

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Thursday, October 21, 2021
9:00 A.M.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

TO BE RAISED

I 9:00 A.M. SDAB-D-21-107

Install a Minor Digital On-premises Freestanding Sign ((1.8 metres by 5.4 metres) Facing North /South | CITY FORD SALES)

14750 - Mark Messier Trail NW
Project No.: 377004560-003

II 10:30 A.M. SDAB-D-21-173

Increase the size of Minor Alcohol Sales Use deemed as a Liquor Store under Section 3(2)(1)(m) and construct interior alterations (Liquor Depot).

8153 - 99 Street NW
Project No.: 395185897-002

NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-107

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 377004560-003

APPLICATION TO: Install a Minor Digital On-premises Freestanding Sign
((1.8 metres by 5.4 metres) Facing North /South | CITY
FORD SALES)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 3, 2021

DATE OF APPEAL: June 16, 2021

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14750 - Mark Messier Trail NW

LEGAL DESCRIPTION: Plan 8721894 Blk B Lot 3D

ZONE: (IB) Industrial Business Zone

OVERLAY: Major Commercial Corridors Overlay

STATUTORY PLAN: Mistatim Area Structure Plan

Grounds for Appeal

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

Sign is .6M in public space, sign has existed since 1993, and moving it at this time will create hardship for property owner.

Base of the sign is on private property, it is the upper portion, 6.5M off the ground, that encroaches.

Sign fully exists within the grass area of the city/property.

<i>General Matters</i>

The Subdivision and Development Appeal Board made and passed the following motion on July 15, 2021:

“That SDAB-D-21-107 be TABLED until October 20 or 21, 2021.”

The Subdivision and Development Appeal Board made and passed the following motion on July 15, 2021:

“That the appeal hearing be rescheduled to September 8 or 9, 2021, at the request of the Appellant’s agent.”

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.

...

(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 the decision in accordance with subsection (2.1).

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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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(43), a **Minor Digital On-premises Sign** is a **Discretionary Use** in the **(IB) Industrial Business Zone**.

Under section 7.9(8), **Minor Digital On-premises Signs** means:

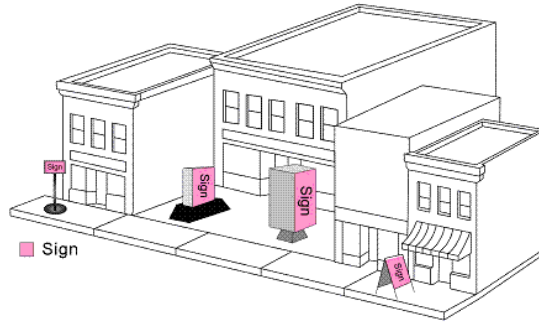
a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays On-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

Under section 6.2, **Digital Copy** means:

the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.

Under section 6.2, a **Freestanding Sign** means:

means a Sign supported independently of a building.



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.

Section 813.1 states that the **General Purpose** of the **Major Commercial Corridors Overlay** is “to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety.”

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

Sign Regulations - General Provisions

Schedule 59.2(12) states:

All Freestanding Signs, Temporary 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.

Development Officer’s Determination

1. All Minor Digital On-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.

Proposed: Sign encroaches 0.65 m onto the Mark Messier Trail road rights-of-way

City Operations has reviewed the documents and objects to the Encroachment Agreement.

[unedited]

Height

Schedule 59F.3(5)(a) states “that maximum Height shall be 8.0 m”

Under section 6.1, **Height Signs** means “the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign.”

Development Officer’s Determination

**2. the maximum Height of a Minor Digital On-premises Sign shall be 8.0 m;
Proposed Height : 10.0 m
Exceeds by: 2.0 m**

[unedited]

Separation Distance

Schedule 59F.3(5)(d) states:

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

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m ² or Off-premises Signs
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 location of the larger Off-premises Sign or Sign with Digital Copy.

Development Officer’s Determination

3. Proposed Sign locations shall be separated from Signs containing Digital Copy greater than 8.0m2 or Off-premises Signs, greater than 20m2 by 200m, and Greater than 40 m2 by 300m. The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

**Area of Existing ICEWORKS Sign (DP 221048720-001): 32 m2
 Location: 14626 - MARK MESSIER TRAIL NW
 Required Separation Distance: 200 m
 Proposed Separation Distance: 183 m
 Deficient by: 17 m**

**Area of Existing PATTISON Sign (DP 221048720-001): 62 m2
 Location: 15230 - MARK MESSIER TRAIL NW
 Required Separation Distance: 300 m
 Proposed Separation Distance: 280 m
 Deficient by: 20 m**

The Zoning Bylaw establishes the separation distances between digital signs and off-premises signs to prevent the proliferation of such signs.

[unedited]


<i>Previous Subdivision and Development Appeal Board Decision</i>
--


Application Number	Description	Decision
SDAB-D-10-124	Construct an On-premises Freestanding Sign (0.9 metres by 5.5 metres - City Ford and 1.8 metres by 5.5 metres - LED Electronic Message Centre)	June 4, 2010; the appeal be ALLOWED and the DEVELOPMENT GRANTED and the deficiency of 10.28 metres in the minimum building Setback adjacent to the Major Arterial Roads and the intersecting Arterial Roads within the Major Commercial Corridors be permitted, subject to the following conditions: 1.The frequency of the change in changeable copy shall be a minimum of 10 second intervals or such greater

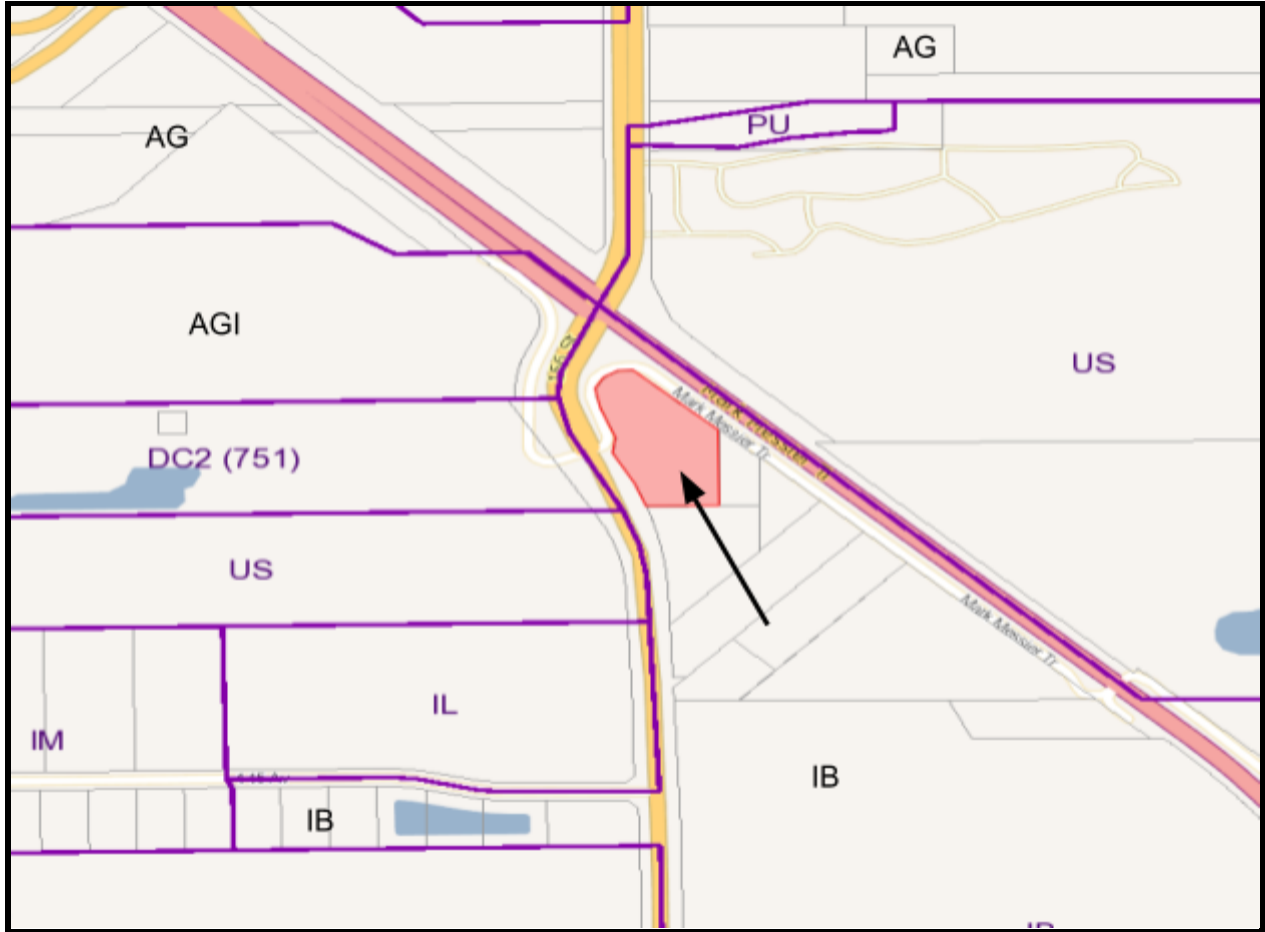
		<p>interval as may be set in future regulations of the Edmonton Zoning Bylaw.</p> <p>2.The approval for the proposed sign shall be for a period of five (5) years.</p> <p>3.The proposed sign shall be constructed entirely within private property. No portion of the sign shall encroach over/into road right-of-way.</p> <p>4.The proposed sign shall not operate or employ any animation, motion picture projection, or holography.</p> <p>5.The proposed sign shall not display lights resembling the flashing lights usually associated with danger or those used by emergency services vehicles.</p> <p>6.That, should at any time, the Transportation Department determine that the sign face contribute 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 the Transportation Department.</p> <p>7.The owner/applicant must provide a written statement of the actions taken to mitigate concerns identified by the Transportation Department 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.</p>
--	--	--

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.

	<h2>Application for Sign Permit</h2>	Project Number: 377004560-003 Application Date: APR 09, 2021 Printed: June 3, 2021 at 4:14 PM Page: 1 of 2
This document is a Development Permit Decision for the development application described below.		
Applicant	Property Address(es) and Legal Description(s) 14750 - MARK MESSIER TRAIL NW Plan 8721894 Blk B Lot 3D	
Scope of Application To install a Minor Digital On-premises Freestanding Sign ((1.8 m x 5.4 m) Facing North /South CITY FORD SALES)		
Permit Details		
ASA Sticker No./Name of Engineer: Construction Value: 0	Class of Permit: Class B 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: 2 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	
Development Application Decision Refused Issue Date: Jun 03, 2021 Development Authority: MERCIER, KELSEY		
THIS IS NOT A PERMIT		

	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: 377004560-003 Application Date: APR 09, 2021 Printed: June 3, 2021 at 4:14 PM Page: 2 of 2																				
<p>Reason for Refusal</p> <p>1. All Minor Digital On-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.</p> <p>Proposed: Sign encroaches 0.65 m onto the Mark Messier Trail road rights-of-way</p> <p>City Operations has reviewed the documents and objects to the Encroachment Agreement.</p> <p>2. the maximum Height of a Minor Digital On-premises Sign shall be 8.0 m; Proposed Height : 10.0 m Exceeds by: 2.0 m</p> <p>3. Proposed Sign locations shall be separated from Signs containing Digital Copy greater than 8.0m2 or Off-premises Signs, greater than 20m2 by 200m, and Greater than 40 m2 by 300m. The separation shall be applied from the larger Off-premises Sign or Digital Sign location.</p> <p>Area of Existing ICEWORKS Sign (DP 221048720-001): 32 m2 Location: 14626 - MARK MESSIER TRAIL NW Required Separation Distance: 200 m Proposed Separation Distance: 183 m Deficient by: 17 m</p> <p>Area of Existing PATTISON Sign (DP 221048720-001): 62 m2 Location: 15230 - MARK MESSIER TRAIL NW Required Separation Distance: 300 m Proposed Separation Distance: 280 m Deficient by: 20 m</p> <p>The Zoning Bylaw establishes the separation distances between digital signs and off-premises signs to prevent the proliferation of such signs.</p> <p>Rights of Appeal THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.</p>																						
<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; font-weight: normal;">Fee Amount</th> <th style="text-align: right; font-weight: normal;">Amount Paid</th> <th style="text-align: right; font-weight: normal;">Receipt #</th> <th style="text-align: right; font-weight: normal;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Sign Development Application Fee - Digital Signs</td> <td style="text-align: right;">\$1,800.00</td> <td style="text-align: right;">\$1,800.00</td> <td style="text-align: right;">06999001</td> <td style="text-align: right;">May 03, 2021</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;">\$1,800.00</td> <td style="text-align: right; border-top: 1px solid black;">\$1,800.00</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Sign Development Application Fee - Digital Signs	\$1,800.00	\$1,800.00	06999001	May 03, 2021	Total GST Amount:	\$0.00				Totals for Permit:	\$1,800.00	\$1,800.00		
	Fee Amount	Amount Paid	Receipt #	Date Paid																		
Sign Development Application Fee - Digital Signs	\$1,800.00	\$1,800.00	06999001	May 03, 2021																		
Total GST Amount:	\$0.00																					
Totals for Permit:	\$1,800.00	\$1,800.00																				
<p>THIS IS NOT A PERMIT</p>																						



SURROUNDING LAND USE DISTRICTS

Site Location ←

▲
N

File: SDAB-D-21-107

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 395185897-002

APPLICATION TO: Increase the size of Minor Alcohol Sales Use deemed as a Liquor Store under Section 3(2)(1)(m) and construct interior alterations (Liquor Depot)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 7, 2021

DATE OF APPEAL: September 24, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8153 - 99 Street NW

LEGAL DESCRIPTION: Plan I Blk 57 Lots 3-4

ZONE: (CB2) General Business Zone

OVERLAY: Main Streets Overlay

STATUTORY PLAN: Strathcona Area Redevelopment Plan

Grounds for Appeal

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

Alcanna Inc. ('Alcanna') respectfully appeals the decision of the Development Officer to the Subdivision Development Appeal Board (the 'Board') on the following grounds:

1. The proposed development is an allowable use for the premises located at 8169-99 Street NW, Edmonton, AB (the ‘Premises’).
2. The proposed development is permissible because it does not enlarge the building where the proposed development is located and the proposed development does not consist of any structural alterations
3. The provisions of the City of Edmonton’s Zoning Bylaw 1200 (the ‘Land Use Bylaw’) do not limit this Board’s authority to approve the proposed development because:
 - (i) the proposed development will not unduly interfere with the amenities of the neighbourhood,
 - (ii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties; and the proposed development conforms with the use prescribed for Premises in the Land Use Bylaw.
4. Such further and other reasons as may be presented at the hearing of this matter.

<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.

...

(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 the decision in accordance with subsection (2.1).

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,

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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 340.3(11), a **Liquor Store** is a **Discretionary Use** in the **(CB2) General Business Zone**.

Under section 7.4(30) **Liquor Store** means “development used for the retail sale of any and all types of alcoholic beverages to the public for off-site consumption. This Use may include retail sales of related products such as soft drinks and snack foods.”

Section 3.2(1)(m) states Minor Alcohol Sales is deemed to be Liquor Stores, limited to 275 m².

Section 3.2(1)(l) states Major Alcohol Sales is deemed to be Liquor Stores.

Section 340.1 states that the **General Purpose** of the **(CB2) General Business Zone** is:

to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. This zone also accommodates limited Residential-related uses

Section 819.1 states that the **General Purpose** of the **Main Streets Overlay** is “to encourage and strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.”

<i>Section 85 - Liquor Stores</i>
--

1. **Any Liquor Store shall not be located less than 500 m from any other Liquor Store.**
2. Notwithstanding subsection 85(1), a Liquor Store may be located less than 500 m from any other Liquor Store if located:
 - a. outside the boundary shown in Appendix 1 to Section 85, provided:
 - i. the Liquor Stores are located on separate Sites, and
 - ii. at least one Liquor Store is located on a Site greater than 2.5 ha in size that is zoned CSCa, UVCa, GVC, TC-C, DC1, DC2, CSC, CB1, CB2, CHY, CO or CB3.
3. For the purposes of Section 85, the 500 m separation distance shall be measured from the closest point of the Liquor Store to the closest point of any other approved Liquor Store.
4. Any Site containing a Liquor Store shall not be located less than 100 m from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Liquor Store. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:
 - a. the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
 - b. the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;
 - c. the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and
 - d. the term "public lands" is limited to Sites zoned AP, and Sites zoned A.
5. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).

6. Notwithstanding Section 11 of this Bylaw, a Development Officer shall only grant a variance to subsection 85(1) or subsection 85(2) as outlined in subsections 85(7), 85(8) and 85(9).
7. When the Development Officer receives an application for a Development Permit that is for the purpose of accommodating the temporary relocation of an approved Liquor Store within 500 m of its original location, a variance to subsection 85(1) or subsection 85(2) may be granted where:
 - a. the application for the Development Permit is for a Temporary Development, in order to limit the introduction of an additional Liquor Store within 500 m of the original approved Development Permit;
 - b. the temporary location for any Liquor Store is not within 500 m of any legally conforming Liquor Store; and
 - c. the application for a Development Permit will not result in a total Floor Area for a Liquor Store that is 10.0% greater than the Floor Area of the existing approved Liquor Store, to a maximum increase of 50 m².
8. When a Development Officer receives an application for a Development Permit that is for the purpose of accommodating the reversion of an existing approved Liquor Store back to its original location on a Site, a variance of subsection 85(1) or subsection 85(2) may only be granted where the application for the reversion is submitted to the Development Officer within 5 years of the date of vacating the original location and the application will not result in a total Floor Area that is greater than the original approved Liquor Store.
9. The issuance of a Development Permit which contains a variance pursuant to subsection 85(7) shall be issued as a Temporary Development for a duration of up to 5 years or less, to be determined by the Development Officer.
10. The Development Officer may require lighting, signage or screening measures that ensure the proposed development is compatible with adjacent or nearby Residential Uses or Commercial Uses.
11. Liquor Stores shall include the following to allow for natural surveillance to promote safe surroundings:
 - a. Customer access is oriented to:
 - i. a public or internal roadway, other than a Lane;
 - ii. a shopping centre parking lot in front of the store; or
 - iii. a mall access that allows visibility from the interior of the mall into the store.

- b. Premises located at ground level shall include:
 - i. Ample transparency to maintain sight lines into and out of the premises. To ensure transparency and sight lines are maintained:
 - 1. Not more than 10% of the windows may be covered by Signs, the remainder shall be clear, untinted, and free from obstruction.
 - ii. Outdoor lighting is required to provide a well-lit environment for pedestrians entering and exiting the premises and to illuminate the property. The Development Officer shall require the applicant to provide a plan showing the location and details of perimeter lighting to ensure adequate lighting.
 - iii. Landscaping shall be located such that it does not obstruct sight lines into the premises.

Development Officer's Determination

1. Section 85.1 Any Liquor Store shall not be located less than 500 m from any other Liquor Store.

a)
000584254-001
10028 82 Ave NW
Proposed: 283m
Required: 500m
Deficient: 271m

b)
072103188-001
10040 82 Ave NW
Proposed: 340m
Required: 500m
Deficient: 160m

c)
395185897-002
9930 78 Ave NW
Proposed: 349m
Required: 500m
Deficient: 151m

d)
395185897-002
10122 81 Ave NW
Proposed: 443m
Required: 500m
Deficient: 57m

[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.

	<h2>Application for Major Development Permit</h2>		Project Number: 395185897-002 Application Date: MAY 10, 2021 Printed: September 7, 2021 at 4:31 PM Page: 1 of 2	
This document is a Development Permit Decision for the development application described below.				
Applicant 	Property Address(es) and Legal Description(s) 8153 - 99 STREET NW Plan I Blk 57 Lots 3-4 <hr/> Specific Address(es) Suite: 8169 - 99 STREET NW Entryway: 8169 - 99 STREET NW Building: 8153 - 99 STREET NW			
Scope of Application To increase the size of Minor Alcohol Sales Use deemed as a Liquor Store under Section 3(2)(1)(m) and construct interior alterations (Liquor Depot).				
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="253 831 781 940"> Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.): </td> <td data-bbox="789 831 1360 940"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>			Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)			
Development Application Decision Refused Issue Date: Sep 07, 2021 Development Authority: CHOW, STEPHEN				
THIS IS NOT A PERMIT				



Project Number: **395185897-002**
 Application Date: MAY 10, 2021
 Printed: September 7, 2021 at 4:31 PM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

1. Section 85.1 Any Liquor Store shall not be located less than 500 m from any other Liquor Store.

a)
 000584254-001
 10028 82 Ave NW
 Proposed: 283m
 Required: 500m
 Deficient: 271m

b)
 072103188-001
 10040 82 Ave NW
 Proposed: 340m
 Required: 500m
 Deficient: 160m

c)
 395185897-002
 9930 78 Ave NW
 Proposed: 349m
 Required: 500m
 Deficient: 151m

d)
 395185897-002
 10122 81 Ave NW
 Proposed: 443m
 Required: 500m
 Deficient: 57m

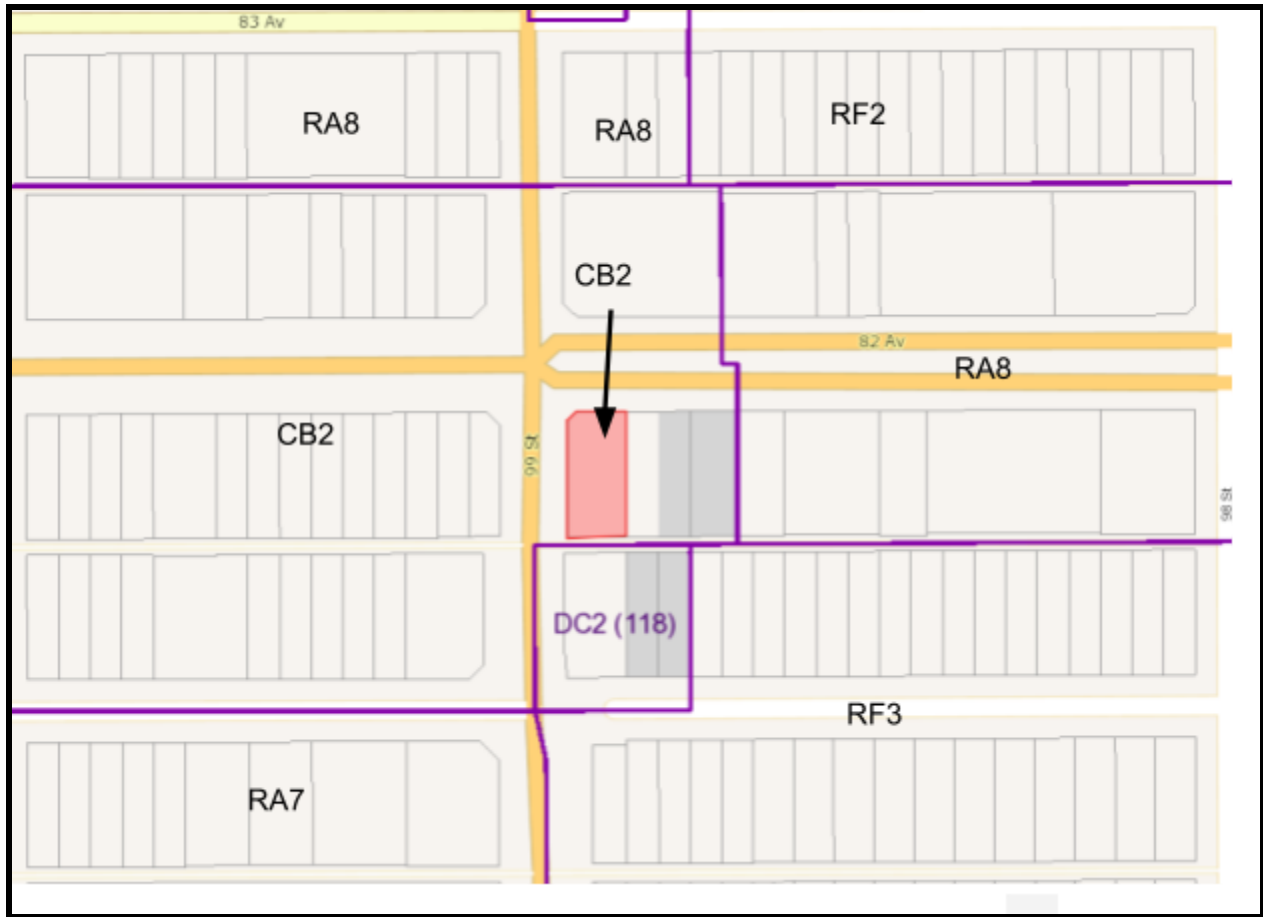
Rights of Appeal

The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$375.00	\$375.00	07034645	May 18, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	\$375.00	\$375.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-173

▲
N