued was the result of a complaint from our new neighbour, who took occupancy of the property last fall. We have fallen victims of harassment from this neighbour who has been bullying us into subordination, which has escalated in late June of this year. We feel singled out and our neighbour's behavior has negatively impacted our lives. We also feel that the refusal decision for the development permit will fuel our neighbour's hostility and by issuing the refusal the City of Edmonton is, not only allowing, but also encouraging antagonistic behavior.

<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.

Appeals

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

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

...

Hearing and Decision

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

...

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 110.2(4), **Single Detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential Zone.

Under section 6.1(2), **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1(42), **Garage** means “an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.”

Section 110.1 states that the **General Purpose** of the **RF1 Single Detached Residential Zone** is:

...to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

Accessory Buildings in Residential Zones

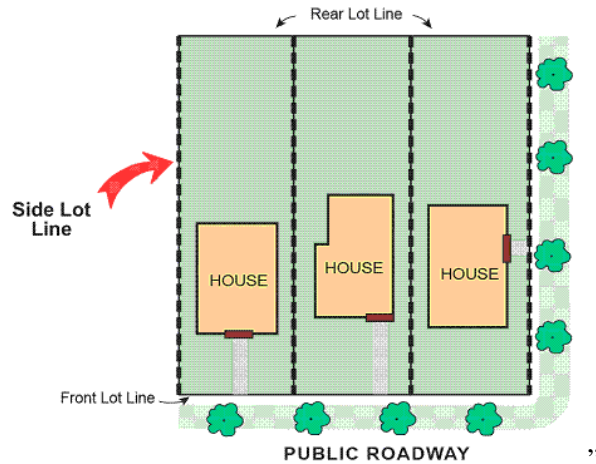
Section 50.3(4) states:

Accessory buildings and structures shall be located on an Interior Site as follows:

- b. an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted Fence Height or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section 87.

...

Under section 6.1(92), **Side Lot Line** means “the property line of a lot other than a Front Lot Line or Rear Lot Line;



Development Officer's Determination:

An Accessory Building or Structure shall be located not less than 0.9m (3.0ft.) from the side lot line. (Reference Section 50.3.4.b)

Proposed: 0.02m

Deficient by: 0.88m [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: **224849661-002**
 Application Date: AUG 16, 2016
 Printed: September 16, 2016 at 10:56 AM
 Page: 1 of 1

Application for Minor Development Permit

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

Applicant	Property Address(es) and Legal Description(s) 18915 - 78 AVENUE NW Plan 8220107 Blk 48 Lot 14 Specific Address(es) Suite: 18915 - 78 AVENUE NW Entryway: 18915 - 78 AVENUE NW Building: 18915 - 78 AVENUE NW
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Scope of Application
 To construct an addition to an existing Accessory Building (rear detached Garage, addition dimensions: 6.25m x 0.96m), existing without permits.

Permit Details # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Accessory Buildings Secondary Suite Included?: N	Class of Permit: (none) Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.
 Applicant signature: _____

Development Application Decision
 Refused

Reason for Refusal
 An Accessory Building or Structure shall be located not less than 0.9m (3.0ft.) from the side lot line. (Reference Section 50.3.4.b)

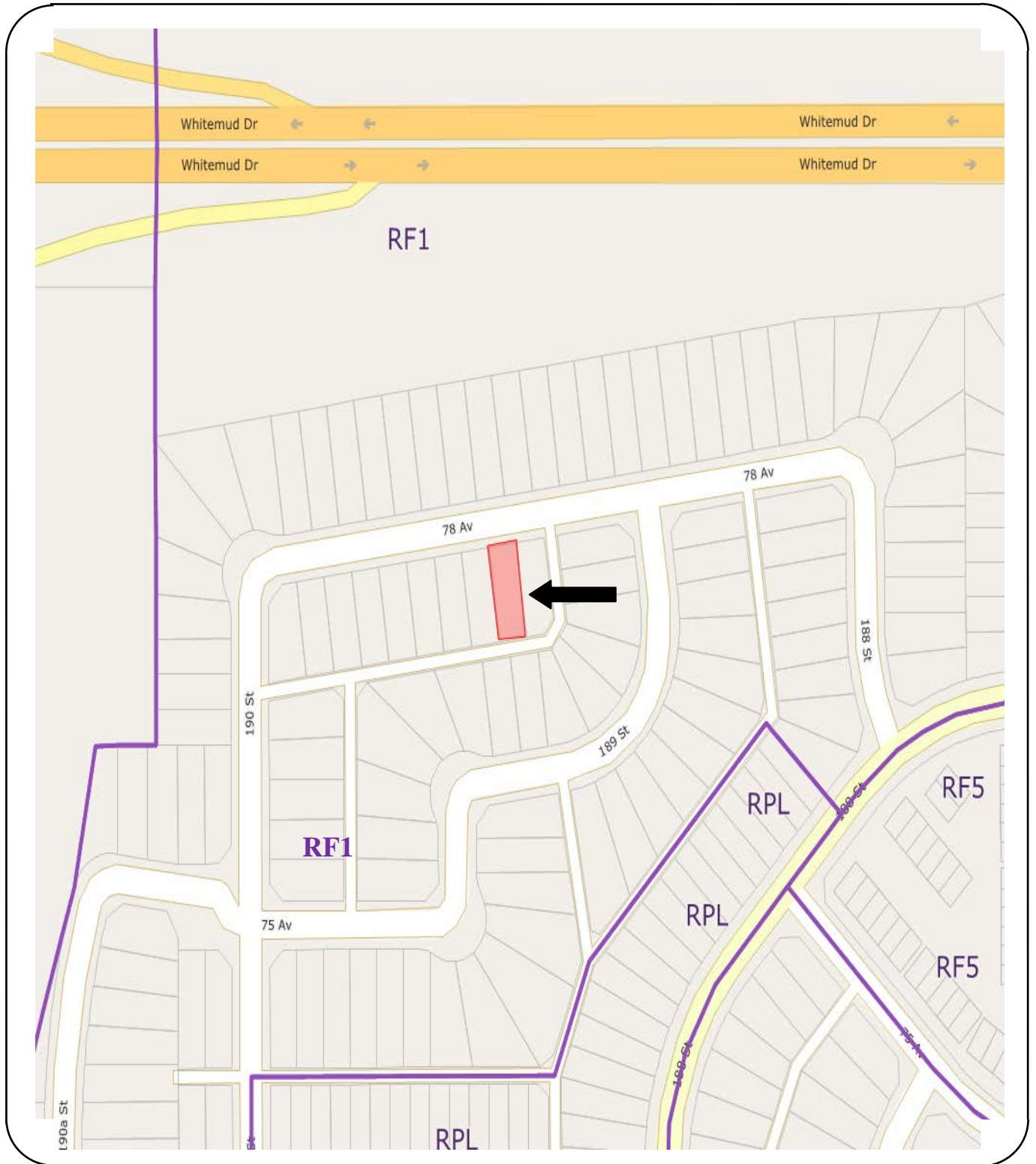
 Proposed: 0.02m
 Deficient by: 0.88m

Rights of Appeal
 The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Sep 16, 2016 **Development Authority:** WATTS, STACY **Signature:** _____

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$108.00	\$108.00	ailed out Aug 29/16	Sep 14, 2016
Existing Without Permit Penalty Fee	\$108.00	\$108.00	ailed out Aug 29/16	Sep 14, 2016
Development Application Refund	\$0.00	\$0.00	ailed out Aug 29/16	Sep 14, 2016
Development Application Refund	\$0.00	\$0.00	ailed out Aug 29/16	Sep 14, 2016
Total GST Amount:	\$0.00	\$0.00		
Totals for Permit:	\$216.00	\$216.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-260



N

ITEM III: 1:00 P.M.

FILE: SDAB-D-16-261

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 226253919-001

APPLICATION TO: Install (2) Freestanding Off-premises Signs (6.1 m x 3 m, (1) single sided facing South & (1) single sided facing North), existing without permits.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 13, 2016

DATE OF APPEAL: September 26, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12410 - 142 Street NW

LEGAL DESCRIPTION: Plan 6266KS Blk 6 Lots 1-2

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:

Signs have existed for 17 years with no issues complaints.

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.

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

...

Hearing and Decision

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

...

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 400.3(39), a **Freestanding Off-premises Sign** is a **Discretionary Use** in the IB Industrial Business Zone.

Under section 7.9(3), **Freestanding Off-premises Signs** means:

any Sign supported independent of a building, displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

Section 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.

<i>Development Regulations</i>

Section 400.4(6) states “Signs shall comply with the regulations found in Schedule 59F.”

<i>Regulations for Permitted Signs</i>

Schedule 59F.3(2) states:

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

- g. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 square metres or other Off-premises Sign
Less than 20 square metres	100 metres
20 square metres to 40 square metres	200 metres

Greater than 40 square metres	300 metres
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The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

...

Under section 6.2(24), **Sign Area** means:

the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.

Development Officer’s Determination:

1) Proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs. If the proposed sign area is less than 20 m², the minimum separation distance required from Digital Signs greater than 8 m² or other Off-premises signs is 100m. The separation shall be applied from larger Off-premises Signs or Digital Sign locations. (Reference Section 59F.3(2)(g))

Proposed Sign Area: 18.6 m²

Proposed separation distance between (2) proposed Freestanding Off-premises Signs (Sign A facing South & Sign B facing North) - 76 m.

Deficient by - 24 m

Proposed separation distance from a larger Minor Digital Sign (Sign Area - 25.5 m²) located towards North.

Required Separation - 200 m

Sign A - 184 m

Deficient by - 16 m


Sign B - 108 m

Deficient by - 92 m

Note: Parent Job 703474-001 expired May 12, 2001 and the sign is existing without a valid permit for 15 years. [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: 226253919-001 Application Date: JUL 18, 2016 Printed: September 13, 2016 at 12:25 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
Applicant	Property Address(es) and Legal Description(s) 12410 - 142 STREET NW Plan 6266KS Blk 6 Lots 1-2
Scope of Application To install (2) Freestanding Off-premises Signs (6.1 m x 3 m, (1) single sided facing South & (1) single sided facing North), existing without permits.	
Permit Details	
ASA Sticker No./Name of Engineer: Construction Value: 22000	Class of Permit: Expiry Date:
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 2 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 Application Decision Refused	
THIS IS NOT A PERMIT	



Project Number: **226253919-001**
 Application Date: JUL 18, 2016
 Printed: September 13, 2016 at 12:25 PM
 Page: 2 of 2

Application for Sign Combo Permit

Reason for Refusal

1) Proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs. If the proposed sign area is less than 20 m², the minimum separation distance required from Digital Signs greater than 8 m² or other Off-premises signs is 100m. The separation shall be applied from larger Off-premises Signs or Digital Sign locations. (Reference Section 59F.3(2)(g))

Proposed Sign Area: 18.6 m²

Proposed separation distance between (2) proposed Freestanding Off-premises Signs (Sign A facing South & Sign B facing North) - 76 m.

Deficient by - 24 m

Proposed separation distance from a larger Minor Digital Sign (Sign Area - 25.5 m²) located towards North.

Required Separation - 200 m

Sign A - 184 m

Deficient by - 16 m

Sign B - 108 m

Deficient by - 92 m

Note: Parent Job 703474-001 expired May 12, 2001 and the sign is existing without a valid permit for 15 years.

Rights of Appeal

The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

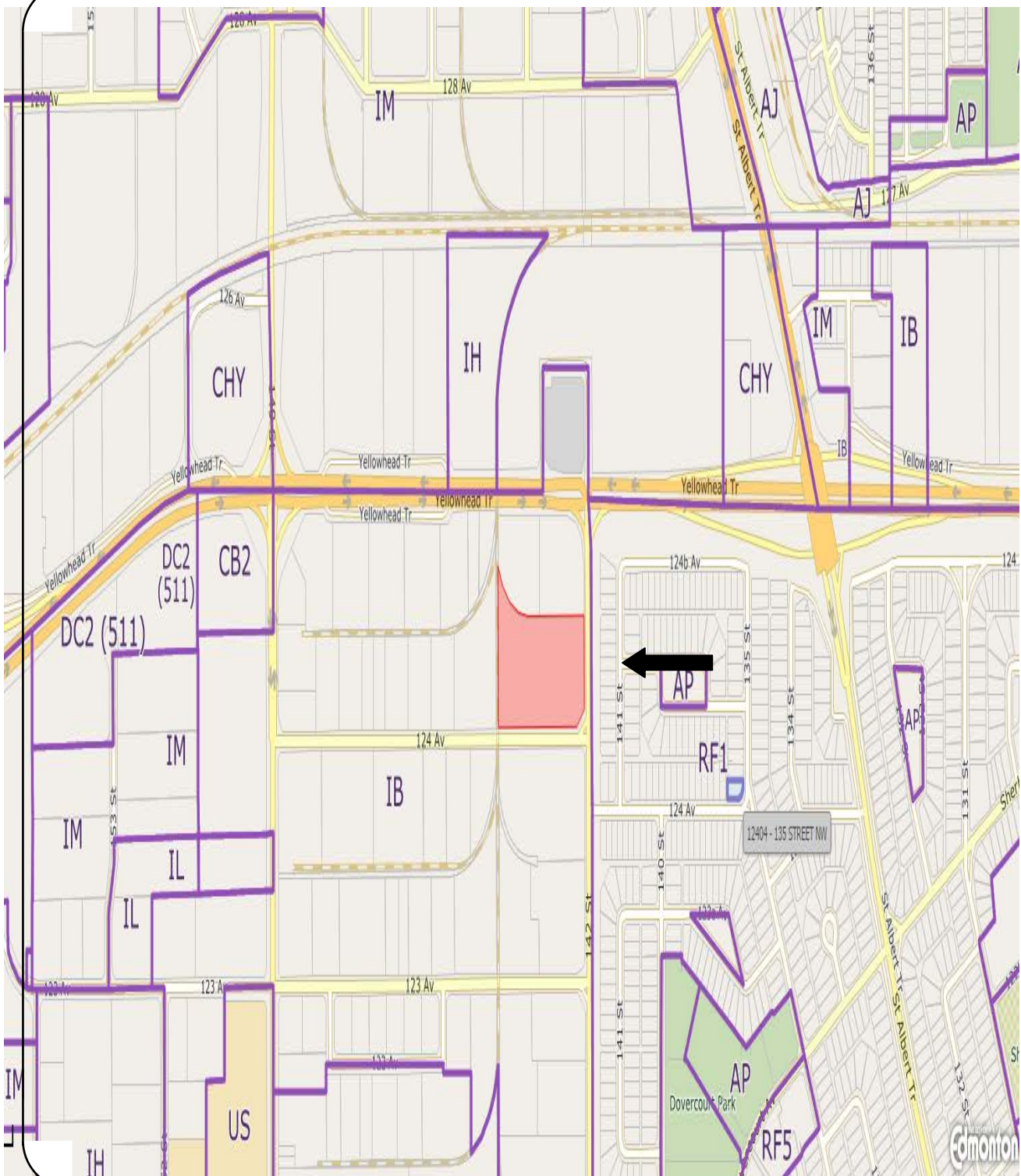
Issue Date: Sep 13, 2016 Development Authority: AHUJA, SACHIN

Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	\$522.00	\$522.00	03492474	Aug 03, 2016
Existing Without Dev Permit Penalty Fee	\$522.00	\$522.00	03492474	Aug 03, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,044.00	\$1,044.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-261



BUSINESS LAID OVER

SDAB-D-16-237	An appeal by <u>Pattison Outdoor Advertising</u> to install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m facing E/W) <i>November 3, 2016</i>
SDAB-D-16-252	An appeal by <u>Tahir Jutt</u> t to operate a Major Home Based Business (Filling Sandbags – Sandbags.ca) <i>November 23 or 24, 2016</i>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>
SDAB-S-14-001	An appeal by Stantec Consulting Ltd. to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <i>January 25, 2017</i>

APPEAL HEARINGS TO BE SCHEDULED

188282372-001	An appeal by <u>Kennedy Agrios</u> to change the use from general Retail to a Bar and Neighbourhood Pub (maximum of 400 occupants and 691 square metres of Public Space) <i>November 2 or 3, 2016</i>
000413016-003	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
000413016-004	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
188283359-001	An appeal by <u>Kennedy Agrios</u> to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <i>November 23 or 24, 2016</i>
182548244-007	An appeal by <u>Stephanie Chan VS Deborah & Terence Nikolaichuk</u> to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits <i>December 7 or 8, 2016</i>
128010578-001	An appeal by <u>Jeffrey Jirsch VS Anna Bashir</u> to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard <i>December 7 or 8, 2016</i>