

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
January 27, 2016**

**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-16-039

Construct exterior alterations to a Single Detached House (Driveway extension, existing without permits)

4163 Whispering River Drive NW
Project No.: 178476858-003

II 10:15 A.M. SDAB-D-16-041

Remove an existing Freestanding Off-Premises sign and install a Freestanding Minor Digital Off-Premises Sign

3803 Gateway Boulevard NW
Project No.: 181864289-001

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-039

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 178476858-003

ADDRESS OF APPELLANT: 4163 Whispering River Drive NW

APPLICATION TO: Construct exterior alterations to a Single Detached House (Driveway extension, existing without permits)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 9, 2015

DATE OF APPEAL: January 5, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4163 Whispering River Drive NW

LEGAL DESCRIPTION: Plan 1125154 Blk 1 Lot 53

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Windermere Area Structure Plan
Windermere Neighbourhood Structure Plan

Grounds for Appeal

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

The driveway was formed as an "organic" driveway , with curved borders to give it a more natural appearance . It was extended on it's east side by about 6 feet as the owner of the home wanted to use that space for an array of container plantings, and the concrete surface provides a more stable base for containers as well as greater flexibility for changing arrangements.

At the time the driveway was extended the owner and builder was not aware that a permit was required from the city . The builder has build many new houses with extended driveways that were never challenged. But as there are stringent architectural controls and landscaping controls in effect for this sub-division , as enforced by the developer, the architectural control agency for the land developer was consulted by the builder about driveway-extensions in general ,and the control agency has no issues with driveway extensions as long as the front yards have a pleasing overall design and contains at least 25 shrubs and 2 caliper trees. Also the control prefers driveways with curved edges .The refusal of the compliance certificate with respect to the extended driveway , came as a surprise to the owner, who has owned other houses in the city of Edmonton with extended driveways, as well as us the builder. We made application to extend the driveway and our application was refused.

We are appealing this decision for a number of reasons:

1. The widening of 6'-7' is not sufficient to create an extra parking space to the overall width of the driveway, in particular when containers [as originally intended] are added on the east side of the driveway . To create an extra parking space as defined by the city of Edmonton the driveway would have to be widened by 10' instead.
- 2.The existing exposed aggregate concrete drive-way and sidewalk system is in place with curved edges and as a very pleasing over-all appeal . To reduce the east side of the driveway would require the removal of concrete that would need the concrete to be saw-cut to the new edge. But concrete can not be cut to the curvatures in existence. Straight concrete cuts would destroy the harmony with the remaining edges of the driveway.
- 3.This driveway has a sidewalk included in its overall width, if this sidewalk would be a separate sidewalk running alongside the driveway, and if it would demarcated as such,the remainder of the of the driveway would fall within the city requirements .
4. This subdivision, has existing driveway-sidewalk combinations that are wider than this house . Other existing "Estate " areas of Edmonton have substantially wider driveways than this house.
5. The owner of the house has discussed this driveway with the architectural control agency for the developer of this subdivision ,and the control agency does not have any issues with the driveway , as in existence .
6. the owner is proposing to cut 3- 3' x 3' planters into the easterly edge of the driveway to accommodate the planting of 1 caliper tree in the central planter and one large bush in each of the flanking cut-out planters. This would be in replacement of the container plantings originally intended .

Finally we apologize for our delayed appeal . There are several reasons , including a delayed notification of the refusal by mail, and timing issues in discussing this with the owner relating to the time of the year , and an attempted communication with the city development officer to find a compromise solution as an alternate and prior to going into the appeal process. We still hope to get the city's permission to our proposed

compromise , but now understand that we have to proceed with an appeal regardless , if we do not want to loose our right to appeal. Please accept our late appeal. [unedited from Notice of 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 to the subdivision and development appeal board.

Appeals

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

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

The decision of the Development Authority is dated December 9, 2015. The Notice of Appeal was filed on January 5, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states the following with respect to the **General Purpose** of the **RF1 Single Detached Residential Zone**:

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

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

Under section 7.2(9), **Single Detached Housing** is defined as follows:

... development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 78 of this Bylaw.

Definition of Driveway

Section 6.1(26) defines **Driveway** as “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.”

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

Development Officer’s Determination

The Development Officer referenced Sections 6.1(26) and 54.1(5), and made the following determination:

Other than the approved concrete front driveway, the existing concrete extension to the east side property line does not lead to an overhead garage door. [unedited]

Front Yard Parking Spaces

Section 54.2(2)(e)(i) states:

Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard; and
- ii. ...

Development Officer’s Determination

The Development Officer referenced Section 54.2(2)(e)(i) and made the following determination:

The proposed Driveway extension is in the Front Yard. Parking is not allowed on the Front Yard and the extension should be landscaped. [unedited]

Maximum Width of Driveway

Section 54.1(4) states:

The Front Yard of any at Grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for a Driveway, not including the area used as a walkway, shall have:

- a. a minimum width of 3.1 m; and
- b. a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage;
- c. for a Site Zoned RF1 and less than 10.4 m wide, have a maximum width of 3.1 m.

Development Officer's Determination

The Development Officer referenced Section 54.1(4)(b) and made the following determination:

Proposed width of driveway and extension: 11.64m
Maximum width of driveway: 9.3m
Exceeds by: 2.34m [unedited]

Landscaping

Section 6.1(55) defines **Landscaping** as follows:

Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and

- c. architectural elements such as decorative fencing, walls and sculpture;

Section 55.4(1) states:

All open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.

Development Officer’s Determination

The Development Officer referenced Section 55.4(1) and made the following determination:

The existing concrete extension is in the Front Yard and east Side Yard. Based on the landscaping regulations, the Front Yard and Side Yards must be landscaped. Monolithic concrete is not a form of landscaping (Reference Section 6.1(55)). [unedited]

<p><i>Discretion of Development Officer</i></p>
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Section 11.3(1) states:

The Development Officer may approve, with or without conditions as a Class B Development, an application for development that does not comply with this Bylaw where:

- 1. the proposed development would not, in their opinion:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

Development Officer’s Determination

The Development Officer referenced Section 11.3(1) and made the following determination:

Other than areas approved as a Driveway, the rest of the front yard should be landscaped. The proposed concrete extension covering half of the landscaped Front Yard is unsightly. Parking on areas that should be landscaped also takes away from desirable curb appeal. [unedited]

The Development Officer also noted the following:

Sufficient on site parking is provided through the provision of a 3-car front attached garage and 3 parking spaces in tandem on the approved Driveway for a total for 6 spaces, additional parking spaces create a negative impact to the site and the surrounding neighbourhood.

It is the opinion of the Development Authority that the concrete extension sets a negative precedent for the neighbourhood.

This sort of driveway extension is not characteristic of the neighbourhood, nor allowed in the City of Edmonton. [unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.



Project Number: **178476858-003**
Application Date: NOV 09, 2015
Printed: January 21, 2016 at 5:39 PM
Page: 1 of 3

Application for Minor Development Permit

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

Applicant

HEIKO LOTZGESELLE


Property Address(es) and Legal Description(s)

4163 - WHISPERING RIVER DRIVE NW
Plan 1125154 Blk 1 Lot 53

Scope of Application

To construct exterior alterations to a Single Detached House (Driveway extension, existing without permits).

Permit Details

of Dwelling Units Add/Remove: 0
Client File Reference Number:
Minor Dev. Application Fee: Exterior Alterations (Res.)
Secondary Suite Included?: N

Class of Permit: (none)
Lot Grading Needed?:
New Sewer Service Required: N/A
Stat. Plan Overlay/Annex Area: (none)

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

Applicant signature: _____

Development Application Decision

Refused

THIS IS NOT A PERMIT



Project Number: **178476858-003**
Application Date: NOV 09, 2015
Printed: January 21, 2016 at 5:39 PM
Page: 2 of 3

Application for Minor Development Permit

Reason for Refusal

1. Section 6.1(26) - Driveway means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.

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

-Other than the approved concrete front driveway, the existing concrete extension to the east side property line does not lead to an overhead garage door.

2. Section 54.2(2)(e)(i) - Except for Driveways, parking spaces shall not be located within a Front Yard.

- The proposed Driveway extension is in the Front Yard. Parking is not allowed on the Front Yard and the extension should be landscaped.

3. Section 54.1(4) - The area hardsurfaced for a Driveway, not including the area used as a walkway, shall have: (b) a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage.

Proposed width of driveway and extension: 11.64m
Maximum width of driveway: 9.3m
Exceeds by: 2.34m

4. Section 55.4(1) - All open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing.

- The existing concrete extension is in the Front Yard and east Side Yard. Based on the landscaping regulations, the Front Yard and Side Yards must be landscaped. Monolithic concrete is not a form of landscaping (Reference Section 6.1(55)).

5. Section 11.3(1): Given the above observations, the proposed development would unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring properties in the opinion of the Development Officer.

- Other than areas approved as a Driveway, the rest of the front yard should be landscaped. The proposed concrete extension covering half of the landscaped Front Yard is unsightly. Parking on areas that should be landscaped also takes away from desirable curb appeal.

NOTES:

Sufficient on site parking is provided through the provision of a 3-car front attached garage and 3 parking spaces in tandem on the approved Driveway for a total for 6 spaces, additional parking spaces create a negative impact to the site and the surrounding neighbourhood.

It is the opinion of the Development Authority that the concrete extension sets a negative precedent for the neighbourhood.

This sort of driveway extension is not characteristic of the neighbourhood, nor allowed in the City of Edmonton.

Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

THIS IS NOT A PERMIT



Project Number: **178476858-003**
Application Date: NOV 09, 2015
Printed: January 21, 2016 at 5:39 PM
Page: 3 of 3

Application for Minor Development Permit

Rights of Appeal

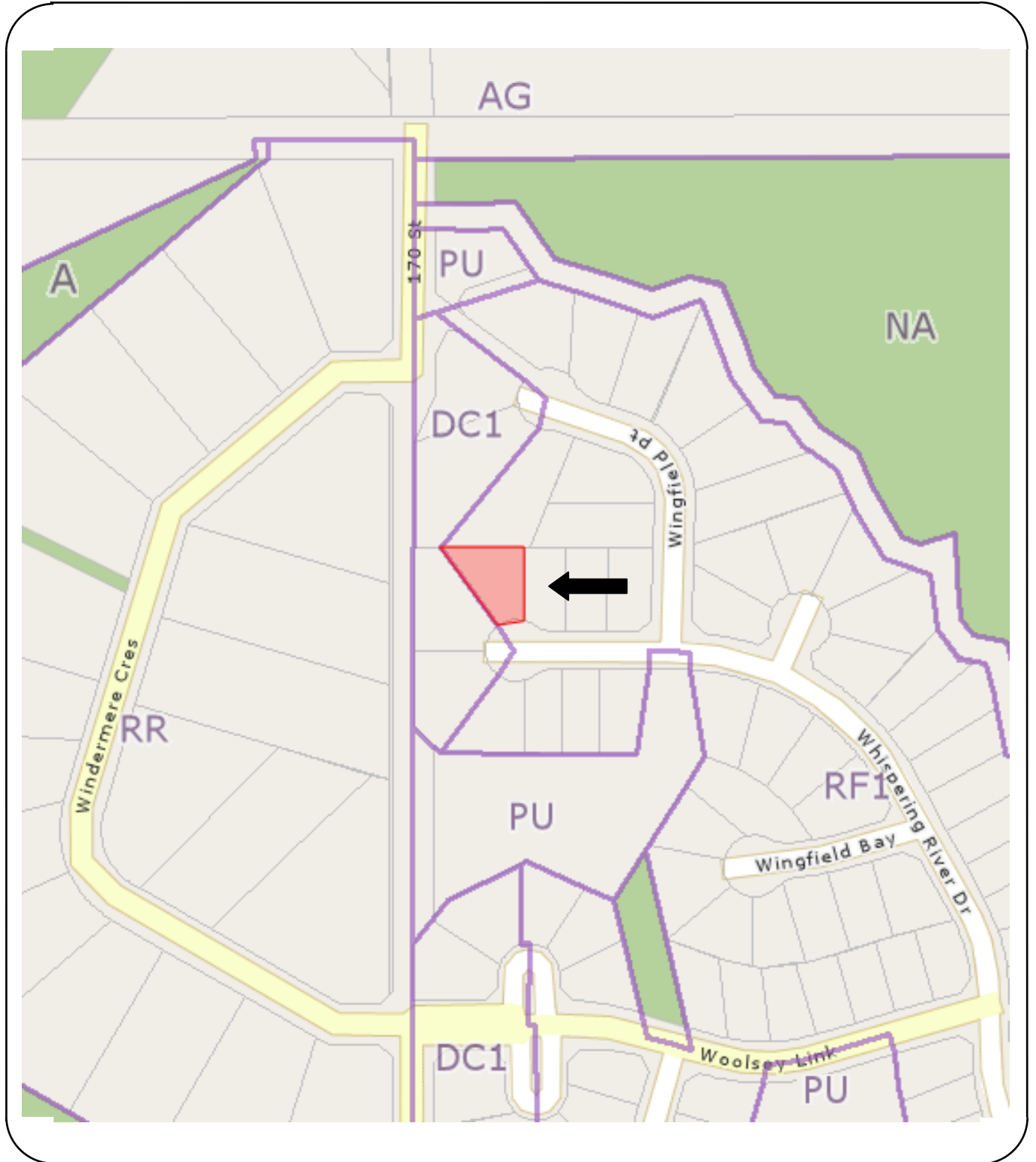
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Dec 09, 2015 **Development Authority:** XIE, JASON **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$155.00	\$155.00	02881824	Nov 09, 2015
Existing Without Permit Penalty Fee	\$155.00	\$155.00	02881824	Nov 09, 2015
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$310.00	<u>\$310.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-039



ITEM II: 10:15 A.M.

FILE: SDAB-D-16-041

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 181864289-001

ADDRESS OF APPELLANT: 3803 Gateway Boulevard NW

APPLICATION TO: Remove an existing Freestanding Off-Premises Sign and install a Freestanding Minor Digital Off-Premises Sign

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 15, 2015

DATE OF APPEAL: December 18, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3803 Gateway Boulevard NW

LEGAL DESCRIPTION: SW-9-52-24-4

ZONE: CHY Highway Corridor Zone

OVERLAY: Major Commercial Corridors Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

We are solicitors for Pattison Outdoor Advertising, the Applicant in the above noted matter.

Our clients' Development Permit Application has been refused. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. Minor Digital Off-premises Signs are a Discretionary Use in the CHY Zone.

2. The proposed digital sign will replace an aging billboard which has stood on the subject site for many years. The existing sign is not subject to any time limitations.
3. The slightly increased height of the sign is commensurate with the existing sign and is necessary given the exceptionally high berming on the City-owned lands immediately south. The increase in height will not in any way affect the use, enjoyment or value of neighbouring properties nor the amenities of the neighbourhood,
4. We are requesting a variance in relation to the radial separation distances prescribed in the applicable Sign Schedule from 300 metres to 256 metres. The encroaching sign has not been built though it was approved, we believe, in October of 2014. The proposed sign is set back far enough from Gateway Boulevard that the reduction in separation distance should not have any appreciable Impact. Neither will the requested variance affect the use, enjoyment or value of neighbouring properties or the amenities of the neighbourhood.
5. The proposed sign is not inconsistent with the directions of the Calgary Trail Land Use Study and the exchange of an older billboard for a new, digital sign supports the objectives of that Study,
6. Such further and other reasons as may be presented at the hearing of this appeal. [unedited]

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

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

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

- (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
- ...

The decision of the Development Authority is dated December 15, 2015. The Notice of Appeal was filed on December 18, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 350.1 states the following with respect to the **General Purpose** of the **CHY Highway Corridor Zone**:

... to provide for high quality commercial development along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.

Under section 350.3(24), **Minor Digital Off-Premises Sign** is a **Discretionary Use** in the CHY Highway Corridor Zone.

Under section 7.9(6), **Minor Digital Off-Premises Sign** is defined as follows:

... any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

Section 6.2(5) states:

Digital Signs means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.

Calgary Trail Land Use Study

Section 616(dd) of the *Municipal Government Act* defines statutory plan as “an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4”.

The Calgary Trail Land Use Study is not a statutory plan as defined under the *Municipal Government Act*. The Study (as amended) was adopted by Resolution of Council on

September 11, 1984. Section 3.4(b) of the Study, which was partially referenced by the Development Officer in his decision, states:

3.4 GENERAL URBAN DESIGN POLICIES

- b) Greater attention shall be given to improving the location, siting, Signage comprehensibility and design of signage in the corridor by:
 - i) promoting within the business community the voluntary replacement of older advertising signage;
 - ii) discouraging the use of portable signs and free-standing billboards; and
 - iii) improving directional signage to major facilities such as hospitals, University, Downtown, and Government Centre.

Development Officer's Determination

1) A freestanding Minor Digital Off-Premises sign is listed as a Discretionary Use within the CHY (Highway Corridor) Zone. The sign is also located within the Calgary Trail Land Use Study adopted by Resolution of Council on September 11, 1984, with amendments in August 2015. Under the General Urban Design Policies of Section 3.4.b.ii of the Calgary Trail Land Use Study: "Greater attention shall be given to improving the location, siting, Signage comprehensibility and design of signage in the corridor by discouraging the use of portable signs and free-standing billboards." The proposed freestanding Minor Digital Off-Premises sign is contrary to Section 3.4.b.ii of the Calgary Trail Land Use Study. [unedited]

Maximum Height and Separation Distance

Section 59F.3(6) of Schedule 59F states:

59F.3 Regulations for Discretionary Signs

6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

...

b. the maximum Height shall be 8.0 m;

...

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

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m ² or other Off-premises Sign
Greater than 8.0 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

Development Officer’s Determination

- 2) The maximum Height of the Freestanding Minor Digital Off-premises Sign shall be 8.0 m. (Reference Section 59F.3(6)(b)).
Proposed height of sign: 9.14 m
Exceeds by: 1.14 m

- 3) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Sign. If the proposed sign area is greater than 40.0 m² minimum separation distance from Digital Signs greater than 8.0 m² or other Off-premises Sign shall be 300 m. (Reference Section 59F.3(6)(e)).
Proposed separation: 246 m
Deficient by: 54 m

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.



Project Number: **181864289-001**
 Application Date: NOV 03, 2015
 Printed: January 21, 2016 at 5:39 PM
 Page: 1 of 2

Application for Sign Combo Permit

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

<p>Applicant</p> <p>PATTISON OUTDOOR ADVERTISING </p>	<p>Property Address(es) and Legal Description(s)</p> <p>3803 - GATEWAY BOULEVARD NW SW-9-52-24-4</p>
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Scope of Application
 To remove an existing Freestanding Off-Premises sign and install a Freestanding Minor Digital Off-Premises Sign.

<p>Permit Details</p> <p>Class of Permit: Class B Expiry Date: Num. Temp., Fasica or Temporary Signs: 0 Sign Permit Label No. :</p>	<p>Construction Value: 225000 Num. of Freestanding, Projecting or Roof Signs: 0 Number of Additional Signs: Sign Type: Minor Digital Off-premises Sign</p>
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision
 Refused

Reason for Refusal

1) A freestanding Minor Digital Off-Premises sign is listed as a Discretionary Use within the CHY (Highway Corridor) Zone. The sign is also located within the Calgary Trail Land Use Study adopted by Resolution of Council on September 11, 1984, with amendments in August 2015. Under the General Urban Design Policies of Section 3.4.b.ii of the Calgary Trail Land Use Study: "Greater attention shall be given to improving the location, siting, Signage comprehensibility and design of signage in the corridor by discouraging the use of portable signs and free-standing billboards." The proposed freestanding Minor Digital Off-Premises sign is contrary to Section 3.4.b.ii of the Calgary Trail Land Use Study.

2) The maximum Height of the Freestanding Minor Digital Off-premises Sign shall be 8.0 m. (Reference Section 59F.3(6)(b)).
 Proposed height of sign: 9.14 m
 Exceeds by: 1.14 m

3) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Sign. If the proposed sign area is greater than 40.0 m² minimum separation distance from Digital Signs greater than 8.0 m² or other Off-premises Sign shall be 300 m. (Reference Section 59F.3(6)(e)).
 Proposed separation: 246 m
 Deficient by: 54 m

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

Issue Date: Dec 15, 2015 **Development Authority:** FOLKMAN, JEREMY **Signature:** _____

THIS IS NOT A PERMIT



Application for Sign Combo Permit

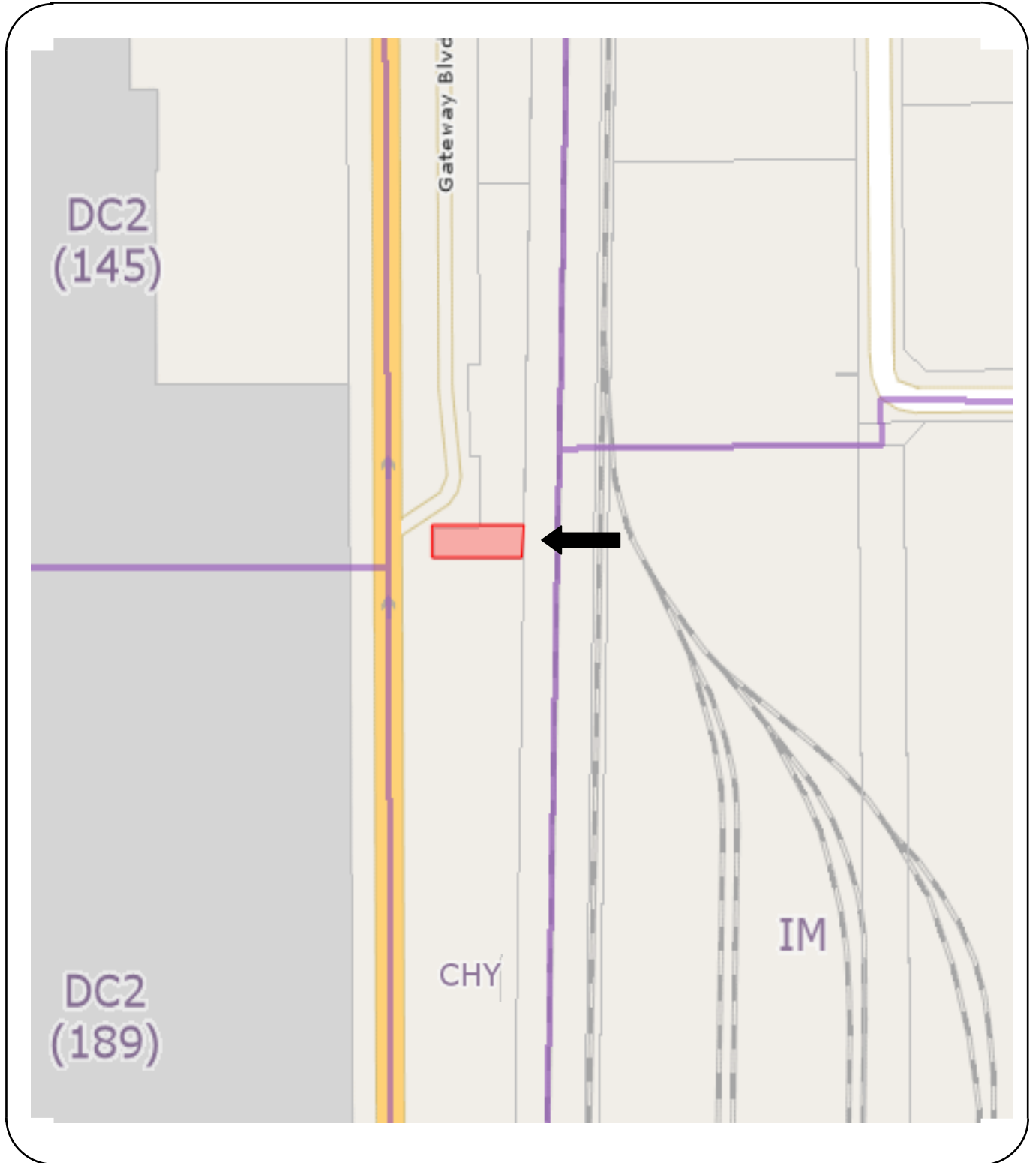
Project Number: **181864289-001**
Application Date: NOV 03, 2015
Printed: January 21, 2016 at 5:39 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$88.20	\$88.20	02901196	Nov 18, 2015
Sign Building Permit Fee	\$2,205.00	\$2,205.00	02901196	Nov 18, 2015
Sign Dev Appl Fee - Digital Signs	\$416.00	\$416.00	02901196	Nov 18, 2015
DP Notification Fee	\$100.00			
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,809.20</u>	<u>\$2,709.20</u>		

(\$100.00 outstanding)

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-041



BUSINESS LAID OVER

SDAB-D-16-001	An appeal to develop a Secondary Suite in the Basement of a Single Detached House, existing without permits. <i>February 4, 2016</i>
SDAB-D-15-252	An appeal to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i>
SDAB-D-15-238	An appeal to comply with an Order to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i>
SDAB-D-15-285	An appeal to convert an existing Single Detached House into a Child Care Services Use Building (60 Children, 2- 12-18 months, 6 – 19 months-3 yrs, 32 – 3-4.5 yrs, 20 – above 4.5 yrs) and to construct interior and exterior alterations <i>March 2 or 3, 2016</i>
SDAB-D-15-247	An appeal to change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

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