

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
September 20, 2018**

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

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

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I	9:00 A.M.	SDAB-D-18-144	Construct exterior alterations, existing without permits (a second Driveway and connection to an existing Driveway)  7833 – Saskatchewan Drive NW Project No.: 284514040-001
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II	10:30 A.M.	SDAB-D-18-150	Place a Temporary Sign for 90 days ending 12-NOV-2018 for THE SIGN GURU INC. (Christy's Corner (Sign #5))  13635 – St Albert Trail NW, 13503 – St Alberta Trail NW, 13603 – St Albert Trail NW, 14231 - 137 Avenue NW Project No.: 287388966-001
<hr/>			
III	10:30 A.M.	SDAB-D-18-151	Place a Temporary Sign for 90 days ending 12-NOV-2018 for THE SIGN GURU INC. (Christy's Corner (Sign #6))  13635 – St Albert Trail NW, 13503 – St Albert Trail NW, 13603 – St Albert Trail NW, 14231 - 137 Avenue NW Project No.: 287389521-001
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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-18-144

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 284514040-001

APPLICATION TO: Construct exterior alterations, existing without permits (a second Driveway and connection to an existing Driveway)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 31, 2018

DATE OF APPEAL: August 17, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7833 – Saskatchewan Drive NW

LEGAL DESCRIPTION: Plan 935KS Blk 1 Lots 21,22U

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: McKernan / Belgravia Station Area Redevelopment Plan

***Grounds for Appeal***

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

- Driveway exists, can be modified to become sidewalk.
- Was installed by owner for parents (elderly).

***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,

- (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, [...]

### **Hearing and Decision**

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

...

- (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 (d), must comply with any 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*:**

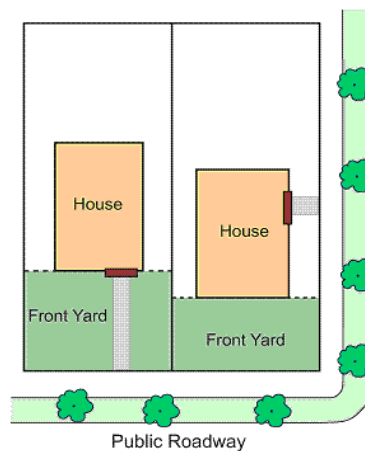
Under section 110.2(5), **Single Detached Housing** is a **Permitted Use** in the (RF1) Single Detached Residential Zone.

Under section 6.1, **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, **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.”

Under section 6.1, **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, **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.”

Under section 6.1, **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.”

Under section 6.1, **Walkway** means “a path for pedestrian circulation that cannot be used for vehicular parking.”

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, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is to:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

***Drive Access***

Section 814.3(17) states “Regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.”

**Development Officer’s Determination**

**1. Driveway - The Driveway is located off of SASKATCHEWAN DRIVE NW (front) instead of the alley (Section 814.3.17). [unedited]**

***Off-street Parking and Loading Regulations***

Section 54.1(4) states:

The Front Yard of any ground level Dwelling in any Residential Zone, or in the case of a corner Site, either the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The Driveway shall:

- a. lead directly from the roadway to the Garage or Parking Area;

- b. for a Garage or Parking Area with one parking space, have a maximum width of 4.3 m, or the width of the Garage or Parking Area, whichever is the lesser;
- c. For a Garage or Parking Area with two or more parking spaces, have a maximum width that shall be calculated as the product of 3.7 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage or Parking Area, or the width of the Garage or Parking Area, whichever is the lesser; and
- d. for a Site Zoned RF1 and less than 10.4 m wide, have a maximum width of 4.3 m.

**Development Officer's Determination**

**2. Driveway - There is a second Driveway instead of one Driveway (Section 54.1.4).** [unedited]

***Landscaping***

Section 55.3(1)(e) states:

all open space including Front Yards, Rear Yards, Side Yards and Yards, Amenity Areas at ground level, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.

**Development Officer's Determination**

**3. Landscaping - All open space including the Front Yard (not including areas approved for parking or vehicular circulation), shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. (Section 55.3.1.e)** [unedited]

***Section 11 - Responsibility of the Development Officer***

**Development Officer's Determination**

**4. Impact - The proposed development would unduly interfere with the amenities of the neighbourhood (Section 11.3.1).** [unedited]

***Community Consultation***

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.


Section 814.5(2) states:


<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay to be Varied</b>
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	814.3(17) – Drive Access

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.



	Project Number: <b>284514040-001</b> Application Date: JUN 08, 2018 Printed: August 20, 2018 at 9:14 AM Page: 1 of 2															
<h2 style="margin: 0;">Application for Minor Development Permit</h2>																
This document is a Development Permit Decision for the development application described below.																
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 7833 - SASKATCHEWAN DRIVE NW Plan 935KS Blk 1 Lots 21,22U  <b>Specific Address(es)</b> Suite: 7833 - SASKATCHEWAN DRIVE NW Entryway: 7833 - SASKATCHEWAN DRIVE NW Building: 7833 - SASKATCHEWAN DRIVE NW															
<b>Scope of Application</b> To construct exterior alterations, existing without permits (a second Driveway and connection to an existing Driveway).																
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     # of Dwelling Units Add/Remove: 0                      Client File Reference Number:                      Minor Dev. Application Fee: Exterior Alterations (Res.)                      Secondary Suite Included?: N                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     Class of Permit:                      Lot Grading Needed?:                      New Sewer Service Required: N                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>		# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Lot Grading Needed?: New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay													
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I/We certify that the above noted details are correct.  Applicant signature: _____																
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jul 31, 2018 <b>Development Authority:</b> XIE, JASON  <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Driveway - The Driveway is located off of SASKATCHEWAN DRIVE NW (front) instead of the alley (Section 814.3.17).</li> <li>2. Driveway - There is a second Driveway instead of one Driveway (Section 54.1.4).</li> <li>3. Landscaping - All open space including the Front Yard (not including areas approved for parking or vehicular circulation), shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. (Section 55.3.1.e)</li> <li>4. Impact - The proposed development would unduly interfere with the amenities of the neighbourhood (Section 11.3.1).</li> </ol> <b>Rights of Appeal</b> The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																
<b>Fees</b> <table style="width: 100%; border: none; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$170.00</td> <td style="text-align: right;">\$170.00</td> <td style="text-align: right;">05087239</td> <td style="text-align: right;">Jun 08, 2018</td> </tr> <tr> <td>Existing Without Permit Penalty Fee</td> <td style="text-align: right;">\$170.00</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$170.00	\$170.00	05087239	Jun 08, 2018	Existing Without Permit Penalty Fee	\$170.00			
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	<b>Application for Minor Development Permit</b>			Project Number: <b>284514040-001</b> Application Date: JUN 08, 2018 Printed: August 20, 2018 at 9:14 AM Page: 2 of 2
<b>Fees</b>				
Total GST Amount:	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Totals for Permit	\$0.00	\$340.00		
(\$170.00 outstanding)		\$170.00		
<b>THIS IS NOT A PERMIT</b>				



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-18-144



ITEMS II and III: 10:30 A.M.

FILES: SDAB-D-18-150  
SDAB-D-18-151

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 287388966-001  
287389521-001

APPLICATION TO: Place a Temporary Sign for 90 days  
ending 12-NOV-2018 for THE SIGN  
GURU INC. (Christy's Corner (Sign #5))

Place a Temporary Sign for 90 days  
ending 12-NOV-2018 for THE SIGN  
GURU INC. (Christy's Corner (Sign #6))

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 14, 2018

DATE OF APPEAL: August 28, 2018

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 13635 – St Albert Trail NW, 13503 – St  
Albert Trail NW, 13603 – St Albert Trail  
NW, 14231 - 137 Avenue NW

LEGAL DESCRIPTION: Plan 9926834 Blk 13A Lot 14, Plan  
9926834 Blk 13A Lot 15, Plan 9926834  
Blk 13A Lot 17, Plan 9926834 Blk 13A  
Lot 16

ZONE: DC2.508 Site Specific Development  
Control Provision

OVERLAY:

STATUTORY PLAN: N/A

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***Grounds for Appeal***

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

We act on behalf of The Sign Guru Inc. The Sign Guru Inc. is appealing the development permit refusal in relation to this matter on the following grounds:

1. There have been six approved signs on this site since 2013. There have been no complaints during this time.
2. The overall size of the site is large and the frontage is adequate to accommodate six signs on this site.
3. In other comparable zones, five signs are allowed on a site.
4. Allowing six signs on the site will not unduly impact the amenities of the neighbourhood or affect the use, value or enjoyment of neighbouring properties.
5. The City's development authority has previously confirmed that it would allow variances to the duration for the signs on this site.
6. Such further and other grounds of appeal as may be presented at the hearing of the within appeal.

I can advise that this appeal and the appeal in relation to Project Number 287389521-001 relate to the same site and therefore request that both appeals be heard together.

<i>General Matters</i>
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**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,

- (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, [...]

**685(4)** Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

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

Section 2 of the *Edmonton Zoning Bylaw* concerning Repeal, Enactment and Transition Procedures states the following:

2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.

...

2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.

2.7 Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

At the time of the creation of the subject Direct Control Site, the *City of Edmonton Land Use Bylaw 5996* was in effect. An Alberta Court of Appeal decision in *Parkdale-Cromdale Community League Association v. Edmonton (City)*, 2007 ABCA 309 concluded that section 2.7 of the

*Edmonton Zoning Bylaw* only applies if there is an express cross-reference in a Direct Control Bylaw passed before 2001 to a provision of the old *Land Use Bylaw*. In the absence of an express reference in the Direct Control Bylaw to the *Land Use Bylaw 5996*, it does not prevail over section 2.4 of the *Edmonton Zoning Bylaw*.

**General Provisions from the Land Use Bylaw 5996 and DC2.508 Site Specific Development Control Provision (the “DC2”):**

Section DC2.508.4.b states:

Signs shall be allowed in this District as provided for in Schedule 79D and in accordance with the general provisions of Section 79.1 to 79.9 inclusive of the Land Use Bylaw. However, notwithstanding Schedule 79D, the maximum area of a Freestanding Sign shall be 24 m<sup>2</sup> (258.3 sq. ft.).

Section DC2.508.4.c states “Development in this District shall comply with the Overlay Schedule for Major Commercial Corridors in Section 814 of the Land Use Bylaw.”

Under section 9.2(38), **Temporary Sign** means:

a sign which is not permanently anchored to a footing extending below grade or permanently affixed to, or painted on, a building and on which the copy has been painted or affixed in a permanent manner. The copy on the sign shall relate to an activity, use or event of a limited time duration not exceeding six months, unless otherwise provided for in Section 79.9 of this Bylaw. Temporary signs include such signs as political campaign signs, real estate signs, construction Identification Signs, signs identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification for developments awaiting installation of a permanent sign. For the purpose of this Bylaw, Temporary Signs shall not include Portable Signs.

Schedule 79D.1(1)(b) states:

1) The following Signs **shall be allowed**, subject to the Sign Regulations of this Schedule:

...

b) **Temporary Signs** requiring a Development Permit as provided for in Section 79.9 of this Bylaw.

...

Section DC2.508.1 states that the **General Purpose** of the **DC2** is:

To establish a Site Specific Development Control District for a range of commercial uses having site specific development regulations which will ensure compatibility with adjacent existing and proposed commercial and industrial land uses and a high standard of appearance appropriate to the site's location at the intersection of two major commercial corridors.

***Regulations for Specific Uses of Temporary Signs, Portable Signs and Balloon Signs***

Section 79.9(3)(v) states:

Temporary Signs exceeding 0.5 m<sup>2</sup> (5.4 sq. ft.) in area or greater than 1.5 m (4.9 ft.) in Height, other than Window Signs or Signs provided for in Subclauses (i) and (ii) of this Clause 79.9(3)(b), which are used for local or general advertising of business services or products shall be subject to the Development Permit requirements for Portable Signs and shall comply with the provisions of Subclause (iii) of this Clause 79.9(3)(b). A business shall be permitted to display Window Signs for local advertising at any time during the year, without time limitation. Window Signs used for local advertising shall be located in windows at the first or second storey level only, and the Sign shall not cover more than 25 percent of the area of the window where the sign is displayed.

Under section 9.2(26), **Portable Sign** means:

a sign greater than 0.5 m<sup>2</sup> (5.4 sq. ft.) in area mounted on a trailer, stand or other support structure which is designed in such a manner that the sign can readily be relocated to provide advertising at another location or readily taken on and off a site, and may include copy that can be changed manually through the use of attachable characters, message panels or other means.

Section 79.9(3)(b) states the following with respect to the Use of Temporary Signs, Portable Signs and Balloon Signs for Business Identification and Local Advertising and General Advertising within Commercial and Industrial Districts:

...

- iii) the use of Portable Signs and Balloon Signs for business identification, local advertising and general advertising within Commercial and Industrial Districts shall comply with the following provisions:

...



- A) ...For a single tenant site with a frontage of greater than 30 m (98.4 ft.), not more than one Portable Sign shall be allowed. For a multi tenant site (Shopping Centre) with a frontage of greater than 30 m (98.4 ft.), one Portable Sign shall be allowed for each 30 m (98.4 ft.) of frontage provided that not more than a maximum of four (4) Portable Signs shall be displayed on the same street frontage with a minimum separation space of 30 m (98.4 ft.) between each sign; in no case shall there be more than four (4) Portable Signs per site. Notwithstanding the above, where a lot with a frontage of less than 30 m (98.4 ft.) exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent lots, identify to the Development Officer, a combined site having a total frontage of 30 m (98.4 ft.) or more in order to allow placement of a single Portable Sign.
- B) the maximum duration of display for each Portable Sign location complying with Clause (A) above shall be a total of 180 days in a calendar year, provided that no Portable Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the changeable copy portion of the signs area shall be allowed. Following each removal of a Portable Sign, the location shall remain free of Portable Signs for a minimum of 30 consecutive days. The maximum duration of display for each Balloon Sign location complying with Clause (A) above shall be a total of 90 days in a calendar year, provided that no Balloon Sign shall remain at a location for more than 30 consecutive days. Following each removal of a Balloon Sign, the location shall remain free of a Balloon Sign for a minimum of 30 consecutive days.

...

Under section 9.1(24), **Frontage** means:

where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate business development which is parallel to, and abuts, a public roadway, not including a lane, which is directly accessible from the development. The frontage of an individual business premise in a multiple occupancy business development shall be considered as the total width of the bays occupied by that business which have exposure parallel to any frontage of the multiple occupancy business development.

Under section 9.1(52), **Site** means “an area of land consisting of one or more abutting lots.”

**Development Officer's Determination**

**1. One Portable Sign and one Balloon Sign shall be allowed for each 30 m (98.4 ft.) of frontage of a business premise or multiple occupancy development provided that not more than one Portable Sign and one Balloon Sign shall be displayed on any site. (Section 79.9(3)(b)(iii)(A))**

**Allowed on Site: 1 Portable [Temporary On-premises] Sign  
Proposed: 6 Temporary On-premises Signs**

**Notes: A variance has been granted to approve four Temporary On-premises Signs on this Site. In the opinion of the Development Officer, a variance to allow six Signs is excessive as it creates a negative impact, specifically regarding sign proliferation. Therefore any additional variances are not supported.**

**The subject properties are determined to be one Site. A "Site", for the purpose of Signs, means a single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium (Reference Section 6.2).**

**The subject "Site" is a cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. [unedited]**

**2. The maximum duration of display for each Portable Sign location complying with Section 79.9(3)(b)(iii)(A), shall be a total of 180 days in a calendar year, provided that no Portable Sign shall remain at a location for more than 90 consecutive days, and following each removal of a Sign, the location shall remain free of Portable Signs for a minimum of 30 consecutive days. (Section 79.9(3)(b)(iii)(B))**

**Proposed: The total duration of the sign would be 294 days in a calendar year.**

**Exceeds by: 114 days**

**Proposed: Following the expiration of the Sign the Site shall remain free of Portable Signs for 0 days.**


**Exceeds by: 30 days [unedited]**

***Previous Subdivision and Development Appeal Board Decisions***

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-09-064	Relocate one On-premises Freestanding Sign (Christie's Corner) on Lots 14, 15, 16, and 17, Block 13A, Plan 9926834	May 15, 2009; No Jurisdiction.
SDAB-D-01-125	Construct four freestanding business identification signs (Christy's Corner) on Lot 14, Block 13A, Plan 9926834.	May 24, 2001; Refused.

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.

	Project Number: <b>287388966-001</b> Application Date: JUL 12, 2018 Printed: August 28, 2018 at 2:42 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Temporary Sign Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 13635 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 14 13503 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 15 13603 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 17 14231 - 137 AVENUE NW Plan 9926834 Blk 13A Lot 16
<b>Scope of Application</b> To place a Temporary Sign for 90 days ending 12-NOV-2018 for THE SIGN GURU INC. (Christy's Corner (Sign #5))	
<b>Permit Details</b>	
Business Name (Temp. Sign): Christy's Corner (Sign #5) Number of Days (Temp. Sign): 90	Class of Permit: Class B Start Date (Temp. Sign): 2018-08-14 00:00:00
I/We certify that the above noted details are correct.  Applicant signature: _____	
<b>Development Application Decision</b> Refused  <b>Issue Date:</b> Aug 14, 2018 <b>Development Authority:</b> KENNEDY, CLARK	
<b>THIS IS NOT A PERMIT</b>	



Project Number: **287388966-001**  
 Application Date: JUL 12, 2018  
 Printed: August 28, 2018 at 2:42 PM  
 Page: 2 of 2

## Application for Temporary Sign Permit

**Reason for Refusal**

1. One Portable Sign and one Balloon Sign shall be allowed for each 30 m (98.4 ft.) of frontage of a business premise or multiple occupancy development provided that not more than one Portable Sign and one Balloon Sign shall be displayed on any site. (Section 79.9(3)(b)(iii)(A))

Allowed on Site: 1 Portable [Temporary On-premises] Sign  
 Proposed: 6 Temporary On-premises Signs

Notes: A variance has been granted to approve four Temporary On-premises Signs on this Site. In the opinion of the Development Officer, a variance to allow six Signs is excessive as it creates a negative impact, specifically regarding sign proliferation. Therefore any additional variances are not supported.

The subject properties are determined to be one Site. A "Site", for the purpose of Signs, means a single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium (Reference Section 6.2).

The subject "Site" is a cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way.

2. The maximum duration of display for each Portable Sign location complying with Section 79.9(3)(b)(iii)(A), shall be a total of 180 days in a calendar year, provided that no Portable Sign shall remain at a location for more than 90 consecutive days, and following each removal of a Sign, the location shall remain free of Portable Signs for a minimum of 30 consecutive days. (Section 79.9(3)(b)(iii)(B))

Proposed: The total duration of the sign would be 294 days in a calendar year.  
 Exceeds by: 114 days

Proposed: Following the expiration of the Sign the Site shall remain free of Portable Signs for 0 days.  
 Exceeds by: 30 days

**Rights of Appeal**

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Temporary Sign Permit Fee	\$93.00	\$93.00	744248067695001	Jul 12, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	\$93.00	\$93.00		

**THIS IS NOT A PERMIT**



## Application for Temporary Sign Permit

Project Number: **287389521-001**  
 Application Date: JUL 12, 2018  
 Printed: August 28, 2018 at 3:13 PM  
 Page: 1 of 2

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

<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 13635 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 14 13503 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 15 13603 - ST ALBERT TRAIL NW Plan 9926834 Blk 13A Lot 17 14231 - 137 AVENUE NW Plan 9926834 Blk 13A Lot 16
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**Scope of Application**  
 To place a Temporary Sign for 90 days ending 12-NOV-2018 for THE SIGN GURU INC. (Christy's Corner (Sign #6))

<b>Permit Details</b>	
Business Name (Temp. Sign): Christy's Corner (Sign #6)	Class of Permit: Class B
Number of Days (Temp. Sign): 90	Start Date (Temp. Sign): 2018-08-14 00:00:00

I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Application Decision**  
 Refused  
**Issue Date:** Aug 14, 2018 **Development Authority:** KENNEDY, CLARK

**THIS IS NOT A PERMIT**



Project Number: **287389521-001**  
 Application Date: JUL 12, 2018  
 Printed: August 28, 2018 at 3:13 PM  
 Page: 2 of 2

## Application for Temporary Sign Permit

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The subject "Site" is a cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way.

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Proposed: The total duration of the sign would be 294 days in a calendar year.  
 Exceeds by: 114 days

Proposed: Following the expiration of the Sign the Site shall remain free of Portable Signs for 0 days.  
 Exceeds by: 30 days

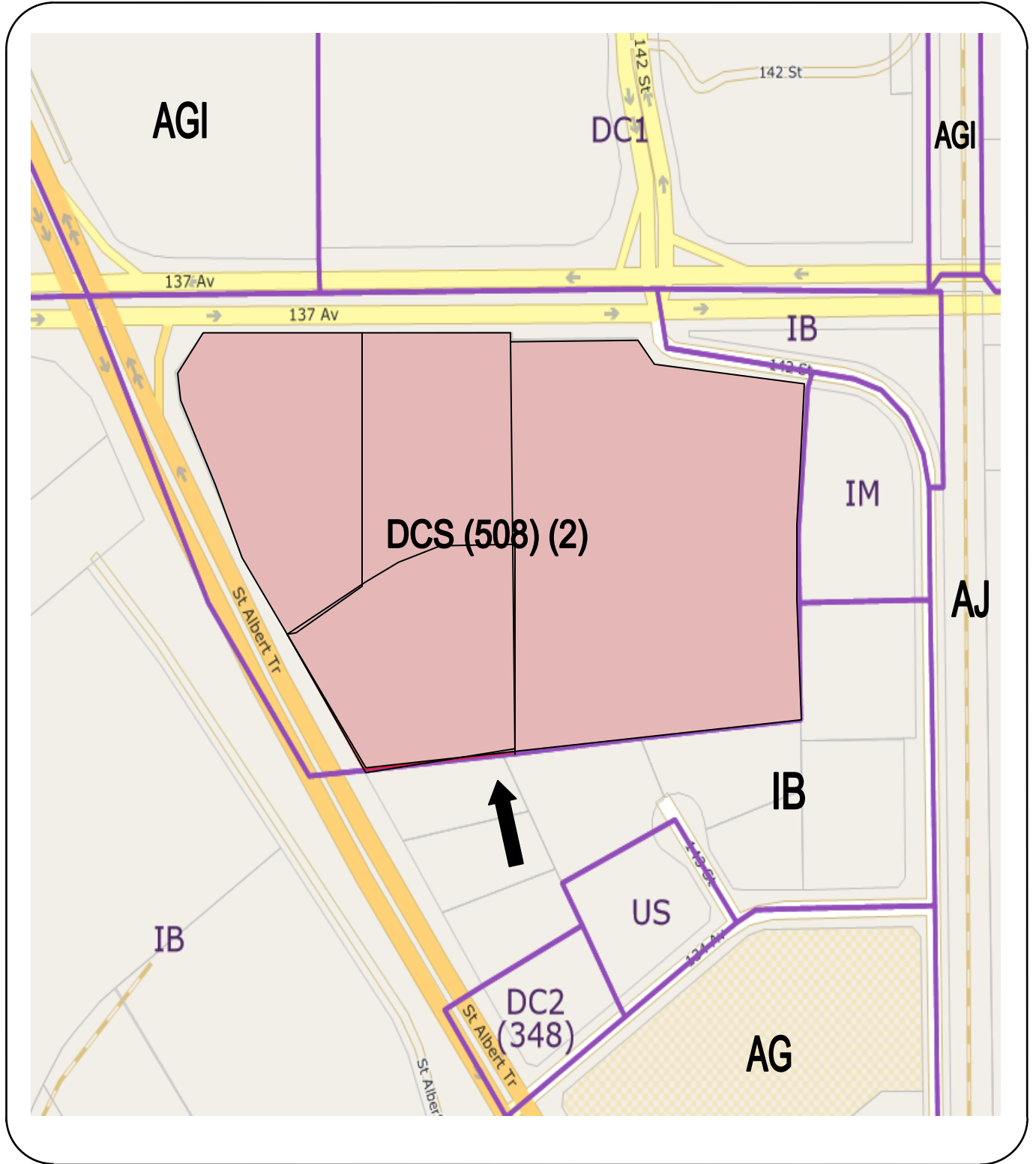
**Rights of Appeal**

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
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Total GST Amount:	\$0.00			
Totals for Permit:	\$93.00	\$93.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-18-150 / 151

