SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
November 10, 2026

Hearing Room No. 3
Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3

I	9:00 A.M.	SDAB-D-26-302	Construct exterior alterations (Driveway extension, 11.0m x 3.9m) 512 - KULAWY POINT NW Project No.: 681708364-002
TO BE RAISED			
II	10:00 A.M.	SDAB-D-26-286	Construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access) 707 - HOWATT DRIVE SW Project No.: 671398750-002
III	11:00 A.M.	SDAB-D-26-303	Install (6) Fascia Signs limited to On-premises Advertising (KINDER ACADEMY DAYCARE & OSC) 11203 - 97 STREET NW Project No.: 682413044-002
IV	1:30 P.M.	SDAB-D-26-304	Install a Projecting Sign in the form of a Roof Sign (Digital Copy 6.10 m x 3.05 m | Facing SE) (Pattison Outdoor Advertising) 9904 - 82 AVENUE NW Project No.: 550388725-002

ITEM I: 9:00 A.M. FILE: SDAB-D-26-302

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	681708364-002
APPLICATION TO:	Construct exterior alterations (Driveway extension, 11.0m x 3.9m)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	October 13, 2026
DATE OF APPEAL:	October 13, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	512 - KULAWY POINT NW
LEGAL DESCRIPTION:	Plan 9321873 Blk 40 Lot 26
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Mill Woods and Meadows District Plan

Grounds for Appeal

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

> The reason is ,we are a family of 6 kids and 2 parents for this reason we have 5 cars for every day uses and facing parking Issues, some times we have to take neighbours spots or block their driveway and becoming un comfortable in the neighourhood.
> By widening our drive way we can get an extra parking and solve the problem, This is what I have seen in my neighbourhood doing and got enough parking.

Thank you for your time and your consideration for my daily Issues.

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

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

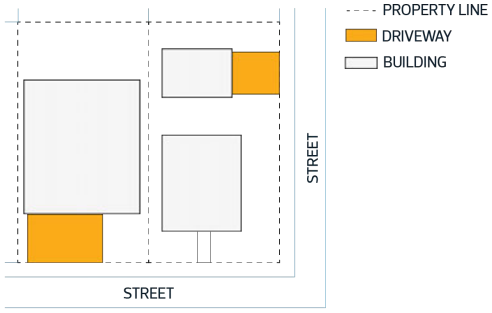
> Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.
>
> This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached 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 "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."

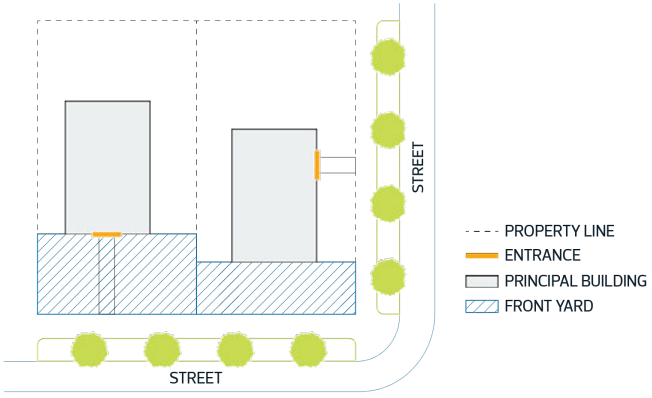
Under section 8.20, **Driveway** means:

> an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



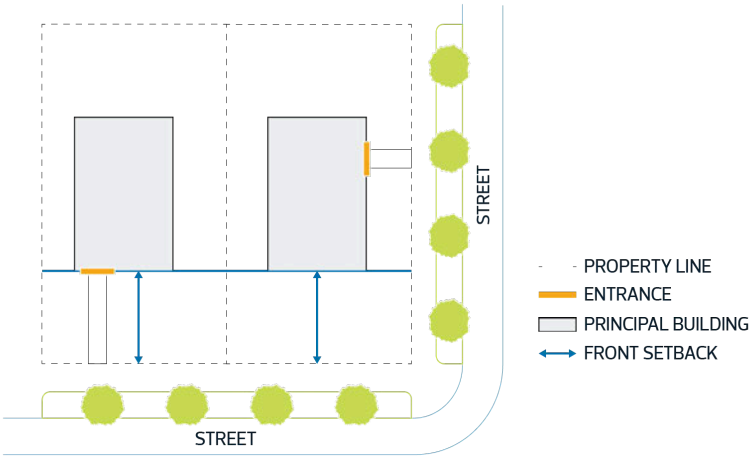
Under section 8.20, **Front Yard** means:

> the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under section 8.20, **Front Setback** means:

> the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.



Under section 8.20, **Parking Area** means "an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle."

Under section 8.20, **Pathway** means "a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles."

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.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.

2.1.5 A Driveway provided from a Street must comply with the following:

2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

Development Planner's Determination

1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area (Subsection 5.80.2.1.4).
Proposed: The driveway does not lead to the garage or to a parking area.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less (Subsection 5.80.2.1.5.2).
Required: 6.6 m (width of the garage)
Proposed: 12.8 m
Exceeds by: 6.2 m

3. Driveway Location - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6).
Proposed: Vehicle parking in the front yard.

[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.

Edmonton

Project Number: **681708364-002**
Application Date: SEP 16, 2026
Printed: October 13, 2026 at 3:42 PM
Page: 1 of 2

Application for
Driveway Extension Permit

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

Applicant

Property Address(es) and Legal Description(s)
512 - KULAWY POINT NW
Plan 9321873 Blk 40 Lot 26

Scope of Application
To construct exterior alterations (Driveway extension, 11.0m x 3.9m).

Details

Development Category: Discretionary Development
Site Area (sq. m.): 632.51

Overlay:
Statutory Plan:

Development Application Decision
Refused

Issue Date: Oct 13, 2026 **Development Authority:** OLTHUIZEN, JORDYN

Reason for Refusal

1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area (Subsection 5.80.2.1.4).
Proposed: The driveway does not lead to the garage or to a parking area.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less (Subsection 5.80.2.1.5.2).
Required: 6.6 m (width of the garage)
Proposed: 12.8 m
Exceeds by: 6.2 m

3. Driveway Location - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6).
Proposed: Vehicle parking in the front yard.

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.

Building Permit Decision
No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	$195.00	$195.00	03648G000012265	Sep 16, 2026

THIS IS NOT A PERMIT

P0702003

Edmonton

Project Number: **681708364-002**
Application Date: SEP 16, 2026
Printed: October 13, 2026 at 3:42 PM
Page: 2 of 2

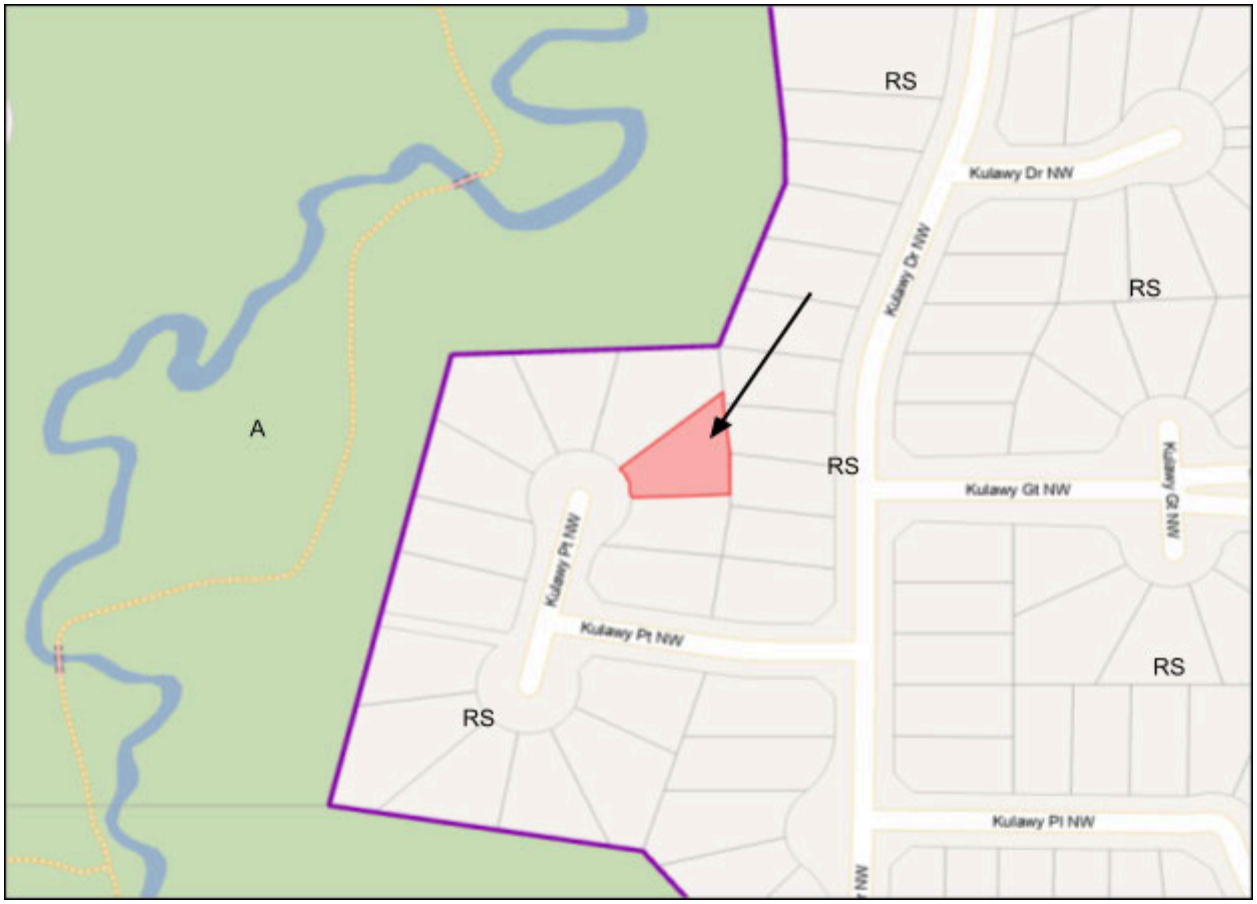
Application for
Driveway Extension Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	$0.00			
Totals for Permit:	$195.00	$195.00		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-302

N

TO BE RAISED

ITEM II: 10:00 A.M. FILE: SDAB-D-26-286

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	671398750-002
APPLICATION TO:	Construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	September 25, 2026
DATE OF APPEAL:	September 29, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	707 - HOWATT DRIVE SW
LEGAL DESCRIPTION:	Plan 1425761 Blk 9 Lot 16
ZONE:	RSF - Small Scale Flex Residential Zone
OVERLAY:	North Saskatchewan River Valley and Ravine System Protection Overlay
STATUTORY PLAN(S):	Hays Ridge Neighbourhood Area Structure Plan North Saskatchewan River Valley Area Redevelopment Plan
DISTRICT PLAN:	Southwest District Plan

Grounds for Appeal

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

Here is my concern to appeal board for secondary driveway access on 707-Howatt Drive property. I tried my best to explain safety concern on attached annexure-B. 01. 707-Howatt Drive located right at the intersection of Howatt Drive and Hays Ridge Blvd.
02. There is big City of Edmonton Planter located right middle of approved driveway.
03. There is also STOP sign middle of approved driveway (It is broken now but location was there)

3. There are two options to access property (Please see Annexure – A)
a. Route 1: Hays Ridge Blvd – Which is primary divided road to access property from main 141 Street SW.
b. Route 2: Howatt Drive – Which is secondary undivided road to access property from main 141 Street SW.

4. Route direction and concern: (Please See Annexure – B)

Annexure B explain approved driveway, route direction and Garage A, B and C.

a. Route 1: Hays Ridge Blvd –This is primary route for the property and also safer because of divided road. But driver has to take sharp U-Turn to access driveway which is unsafe. Or else enter the driveway from wrong way which is also not safer.

Also, there is not a big loop on Howatt drive for Route-1 driver can drive a little further and take safe UTurn to come back for driveway access.

b. Route 2: Howatt Drive – This is only safer route to access driveway.

6. There are Two property on Howatt Drive have Two driveway access, however there is no unsafe situation for driver to access driveway. (Please see annexure C and D)

a. 670 - Howatt Drive (Annexure-C)
b. 687 Howatt Drive (Annexure-D)

Request:
a. You are requested to consider the situation and approve the secondary small driveway for safer way to access property.
b. Or else City of Edmonton may remove planter from middle of driveway

Note: The Annexures referenced are available in the SDAB file.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on October 15, 2026.

> **"That the appeal hearing be scheduled for a date to be determined in November 2026."**

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).
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> **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 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex Residential Zone**.

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

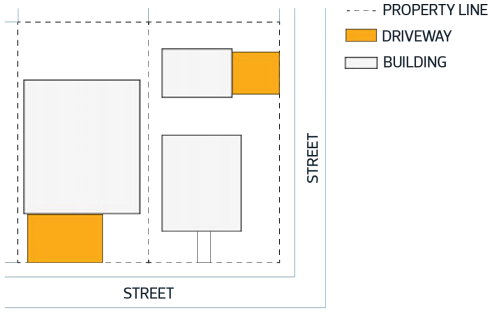
> Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.
>
> This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached 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 "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."

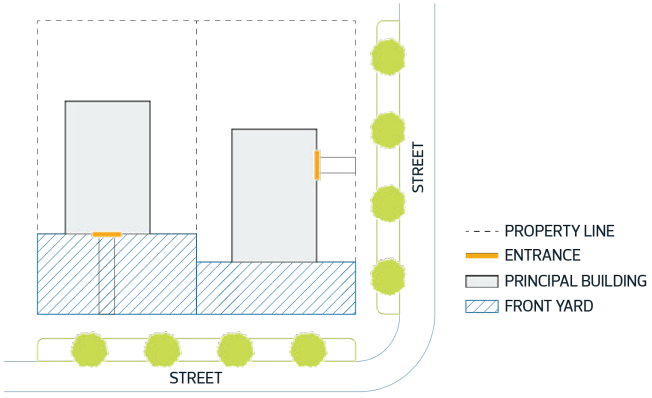
Under section 8.20, **Driveway** means:

> means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



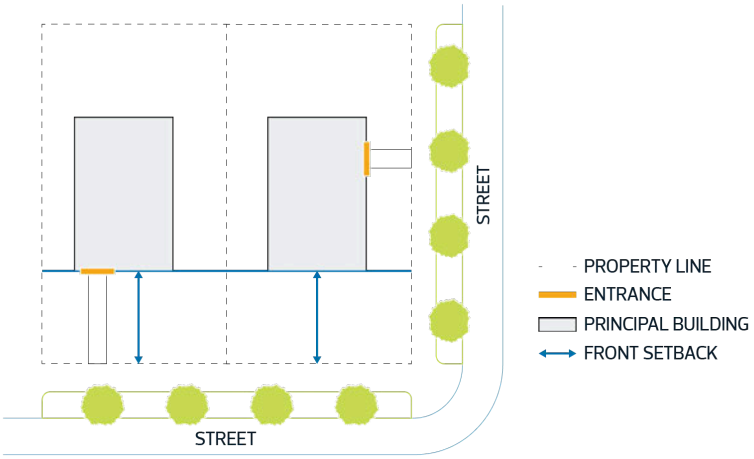
Under section 8.20, **Front Yard** means:

> means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under section 8.20, **Front Setback** means:

> means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard."



Under section 8.20, **Parking Area** means "means an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle."

Under section 8.20, **Pathway** means "a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles."

Section 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex 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. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal

Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.

2.1.5 A Driveway provided from a Street must comply with the following:

2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied

by 3.7 m, whichever is less.

2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

Development Planner's Determination

1. Vehicle access - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3.)

There are 2 vehicle access points.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)

Maximum width: 6.1 m
Proposed: 7.3 m
Exceeds by: 1.2 m

[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.

Edmonton

Project Number: **671398750-002**
Application Date: AUG 25, 2026
Printed: September 25, 2026 at 5:37 PM
Page: 1 of 2

Application for
Driveway Extension Permit

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

Applicant

Property Address(es) and Legal Description(s)
707 - HOWATT DRIVE SW
Plan 1425761 Blk 9 Lot 16

Scope of Application
To construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access).

Details

Development Category: Discretionary Development
Site Area (sq. m.): 1199.73

Overlay:
Statutory Plan: Hays Ridge NASP Consolidation

Development Application Decision
Refused

Issue Date: Sep 25, 2026 **Development Authority:** DEIGHTON, ROAN

Reason for Refusal

1. Vehicle access - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3.)

There are 2 vehicle access points.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)

Maximum width: 6.1 m
Proposed: 7.3 m
Exceeds by: 1.2 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.

Building Permit Decision
No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	$195.00	$195.00	014621000017707	Aug 25, 2026

THIS IS NOT A PERMIT

P0702003

Edmonton

Application for
Driveway Extension Permit

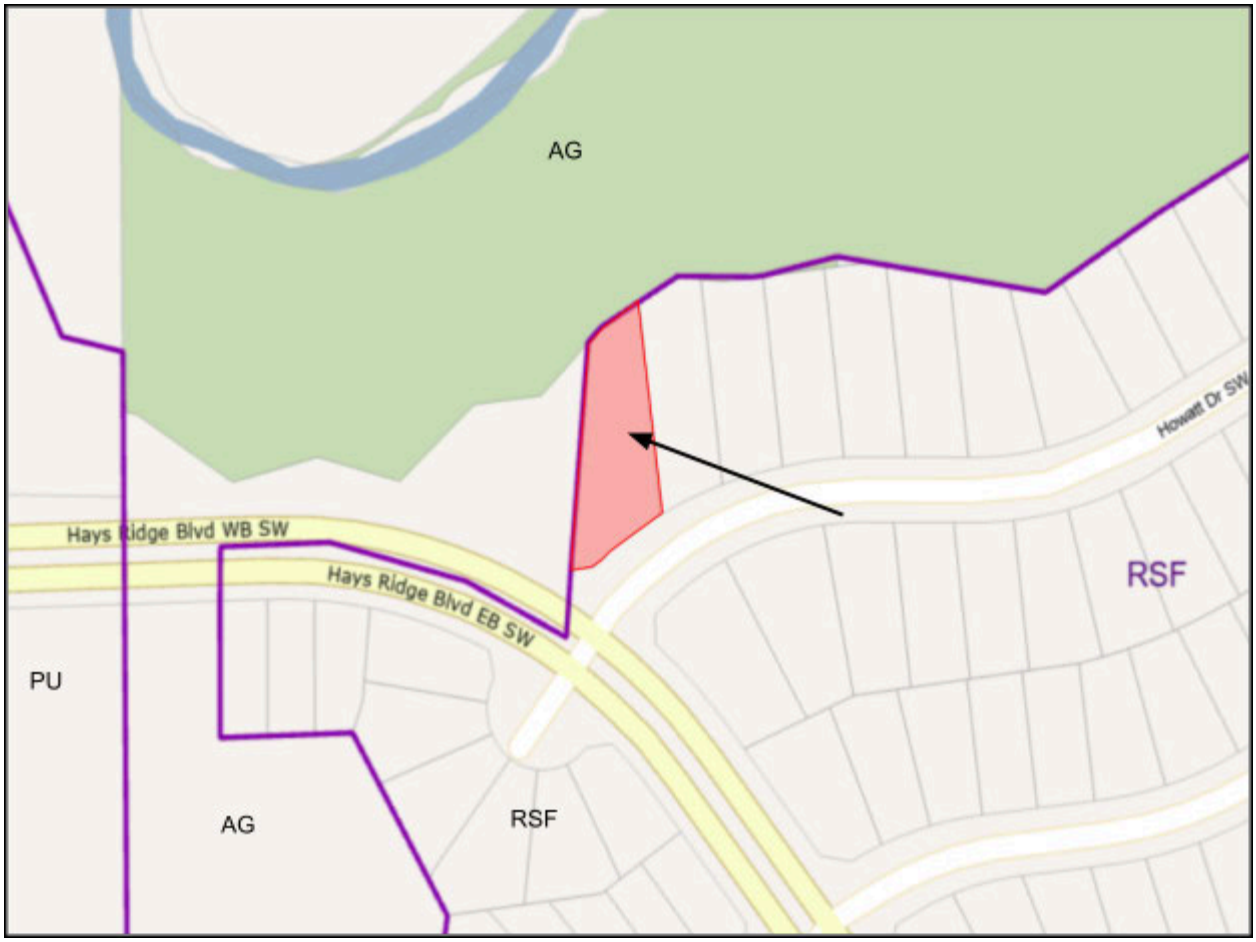
Project Number: **671398750-002**
Application Date: AUG 25, 2026
Printed: September 25, 2026 at 5:37 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	$0.00			
Totals for Permit:	$195.00	$195.00		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-286

N

ITEM III: 11:00 A.M. FILE: SDAB-D-26-303

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	682413044-002
APPLICATION TO:	Install (6) Fascia Signs limited to On-premises Advertising (KINDER ACADEMY DAYCARE & OSC)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	October 14, 2026
DATE OF APPEAL:	October 15, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	11203 - 97 STREET NW
LEGAL DESCRIPTION:	Plan RN43 Blk 13 Lot 1
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	North Central District Plan

Grounds for Appeal

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

> I am writing to respectfully appeal the refusal of my indoor window signage and request reconsideration based on the circumstances of my daycare and the importance of making our childcare services visible to the community.

I opened my daycare in March 2019 after converting a small residential home into a licensed childcare facility. With over 20 years of childcare experience, I am passionate about supporting children and their families. Through years of hard work, my center grew to approximately 3738 enrolled children.

A major contributor to this growth was a banner on the exterior fence facing 97 Street, at the corner of 97 Street and 112 Avenue. Because the building resembles a private residence, the sign helped passing motorists, pedestrians, and nearby residents recognize that a licensed daycare operated here. Many families found our center through this signage.

Unfortunately, changes to the applicable bylaws required me to remove the banner. Combined with changes to childcare subsidy arrangements, the loss of visibility coincided with a significant decline in enrollment. Our numbers have fallen from approximately 3738 children to just seven, a decrease of about 81%. This has seriously affected the sustainability of my business and my ability to continue serving local families.

I respect municipal bylaws and the importance of maintaining the character of our neighbourhood. I am not seeking to circumvent regulations or introduce intrusive advertising. I am requesting permission for modest indoor window signage to clearly identify the property as a licensed daycare.

The proposed signs use muted colours and child-friendly imagery appropriate for a childcare setting. They are tasteful and unobtrusive, intended simply to inform the public that childcare services are available here. Without clear identification, a daycare operating in a converted residential home can easily be mistaken for a private residence and overlooked by families seeking childcare.

The signage has already demonstrated its value. One family has registered their child after noticing the signs. They explained that they had lived in the neighbourhood for years without knowing a daycare operated here. This demonstrates how appropriate signage can connect local families with childcare services that might otherwise go unnoticed.

I respectfully ask the Board to consider my center's circumstances, the substantial decline in enrollment, and the practical need for this signage. I have invested years of dedication in building this business and developing relationships with children and families. I remain committed to providing quality childcare, but rebuilding enrollment is challenging when prospective families do not know we exist.

I can provide enrollment records, photographs of the proposed signage, and other supporting documentation. I am also willing to consider reasonable

conditions regarding the signs' size, placement, design, or illumination to address the Board's concerns.

I am seeking a reasonable accommodation for modest identification signage that serves a legitimate purpose and can help sustain a local childcare business. I believe approval would balance the objectives of municipal regulations with the practical needs of a licensed daycare in a converted residential property.

Thank you for your time and consideration. I respectfully ask the Board to overturn the refusal and approve the indoor window signage, or alternatively, grant approval subject to reasonable conditions. This would give my center a fair opportunity to rebuild enrollment and continue serving families in our community.

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.

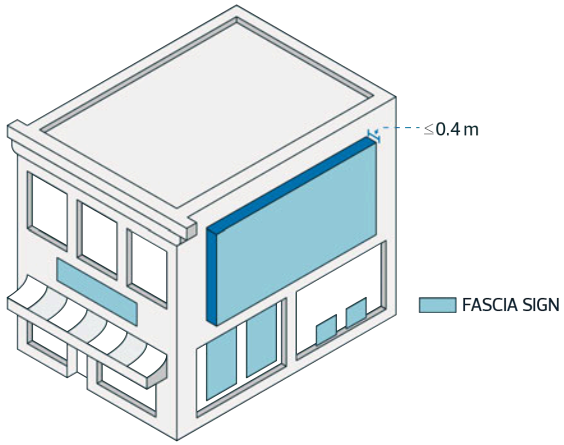
General Provisions from the *Zoning Bylaw 20001:*

Under section 2.10.2.12, a **Fascia Sign** is a **Permitted Use** in the **RS - Small Scale Residential Zone.**.

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

a Wall Sign or a Window Sign that does not contain Digital Copy.

Typical examples include: business identification signs, window signs, billboards, posters, or Mural Signs.



Under section 8.20, **Wall Sign** means:

> a Sign that is located on a building wall for the purpose of being viewed from the outside. Wall Signs do not project further than 0.4 m from the building wall, or extend beyond the eaveline or roofline, or beyond the horizontal limits of the wall.

Under section 8.20, **Window Sign** means:

> a Sign that is painted on, attached to, displayed on, or displayed behind the inside or outside of a window, so that it is intended to be viewed from outside the premises. Window Signs do not include merchandise on display.

Section 2.10.3.8 states "Signs are limited to On-premises Advertising."

Section 2.10.3.9 states "Signs must comply with Section 6.90."

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.

Specific Regulations for Small Scale Residential Zone - Fascia Signs

Section 6.90.4.3 states:

> A maximum of 1 Fascia Sign is permitted for:

4.3.1. each individual non-Residential Use;

Section 6.90.4.5 states "The top of a Fascia Sign must not extend above the Ground Floor."

Under section 8.20, **Ground Floor** means "the first Storey."

Development Planner's Determination

1) Subsection 6.90.4.3.1: A maximum of 1 Fascia Sign is permitted for each individual non-Residential Use.

Note: Child Care Service is a non-Residential Use (Community Use) (Reference Subsection 8.10 Use Definitions)

Proposed: 6 Fascia Signs are proposed, 1 Fascia sign was previously approved for this business reference Sign Permit 668384924-002. Exceeds by: 6 Fascia Signs

2) Subsection 6.90.4.5: The top of a Fascia Sign must not extend above the Ground Floor.

Proposed: Signs 5 and 6 are located above the Ground Floor.

[unedited]

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-16-277	To convert an existing Single Detached House to a Child Care Services Use (32 children) and to construct interior and exterior alterations (convert garage into play space, develop parking spaces and create on-site outdoor play space)	November 18, 2016; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED, subject CONDITION and VARIANCES.

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.

Edmonton

Application for Sign Permit

Project Number: **682413044-002**
Application Date: SEP 22, 2026
Printed: October 14, 2026 at 12:57 PM
Page: 1 of 1

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

Applicant

Property Address(es) and Legal Description(s)
11203 - 97 STREET NW
Plan RN43 Blk 13 Lot 1

Location(s) of Work

Suite:	11203 - 97 STREET NW
Suite:	BSMT, 11203 - 97 STREET NW
Entryway:	11203 - 97 STREET NW
Building:	11203 - 97 STREET NW

Scope of Application
To install (6) Fascia Signs limited to On-premises Advertising (KINDER ACADEMY DAYCARE & OSC)

Details

ASA Sticker No./Name of Engineer:	Construction Value: 2750
Development Category:	Expiry Date:

Development Application Decision
Refused

Issue Date: Oct 14, 2026 **Development Authority:** NOORMAN, BRENDA

Reason for Refusal

1) Subsection 6.90.4.3.1: A maximum of 1 Fascia Sign is permitted for each individual non-Residential Use.

Note: Child Care Service is a non-Residential Use (Community Use) (Reference Subsection 8.10 Use Definitions)

Proposed: 6 Fascia Signs are proposed, 1 Fascia sign was previously approved for this business reference Sign Permit 668384924-002.
Exceeds by: 6 Fascia Signs

2) Subsection 6.90.4.5: The top of a Fascia Sign must not extend above the Ground Floor.

Proposed: Signs 5 and 6 are located above the Ground Floor.

Rights of Appeal

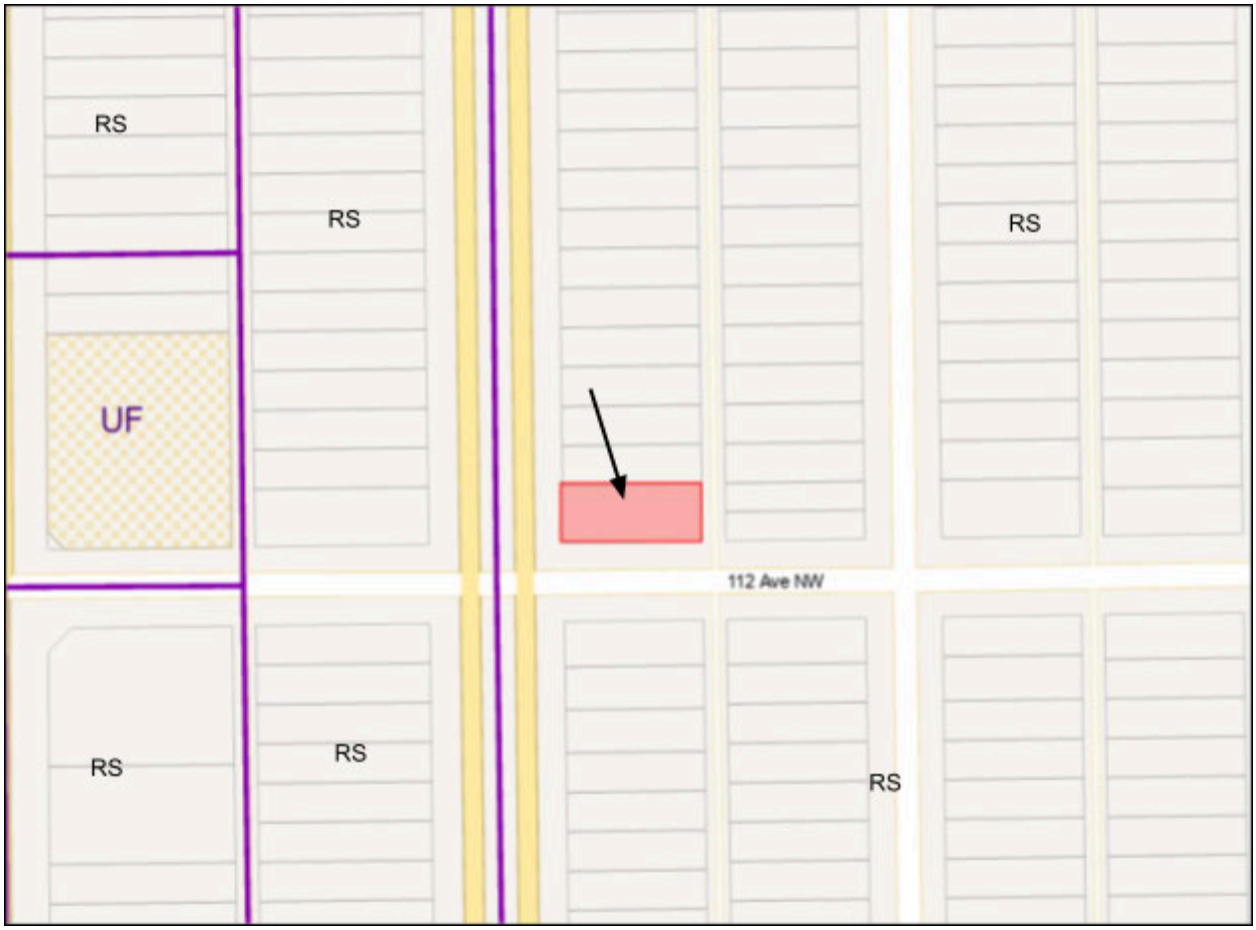
THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	$1,170.00	$1,170.00	09712Z000019243	Sep 25, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$1,170.00	$1,170.00		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-303

N

ITEM IV: 1:30 P.M. FILE: SDAB-D-26-304

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	550388725-002
APPLICATION TO:	Install a Projecting Sign in the form of a Roof Sign (Digital Copy 6.10 m x 3.05 m | Facing SE) (Pattison Outdoor Advertising)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	March 13, 2025
DATE OF APPEAL:	March 17, 2025
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	9904 - 82 AVENUE NW
LEGAL DESCRIPTION:	Plan I Blk 71 Lots 14-15
ZONE:	MU - Mixed Use Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Scona District Plan

Grounds for Appeal

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

> >The subject Sign use comprises aspects of two or more Uses available in the Zone, and will likely be classified as a Discretionary Use. We are fine with that.

>The Subject Sign has been reviewed and approved by the Board on two previous occasions, and nothing has changed in the area and no complaints have been received.

> Such further and other reasons as may be presented 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 2.80.2.35, a **Projecting Sign** is a **Permitted Use** in the **MU - Mixed Use Zone**.

Under section 2.80.2.33, a **Minor Digital Sign** is a **Permitted Use** in the **MU - Mixed Use Zone**.

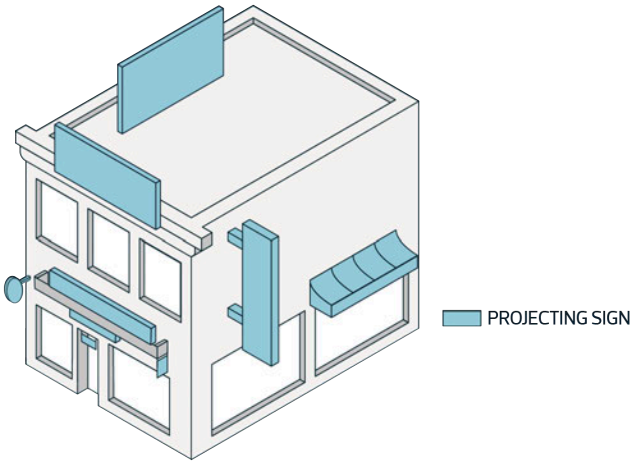
Under section 8.10, a **Projecting Sign** means:

a Sign that projects:

- more than 0.4 m from a building Facade;
- below or above a canopy, awning, or architectural feature; or
- above the eaveline or roofline.

It does not contain Digital Copy.

Typical examples include: blade, canopy, and roof signs.



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

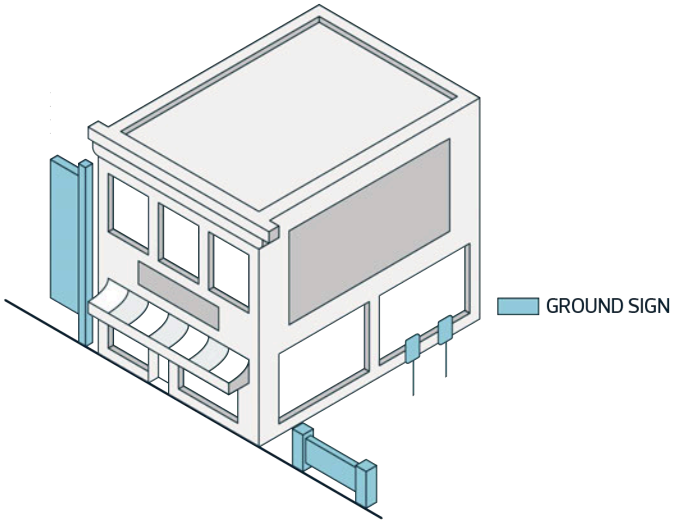
> a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.
>
> Typical examples include: digital billboards, digital posters,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

Under section 8.20, **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, a **Ground Sign** means:

> a Sign supported independently of a building.



Under section 8.20, **Roof Sign** means "a Sign installed against, on, or above a roof, or on or above the parapet of a building."

Under section 8.20, **Wall Sign** means:

> a Sign that is located on a building wall for the purpose of being viewed from the outside. Wall Signs do not project further than 0.4 m from the building wall, or extend beyond the eaveline or roofline, or beyond the horizontal limits of the wall.

Section 2.80.3.22 states "Signs must comply with Section 6.90."

Section 2.80.1 states that the **Purpose** of the **MU - Mixed Use Zone** is:

> To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans. This Zone allows for a range of Uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

7.20 General Rules of Interpretation

Section 7.20.3 states the following with respect to **Use Definitions Regulations**:

> 3.1. Uses, as set out in Section 8.10, are grouped according to common functional or physical impact characteristics.

3.2. Use definitions are used to define the range of Uses that are Permitted Uses or Discretionary Uses within the Zones of this Bylaw.

3.3. When interpreting the Use definitions as set out in Section 8.10:

3.3.1. the typical examples that may be listed in the definitions are not intended to be exclusive or restrictive;

3.3.2. where specific purposes or activities do not conform to any Use definition or generally conform to the wording of 2 or more Use definitions, the Development Planner may deem the purposes or activities to conform to a Use they consider to be the most appropriate. In this situation, despite any other Section of this Bylaw, the Use is always considered a Discretionary Use, whether or not the Use is listed as a Permitted Use or Discretionary Use within the applicable Zone; and

3.3.3. the headings such as "Residential Uses" or "Commercial Uses" do not mean that the Uses listed under these headings are allowed only in residential or commercial Zones of this Bylaw. The list of Uses within each Zone determines the types of activities allowed within each Zone.

Under section 8.20, **Use** means "the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained."

Under section 8.20, **Discretionary Use** means "those Uses of land, buildings or structures for which Development Permits may be issued only at the discretion of the Development Planner."

Development Planner's Determination

Effective January 2024, Bylaw 20001 came into effect including amendments to the Sign Use Classes and Definitions.

The Development Planner determines that the proposed development is a Projecting Sign Use. A Projecting Sign includes Roof Signs (Section 8.10).

The proposed Projecting Sign is refused for the following reasons:
1. Section 8.10. The Projecting Sign contains Digital Copy. Digital copy is not permitted as part of a Projecting Sign in accordance to the Use definition.

[unedited]

Specific Regulations for Mixed Use Zones

Section 6.90.5.22 states:

Where a Projecting Sign is in the form of a Roof Sign:

5.22.1. it must be located on a Site greater than 2 ha;

Development Planner's Determination

2. Subsection 6.90.5.22.1. Where a Projecting Sign is in the form of a Roof Sign it must be located on a Site greater than 2 ha;
Site is: 0.6 ha
Deficient by: 1.4 ha

[unedited]

Separation Distance Regulations

Section 6.90.3.16 states:

To minimize Sign proliferation, the following regulations apply:

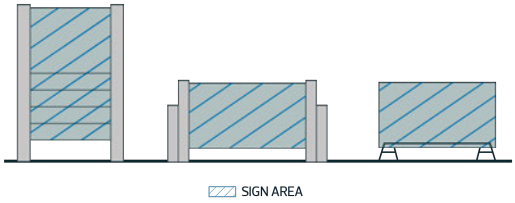
3.16.3. Signs with a Digital Copy area greater than 8.0 m2 and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m2 or a Sign with Off-premises Advertising in compliance with Table 3.16.3:

Table 3.16.3. Separation Distance

Subsection	**Sign Area**	**Minimum separation distance**
3.16.3.1	Less than 20.0 m2	100 m
3.16.3.2	20.0 m2 to 40.0 m2	200 m
3.16.3.3	Greater than 40.0 m2	300 m

Under section 8.20, **Sign Area** means:

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



Development Planner's Determination

3. Subsection 3.16.3. Signs with a Digital Copy area greater than 8.0 m2 and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m2 or a Sign with Off-premises Advertising in compliance with Table 3.16.3
Requires 100 m Separation
Existing Sign: 84 m Separation
440394295-004 To install (1) Freestanding Off-Premises Sign (2.9m x 6m facing E)(OUTFRONT). (Expires Aug 26, 2027)
Deficient By: 16 m

[unedited]

Development Planner's Notes

Notes:

Section 8.10 - Projecting Sign means a Sign that projects more than 0.4 m from a building Facade; below or above a canopy, awning, or architectural feature; or above the eaveline or roofline. It does not contain Digital Copy.
Typical examples include: blade, canopy, and roof signs.

Section 8.20 - Roof Sign means a Sign installed against, on, or above a roof, or on or above the parapet of a building.

[unedited]

Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-25-048	To install a Projecting Sign in the form of a Roof Sign (Digital Copy 6.10 m x 3.05 m | Facing SE) (Pattison Outdoor Advertising).	August 7, 2026; **Court of Appeal of Alberta (2503-0086AC)** **The appeal is allowed and the decision of the Board is quashed. The matter is returned to the Board for reconsideration.**
SDAB-D-19-211	To install (1) Minor Digital Off-premises Roof Sign (PATTISON | KEN CHOW PHOTOGRAPHY).	December 12, 2019; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED as applied for to the Development Authority, subject to the following CONDITIONS: 1. The permit will expire on December 12, 2024. 2. The proposed Minor Digital Off-premises Roof Sign shall comply with the approved plans submitted. 3. Ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/ Sunset calculator from the National Research Council of Canada; (Reference Section

		59.2(5)(a)) 4. Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; (Reference Section 59.2(5)(b)) 5. The Minor Digital Off-premises Roof Sign shall have a Message Duration greater than or equal to 6 seconds. (Reference Section 59) 6. All Freestanding Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located so that all portions of the Sign and its support structure are completely located within the property and no part of the Sign may project beyond the property lines unless otherwise specified in a Sign Schedule. (Reference Section 59.2(12)) 7. The following conditions, in consultation with the Transportation Department (Subdivision Planning), shall apply to the proposed Minor Digital Off-premises Sign, in accordance to Section 59.2(11):

		a. That, should at any time, City Operations determine that the sign face contributes to safety concerns, the owner/applicant must immediately address the safety concerns identified by removing the sign, de-energizing the sign, changing the message conveyed on the sign, and or address the concern in another manner acceptable to City Operations. b. That the owner/applicant must provide a written statement of the actions taken to mitigate concerns identified by City Operations within 30 days of the notification of the safety concern. Failure to provide corrective action will result in the requirement to immediately remove or de-energize the sign. c. The proposed sign shall be constructed entirely within private property. No portion of the sign shall encroach over/into road right-of-way. [19] In granting the development, the following variance to the Edmonton Zoning Bylaw is Allowed: 1. The requirement that the Minor Digital Off-premises Sign shall not be Roof Signs, Projecting Signs or Temporary Signs as per Section 59.2(15) is waived.

SDAB-D-14-272	To demolish the existing Freestanding Off-Premises Sign (North of building) and install (1) roof mounted Minor Digital Off-premises Sign.	November 7, 2014; that the appeal be ALLOWED and the DEVELOPMENT GRANTED and the deficiency of 3.57 metres in the minimum required 30 metre separation distance from the property line of a Residential Zone to the north, as per Schedule 59F.3(4)(e) be permitted and the requirement of Section 59.2(15) that Minor Digital Off-premises Signs shall not be Roof Signs, be waived, subject to the following conditions: 1. The approval is based on the revised plans submitted and reviewed by the Board on November 5, 2014. 2. The Appellant shall remove the existing Off-premises Signs owned by the Appellant north on the subject Site and southeast of the subject Site located at 8223 -99 Street, as outlined on the submitted Site Plan. 3. That the frequency of change in the Static Digital display cannot be less than 6 seconds with a 2 second transition (hold time). 4. That each Static Digital display shall contain a single advertising copy and that split screen advertising is not permitted. 5. The Digital Sign is approved for five years and will expire on November 7,

		2019. 6. Due to its position, shape, colour, format or illumination, the proposed Digital Sign shall not obstruct the view of, or be confused with an official traffic sign, signal or device, as determined by the Development Authority in consultation with the City Engineer. 7. The proposed Digital Sign shall not display lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles. 8. The proposed Digital Sign shall not operate or employ any stereo option or motion picture projection, or use holography. 9. The proposed Sign shall be constructed entirely within private property. No portion of the Sign shall encroach over/into road rightof-way. 10. The brightness of the proposed Digital Sign shall be adjustable and controlled relative to ambient light, to the satisfaction of Transportation Services. 11. That should at any time, Transportation Services determine that the sign face contributes to safety concerns, the owner/applicant must

		immediately address the safety concerns identified by removing the sign, de-energizing the sign, changing the message conveyed on the sign, and/or addressing the concern in another manner acceptable to Transportation Services. 12. That the owner/applicant must provide a written statement of the actions taken to mitigate a safety concern identified by Transportation Services within 30 days of the notification of the concern. Failure to provide corrective action will result in the requirement to immediately remove or de-energize the sign.

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.

Edmonton

Application for Sign Permit

Project Number: **550388725-002**
Application Date: DEC 17, 2024
Printed: April 22, 2025 at 3:09 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)
9904 - 82 AVENUE NW
Plan I Blk 71 Lots 14-15

Scope of Application
To install a Projecting Sign in the form of a Roof Sign (Digital Copy 6.10 m x 3.05 m | Facing SE) (Pattison Outdoor Advertising).

Details

ASA Sticker No./Name of Engineer:
Development Category: Discretionary Development
Construction Value: 100000
Expiry Date:

Development Application Decision
Refused

Issue Date: Mar 13, 2025 **Development Authority:** MERCIER, KELSEY

Reason for Refusal
Effective January 2024, Bylaw 20001 came into effect including amendments to the Sign Use Classes and Definitions.

The Development Planner determines that the proposed development is a Projecting Sign Use. A Projecting Sign includes Roof Signs (Section 8.10).

The proposed Projecting Sign is refused for the following reasons:
1. Section 8.10. The Projecting Sign contains Digital Copy. Digital copy is not permitted as part of a Projecting Sign in accordance to the Use definition.

2. Subsection 6.90.5.22.1. Where a Projecting Sign is in the form of a Roof Sign it must be located on a Site greater than 2 ha;
Site is: 0.6 ha
Deficient by: 1.4 ha

3. Subsection 3.16.3. Signs with a Digital Copy area greater than 8.0 m2 and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m2 or a Sign with Off-premises Advertising in compliance with Table 3.16.3
Requires 100 m Separation
Existing Sign: 84 m Separation
440394295-004 To install (1) Freestanding Off-Premises Sign (2.9m x 6m facing E)(OUTFRONT). (Expires Aug 26, 2027)
Deficient By: 16 m

Notes:
Section 8.10 - Projecting Sign means a Sign that projects more than 0.4 m from a building Facade; below or above a canopy, awning, or architectural feature; or above the eaveline or roofline. It does not contain Digital Copy.
Typical examples include: blade, canopy, and roof signs.

Section 8.20 - Roof Sign means a Sign installed against, on, or above a roof, or on or above the parapet of a building.

THIS IS NOT A PERMIT

Edmonton

Application for Sign Permit

Project Number: **550388725-002**
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Page: 2 of 2

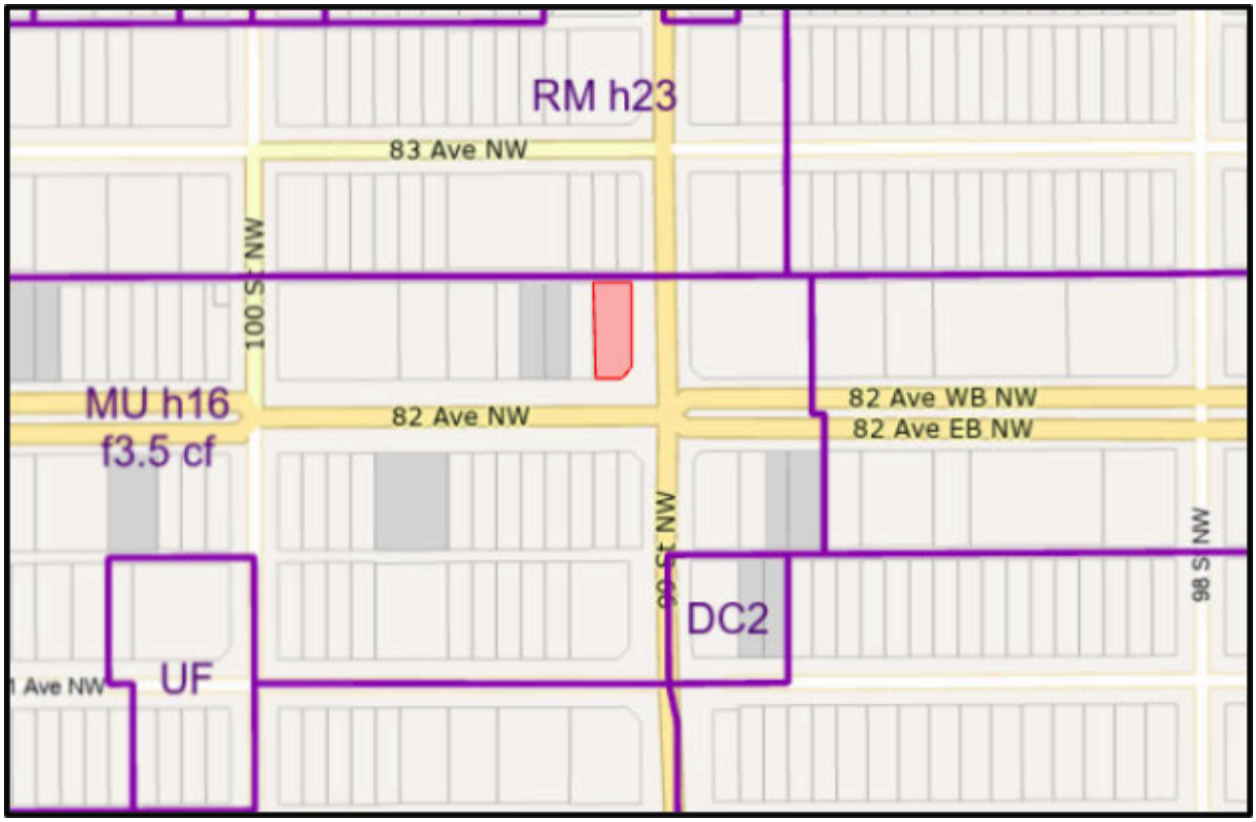
Rights of Appeal

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
Sign Development Application Fee - Digital Signs	$920.00	$920.00	00017J001001688	Dec 17, 2024
Variance Fee	$230.00	$230.00	04095J001001647	Feb 27, 2025
Total GST Amount:	$0.00			
Totals for Permit:	$1,150.00	$1,150.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-304

N