

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
May 26, 2026

River Valley Room
City Hall, 1 Sir Winston Churchill Square NW

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM**

I 9:00 A.M. SDAB-D-26-125

To install (1) Minor Digital Sign in the form of a Ground Sign (digital panel 6.1m x 3.0m facing NW, static panel facing SE) (PATTISON OUTDOOR ADVERTISING LP)

14805 - 111 AVENUE NW
Project No.: 652562092-002

II 10:30 A.M. SDAB-D-26-126

To erect a Privacy Screen at 2.4 metres in Height in the Rear Yard

12808 - 112A AVENUE NW
Project No.: 650503045-002

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-125

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 652562092-002

APPLICATION TO: Install one (1) Minor Digital Sign in the form of a Ground Sign (digital panel 6.1m x 3.0m facing NW, static panel facing SE) (PATTISON OUTDOOR ADVERTISING LP)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 24, 2026

DATE OF APPEAL: April 30, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14805 - 111 AVENUE NW

LEGAL DESCRIPTION: Plan 6751KS Blk 18 Lot 49

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

The Sign is located at the southeast quadrant of a multilane, highly commercial intersection. Posted speed limits along both 149th Street and 111th Avenue are 60 kph.

A Pattison Sign has occupied this particular Site since at least 1994 (and possibly earlier) without any complaints to Pattison's knowledge.

The granting of the required variances would meet the negative effects test otherwise provided in the MGA.

Such further and other reasons as may be raised at the hearing of this appeal.

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 the decision in accordance with subsection (2.1).

...

(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).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (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 any applicable 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 Zoning Bylaw 20001:

Under section 2.90.2.30, a **Minor Digital Sign** is a **Permitted Use** in the **CN - Neighbourhood Commercial Zone**.

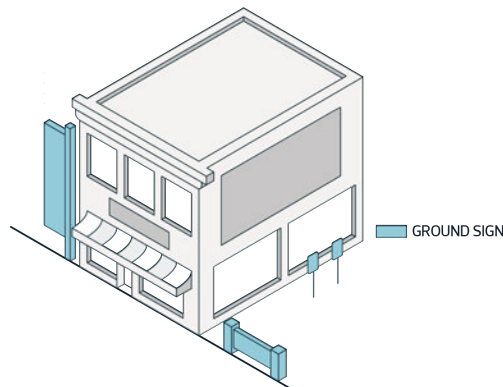
Under section 8.10, a **Minor Digital Sign** means:

a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.

Typical examples include: digital billboards, digital posters, and junior panels.

Under section 8.10, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.90.3.21 states “Major Digital Signs and Minor Digital Signs are only permitted where existing as of January 1, 2024.

Section 2.90.3.22 states “Signs must comply with Section 6.90.”

Section 2.90.1 states that the **Purpose** of the **CN - Neighbourhood Commercial Zone** is:

To allow for small scale activity centres to support Local Nodes, as directed by Statutory Plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian oriented developments.

6.90.5 - Specific Regulations for CN - Neighbourhood Commercial Zone

Section 6.90.5.23 states “Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha.”

Section 6.90.5.24 states “The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.”

Section 6.90.5.27 states:

Minor Digital Signs and Major Digital Signs in the form of a Ground Sign must comply with the following:

...

5.27.2. The maximum Digital Copy area is 10.0 m².

...

5.27.4. Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

Under section 8.20, **Height** means:

a vertical distance between 2 points.

Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.

Under section 8.20, **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 8.20, **Interior Side Lot Line** means “the Lot line other than a Front Lot Line, Flanking Side Lot Line or Rear Lot Line.”

Development Planner’s Determination

1) Subsection 6.90.5.23: Minor Digital and Major Digital Signs must be located on Sites greater than or equal to 1 ha.

Proposed: 1,223.351 m² (0.12 ha)

Deficient by: 0.88 ha

2) Subsection 6.90.5.24: The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.

Proposed: 7.9 m

Exceeds by: 1.9 m

3) Subsection 6.90.5.27.2: The maximum Digital Copy area is 10.0 m².

Proposed: 18.3 m²

Exceeds by: 8.3 m²

4) Subsection 6.90.5.27.4. Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

Proposed: The sign is located 0.09 m from the Interior Side Lot Line to the SW abutting the RM Zone.

Deficient by: 2.91 m


[unedited]

<i>Previous Subdivision and Development Appeal Board Decision</i>
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Application Number	Description	Decision
SDAB-D-10-397	Construct an Off-premises Freestanding Sign (3 metres by 6 metres - convert the west face to an Animation Sign)	Dec 17, 2010; that the appeal be ALLOWED and the DEVELOPMENT GRANTED, subject to conditions.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: 652562092-002 Application Date: MAR 31, 2026 Printed: April 24, 2026 at 3:27 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) 14805 - 111 AVENUE NW Plan 6751KS Blk 18 Lot 49 Location(s) of Work Suite: 14805 - 111 AVENUE NW Entryway: 14805 - 111 AVENUE NW Building: 14805 - 111 AVENUE NW			
Scope of Application To install (1) Minor Digital Signs in the form of a Ground Sign (digital panel 6.1m x 3.0m facing NW, static panel facing SE) (PATTISON OUTDOOR ADVERTISING LP)				
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> ASA Sticker No./Name of Engineer: Development Category: </td> <td style="width: 50%; border: none;"> Construction Value: 100000 Expiry Date: </td> </tr> </table>			ASA Sticker No./Name of Engineer: Development Category:	Construction Value: 100000 Expiry Date:
ASA Sticker No./Name of Engineer: Development Category:	Construction Value: 100000 Expiry Date:			
Development Application Decision Refused Issue Date: Apr 24, 2026 Development Authority: NOORMAN, BRENDA Reason for Refusal 1) Subsection 6.90.5.23: Minor Digital and Major Digital Signs must be located on Sites greater than or equal to 1 ha. Proposed: 1,223.351 m ² (0.12 ha) Deficient by: 0.88 ha 2) Subsection 6.90.5.24: The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m. Proposed: 7.9 m Exceeds by: 1.9 m 3) Subsection 6.90.5.27.2: The maximum Digital Copy area is 10.0 m ² . Proposed: 18.3 m ² Exceeds by: 8.3 m ² 4) Subsection 6.90.5.27.4: Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line. Proposed: The sign is located 0.09 m from the Interior Side Lot Line to the SW abutting the RM Zone. Deficient by: 2.91 m 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.				
THIS IS NOT A PERMIT				
P0702003				



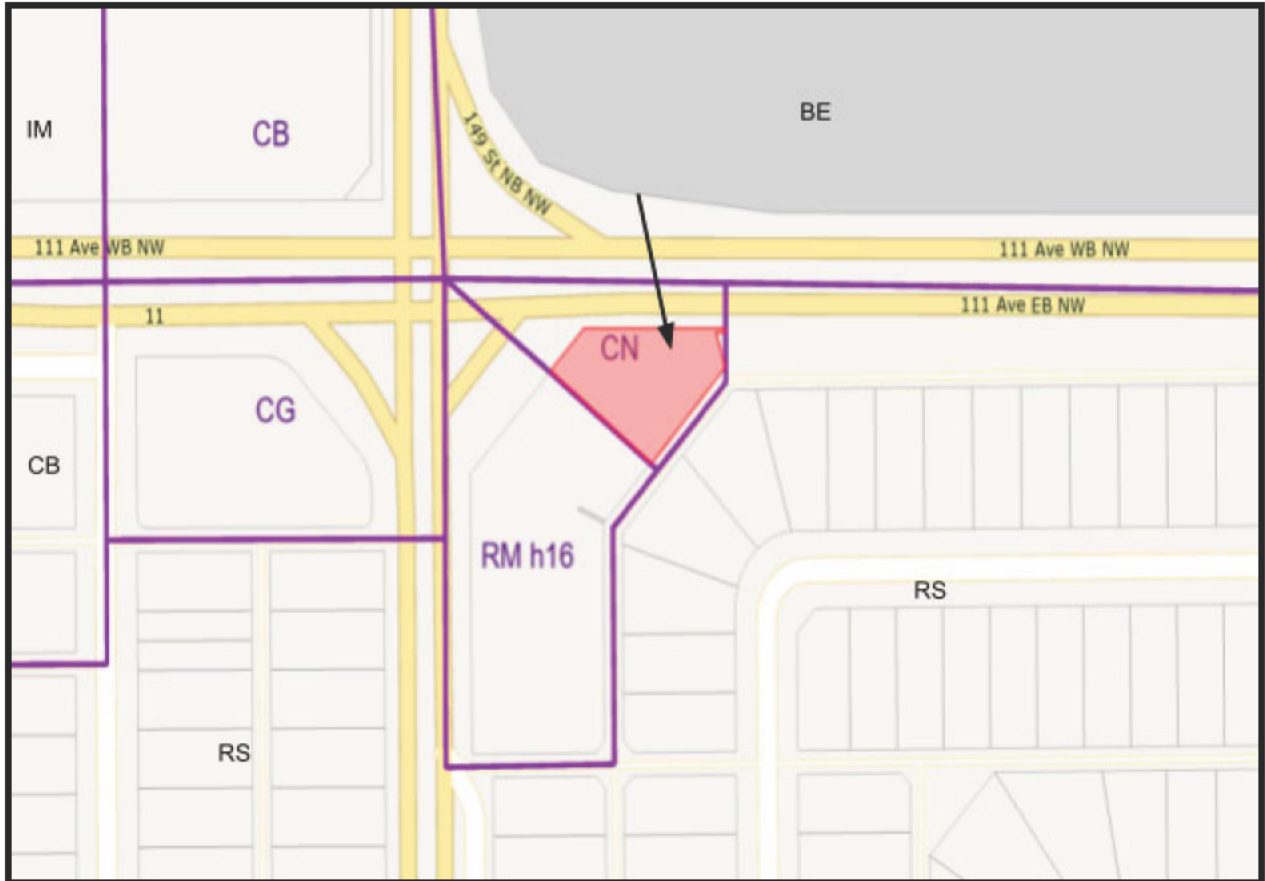
Application for Sign Permit

Project Number: **652562092-002**
Application Date: MAR 31, 2026
Printed: April 24, 2026 at 3:27 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee - Digital Signs	\$960.00	\$960.00	02083J000000433	Mar 31, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$960.00	\$960.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-125



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 650503045-002

APPLICATION TO: Erect a Privacy Screen at 2.4 metres in Height in the Rear Yard

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 27, 2026

DATE OF APPEAL: May 1, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12808 - 112A AVENUE NW

LEGAL DESCRIPTION: Plan 2099HW Blk 7 Lot 6

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

I oppose the approved variance for the proposed 2.4 m privacy screen.

The zoning bylaw permits a maximum height of 2.0 m, and the requested increase to 2.4 m is substantial. Further, the screen appears to be located approximately 6.5 feet from the shared property line, which significantly increases its impact on neighbouring properties.

This structure would function as a near 8-foot wall in close proximity to my yard, creating an overbearing wall effect, reducing openness between yards, and negatively affecting the enjoyment and character of adjacent properties. Due to its height and proximity, it will also cast increased shadowing into my yard, reducing natural light compared to a bylaw-compliant fence.

The applicants desire for additional privacy should not result in an oversized structure that imposes unnecessary impacts on neighbours.

For these reasons, I respectfully request the variance be denied.

<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 the decision in accordance with subsection (2.1).

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(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).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted

or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(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 any applicable 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 Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.

Under section 8.20, **Accessory** means “Accessory means a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

Under section 8.20, **Privacy Screen** means:

a structure located on a Platform Structure or Rooftop Terrace that provides a visual barrier by obscuring sightlines from Abutting Sites, Streets or Alleys.

Typical examples include lattices, trellises, parapet walls, wooden boards, translucent glass, or any combination of these or similar features. Railing and balustrade systems are not considered Privacy Screens. A Privacy Screen is not a Fence.

Under section 8.20, **Platform Structure** means:

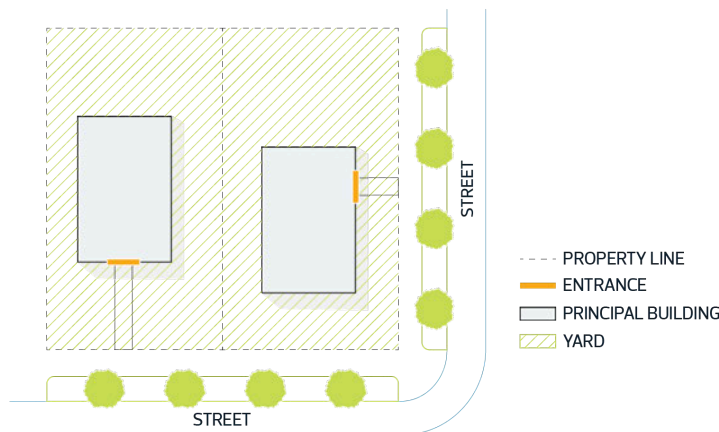
a structure intended for use as an outdoor Amenity Area that may project or be recessed from the wall of a building. It may include guardrails, parapet walls, pergolas, or similar features.

Typical examples include: balconies, decks, porches, raised patios and verandas. This definition does not include a Rooftop Terrace.

Under section 8.20, **Height** means “a vertical distance between 2 points. Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.”

Under section 8.20, **Yard** means:

the part of a Site unoccupied by any portion of a building or structure. A Yard is not a Setback.



Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

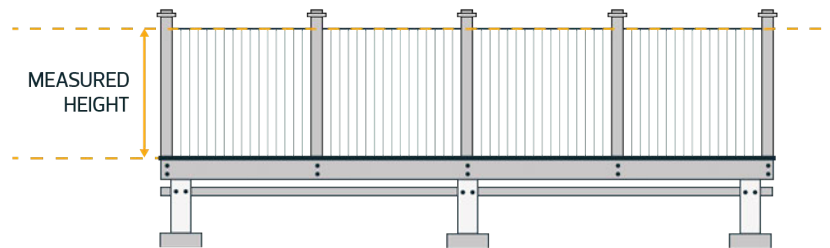
To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Privacy Screen

Section 5.100.3.1 states:

The Height of a Privacy Screen is measured from the highest point along the Privacy Screen, excluding structural posts, to the surface of the Platform Structure or Rooftop Terrace directly beneath that point.

Diagram for Subsection 3.1



Section 5.100.3.2 states:

Privacy Screen Height must comply with Table 3.2

Table 3.2. Privacy Screen Height Regulations

Subsection	Regulation	Value	Symbol
3.2.1.	Maximum Height	2.0 m	A

Unless 1 or more of the following applies:

3.2.2	Maximum Height in required Front Setback	1.3 m	B
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Development Planner's Determination

Fence Height - The Privacy Screen in the rear yard is 2.4 m high, instead of 2.0 m (Subsection 5.100.3.2.1).

[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.

	Project Number: 65053045-002 Application Date: MAR 13, 2026 Printed: April 28, 2026 at 8:43 AM Page: 1 of 2												
Overheight Fence Permit													
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.													
Applicant	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Property Address(es) and Legal Description(s)</td> </tr> <tr> <td colspan="2" style="text-align: center;">12808 - 112A AVENUE NW Plan 2099HW Blk 7 Lot 6</td> </tr> <tr> <td colspan="2" style="text-align: center;">Location(s) of Work</td> </tr> <tr> <td style="width: 30%;">Suite:</td> <td>12808 - 112A AVENUE NW</td> </tr> <tr> <td>Entryway:</td> <td>12808 - 112A AVENUE NW</td> </tr> <tr> <td>Building:</td> <td>12808 - 112A AVENUE NW</td> </tr> </table>	Property Address(es) and Legal Description(s)		12808 - 112A AVENUE NW Plan 2099HW Blk 7 Lot 6		Location(s) of Work		Suite:	12808 - 112A AVENUE NW	Entryway:	12808 - 112A AVENUE NW	Building:	12808 - 112A AVENUE NW
Property Address(es) and Legal Description(s)													
12808 - 112A AVENUE NW Plan 2099HW Blk 7 Lot 6													
Location(s) of Work													
Suite:	12808 - 112A AVENUE NW												
Entryway:	12808 - 112A AVENUE NW												
Building:	12808 - 112A AVENUE NW												
Scope of Permit													
To erect a Privacy Screen @ 2.4m in Height in the Rear Yard.													
Details													
Development Category: Discretionary Development Site Area (sq. m.): 745.99	Overlay: Statutory Plan:												
Development Permit Decision													
Approved													
Issue Date: Mar 27, 2026 Development Authority: OLTHUIZEN, JORDYN													
Subject to the Following Conditions													
This Development Permit is NOT valid until the notification period expires as specified Section 7.190.													
This Development Permit authorizes the construction of a Privacy Screen @ 2.4m in Height in the Rear Yard.													
The development must be constructed in accordance with the approved drawings.													
The fence must be installed entirely on the subject property.													
The fence must not impede any sightlines for vehicular or pedestrian traffic.													
Immediately upon completion of the addition, the Site must be cleared of all debris.													
As far as reasonably practicable, the design and use of exterior finishing materials used must be similar to, or better than, the standard of surrounding development (Subsection 5.120.1.1.1).													
Fences that contain, or are constructed of, hazardous materials such as barbed wire, are not permitted (Subsection 5.120.1.1.5).													
General Advisements													
Any future deck enclosure or cover requires a separate development and building permit approval.													
Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.													
An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements													
P0702003													



Project Number: **650503045-002**
 Application Date: MAR 13, 2026
 Printed: April 28, 2026 at 8:43 AM
 Page: 2 of 2

Overheight Fence Permit

that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires the site to maintain surface grades and elevations adjacent to buildings in such a way that water drains away from buildings, is contained on the subject site, and directed towards a City right-of-way.

For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

Variances

Fence Height - The Privacy Screen in the rear yard is 2.4 m high, instead of 2.0 m (Subsection 5.100.3.2.1).

Rights of Appeal

This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

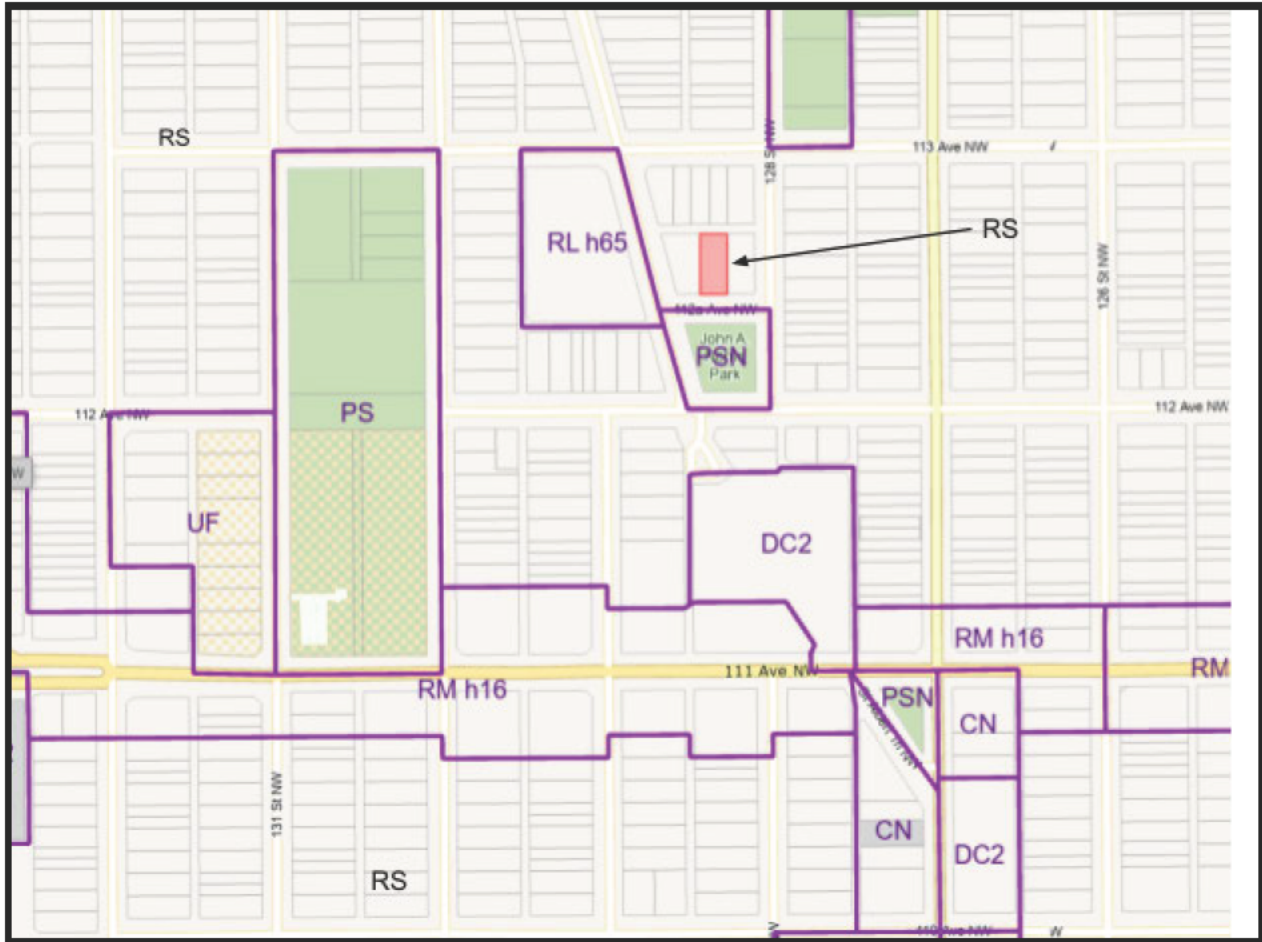
Notice Period Begins: Apr 14, 2026 **Ends:** May 05, 2026

Building Permit Not Applicable

Building permit not required.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	\$195.00	\$195.00	201378000009409	Mar 13, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$195.00	\$195.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-126

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N