

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
May 20, 2021

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-21-077

Install (1) Minor Digital Off-Premises
[Freestanding] Sign (4.3 metres by 14.6 metres
facing South) (PATTISON | 1684474 ALBERTA
LTD.)

3803 - Gateway Boulevard NW
Project No.: 387454418-002

II 10:30 A.M. SDAB-D-21-078

Erect a fence at 1.80 metres in Height in the Front
Yard abutting the shared property line with 9218 -
94 Street NW

9220 - 94 Street NW
Project No.: 385103508-002

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-077

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 387454418-002

APPLICATION TO: Install (1) Minor Digital Off-Premises [Freestanding] Sign
(4.3 metres by 14.6 metres facing South) (PATTISON |
1684474 ALBERTA LTD.)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 31, 2021

DATE OF APPEAL: April 19, 2021

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:

As counsel for Pattison Outdoor Advertising and in response to the Reasons for Refusal provided by the Development Officer, the grounds for appeal are:

1. Pattison has been in touch with the developers to the south, and those developers have no objection to the subject sign remaining as is, where is until such time as the proposed building has been erected.
2. The Board has previously determined that the subject sign does not offend the provisions of the Calgary Trail Land Use Study and that the Study is not binding on the Board in any event.
3. The excess height of 1.1 m is required for the period of construction, only.

Together with such reasons as will be presented at the hearing of the appeal.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, 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 subdivision and development appeal board

...

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

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

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

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

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 350.3(26), a **Minor Digital Off-premises Sign** is a **Discretionary Use** in the **(CHY) Highway Corridor Zone**.

Under section 7.9(6), **Minor Digital Off-premises Signs** means:

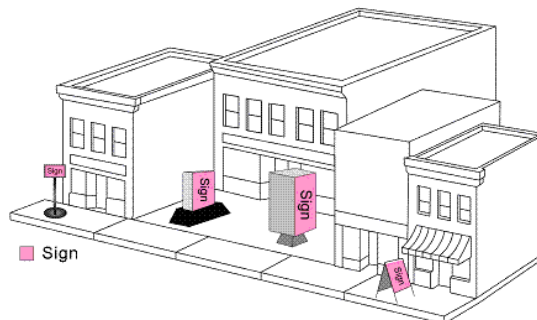
a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

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

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

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

means a Sign supported independently of a building.



Section 350.1 states that the **General Purpose** of the **(CHY) Highway Corridor Zone** is:

to provide for high quality commercial development and limited Residential-related Uses 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.

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

<i>Sign Regulations - General Provisions</i>

Section 59.2(6) states:

For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.

Development Officers Determination

1) Section 59.2(6): For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.

PROPOSED: The sign would face directly into the glazing on the north wall of the proposed building approved in DP: 298012410-002/007 (Construction of 7 Buildings south on 3751 Gateway Blvd NW.) The sign would adversely impact the neighbouring property to the south due to the height, the large scale and the illumination cast onto the property.

[unedited]

Section 59.2(7) states:

For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital

On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.

Development Officers Determination

2) Section 59.2(7): For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.

PROPOSED: Pursuant to Section 59.2(7) of the Edmonton Zoning Bylaw, the Development Officer may refuse the permit that adversely impacts the built environment.

The proposed Minor Digital Off-premises Sign (billboard) does not serve to enhance the built environment, nor does it contribute to or serve to enhance the Gateway Boulevard major commercial corridor, and may directly impact the approved development to the south by projecting illumination onto the adjacent property.

[unedited]

Calgary Trail Land Use Study

The *City of Edmonton Charter*, 2018 Regulation, Alta Reg 39/2018 states the following:

(31) In section 616 of the Act,

(e) clause (dd) is to be read as follows:

(dd) “statutory plan” means

(i) an intermunicipal development plan,

- (ii) a municipal development plan,
- (iii) an area structure plan,
- (iv) an area redevelopment plan, and
- (v) an additional statutory plan under section 635.1
adopted by the City under Division 4;

Development Officers Determination

3) Section 3.4(b)(ii): The sign is 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.

The proposed Minor Digital Off-premises Sign is contrary to Section 3.4(b)(ii) of the Calgary Trail Land Use Study.

[unedited]

Calgary Trail Land Use Study

Section 350.4(10) states "Signs shall comply with the regulations found in Schedule 59F."

Schedule 59F.3(6)(b) states "that maximum Height shall be 8.0 m"

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

Development Officers Determination

4) Section 59F.3(6)(b): The maximum Height of a Minor Digital Off-premises Sign shall be 8.0 m.

PROPOSED: 9.1m

Exceeds by: 1.1m

Advisements:

Note that the berm referenced by the applicant in the SDAB Decision SDAB-D-16-041 on the adjacent property to the south, has been removed, and the site is currently undergoing new development.

[unedited]


Previous Subdivision and Development Appeal Board Decision


Application Number	Description	Decision
SDAB-D-16-041	To remove an existing Freestanding Off-Premises Sign and install a Freestanding Minor Digital Off-Premises Sign	<p>February 25, 2016; The Appeal is ALLOWED, and the decision of the Development Authority is REVOKED. The development is GRANTED, subject to the following conditions:</p> <p>i) The pelf lit will remain valid for a period of five years; and</p> <p>ii) 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 address the concern in another manner acceptable to Transportation Services.</p> <p>In granting the development, the following variance to the Edmonton Zoning Bylaw is Allowed:</p> <p>i) a variance of 1.14 metres with respect to the Height of the Sign, allowing it to exceed</p>

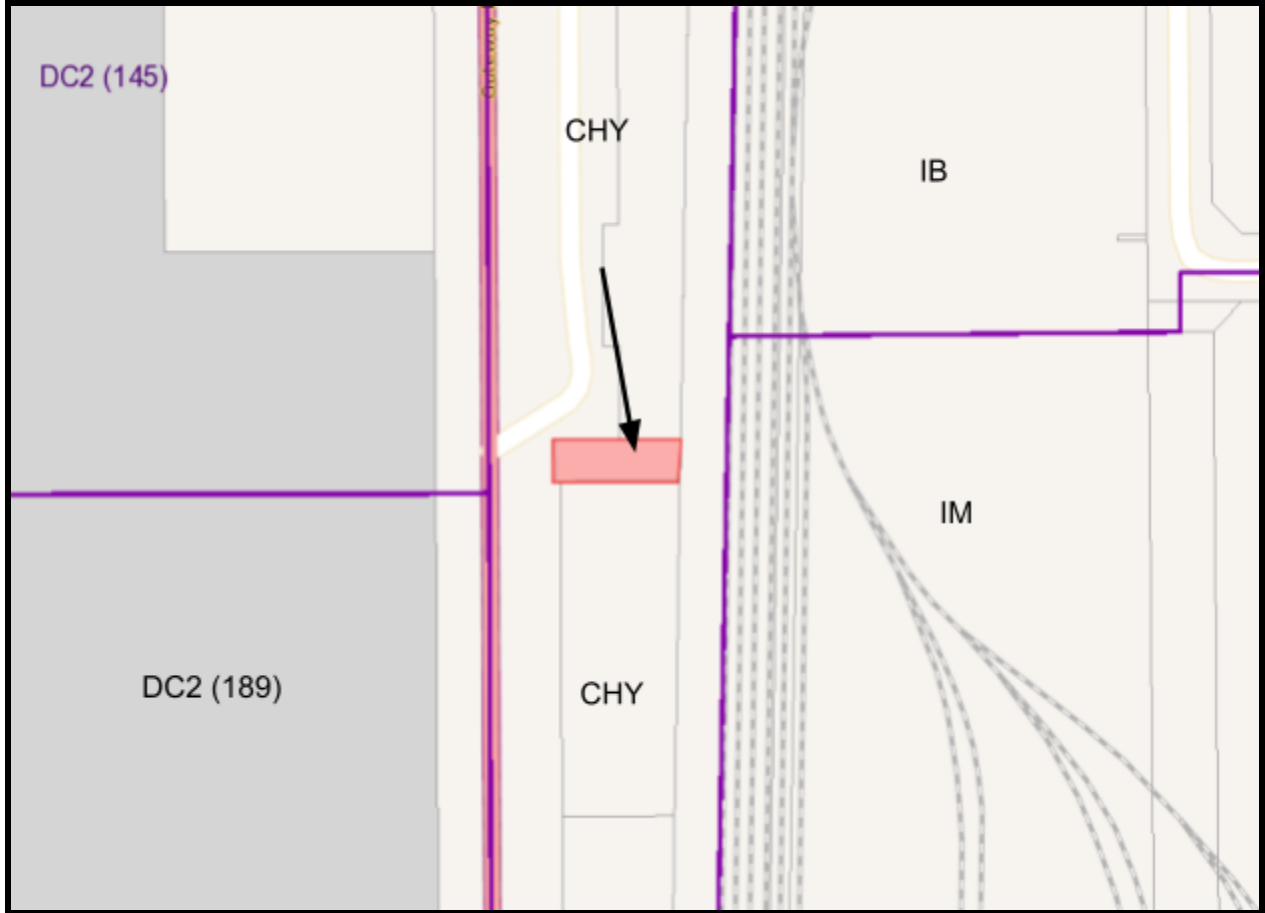
		the maximum of eight metres stipulated by Section 59F.3 of the EZB.
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Notice to Applicant/Appellant

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

	<h2>Application for Sign Permit</h2>		Project Number: 387454418-002 Application Date: FEB 24, 2021 Printed: March 31, 2021 at 11:57 AM 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) 3803 - GATEWAY BOULEVARD NW SW-9-52-24-4		
Scope of Application To install (1) Minor Digital Off-Premises [Freestanding] Sign (4.3m x 14.6m facing S) (PATTISON 1684474 ALBERTA LTD.).			
Permit Details			
ASA Sticker No./Name of Engineer: Construction Value: 100000	Class of Permit: Expiry Date:		
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 1 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0		
Development Application Decision Refused Issue Date: Mar 31, 2021 Development Authority: NOORMAN, BRENDA			
THIS IS NOT A PERMIT			

	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: 387454418-002 Application Date: FEB 24, 2021 Printed: March 31, 2021 at 11:57 AM Page: 2 of 2																				
<p>Reason for Refusal</p> <p>1) Section 59.2(6): For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.</p> <p>PROPOSED: The sign would face directly into the glazing on the north wall of the proposed building approved in DP: 298012410-002/007 (Construction of 7 Buildings south on 3751 Gateway Blvd NW.) The sign would adversely impact the neighbouring property to the south due to the height, the large scale and the illumination cast onto the property.</p> <p>2) Section 59.2(7): For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.</p> <p>PROPOSED: Pursuant to Section 59.2(7) of the Edmonton Zoning Bylaw, the Development Officer may refuse the permit that adversely impacts the built environment.</p> <p>The proposed Minor Digital Off-premises Sign (billboard) does not serve to enhance the built environment, nor does it contribute to or serve to enhance the Gateway Boulevard major commercial corridor, and may directly impact the approved development to the south by projecting illumination onto the adjacent property.</p> <p>3) Section 3.4(b)(ii): The sign is 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.</p> <p>The proposed Minor Digital Off-premises Sign is contrary to Section 3.4(b)(ii) of the Calgary Trail Land Use Study.</p> <p>4) Section 59F.3(6)(b): The maximum Height of a Minor Digital Off-premises Sign shall be 8.0 m.</p> <p>PROPOSED: 9.1m Exceeds by: 1.1m</p> <p>Advisements: Note that the berm referenced by the applicant in the SDAB Decision SDAB-D-16-041 on the adjacent property to the south, has been removed, and the site is currently undergoing new development.</p> <p>Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.</p>																						
<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Sign Development Application Fee - Digital Signs</td> <td style="text-align: right;">\$900.00</td> <td style="text-align: right;">\$900.00</td> <td>08443008347J001</td> <td>Feb 24, 2021</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$900.00</td> <td style="text-align: right; border-top: 1px solid black;">\$900.00</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Sign Development Application Fee - Digital Signs	\$900.00	\$900.00	08443008347J001	Feb 24, 2021	Total GST Amount:	\$0.00				Totals for Permit:	\$900.00	\$900.00		
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THIS IS NOT A PERMIT																						



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-21-077 ▲
N

ITEM II: 10:30 A.M.

FILE: SDAB-D-21-078

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 385103508-002

APPLICATION TO: Erect a fence at 1.80 metres in Height in the Front Yard abutting the shared property line with 9218 - 94 Street NW

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: March 31, 2021

DATE OF APPEAL: April 20, 2021

NOTIFICATION PERIOD: April 8, 2021 through April 29, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9220 - 94 Street NW

LEGAL DESCRIPTION: Plan 1032AA Blk 4 Lot 20

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

The fence that is 1.8 metres high and comes out to the property line is too high and obstructs the view of a driver when they are backing out onto the street. This driveway has been located in the front of the property since the house was built and has been used since I owned the house back in 1989. The height of 1.2 metres of a fence in the front of any property must have been designed for some reason and put into Section 49.d.i. accordingly. So my question is "Was this change in conditions to allow for a higher fence referred to the City's Engineering Department for their input on how safe it will be for anyone backing onto any street." For these reasons I feel this permit approval should be withdrawn until the City proves that the fence will not interfere with a driver ability to safely back onto a street.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, 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 subdivision and development appeal board

...

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 140.2(8), **Single Detached Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

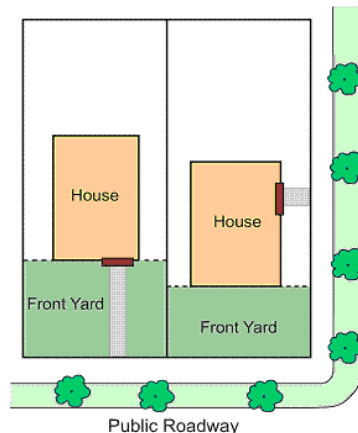
Under section 6.1, **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1, **Fence** means “a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.”

Under section 6.1, **Height** means “a vertical distance between two points.”

Under section 6.1, **Front Yard** means:

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



Section 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is “to provide for a mix of small scale housing.”

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

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

<i>Fences, Walls, Gates, and Privacy Screening in Residential Zones</i>
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Section 49.1 states the following with respect to *Fences, walls and gates*:

- a. The regulations contained within Section 49.1 of this Bylaw apply to:
 - i. the Height of the material used in the construction of a Fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as, but not limited to, lattice.
- b. Notwithstanding subsection 49(1)(a), the regulations for Fences, walls, and gates contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the Fence, wall, or gate.
- c. The Height of a Fence, wall, or gate shall be measured from the general ground level 0.5 m back from the property line of the Site on which the Fence, wall, or gate is to be constructed.
- d. **On an Interior Site, the Height of a Fence, wall, or gate shall not exceed:**
 - i. **1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard, and**
 - ii. 1.85 m in all other Yards.
- e. On a Corner Site, the Height of a Fence, wall, or gate shall not exceed:
 - i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard,

- ii. 1.2 m for the portion of the Fence, wall, or gate situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Front Lot Line to the Rear Lot Line, and
 - iii. 1.85 m in all other Yards.
- f. In the case where the permitted Height of a Fence, wall, or gate is 1.2 m, the Development Officer may vary the Height of the Fence, wall, or gate to a maximum of 1.85 m, in order to provide additional screening from public roadways or incompatible adjacent Uses,
 - g. In the case where the permitted Height of a Fence, wall, or gate is 1.85 m, the Development Officer may vary the Height of the Fence, wall, or gate to a maximum of 2.44 m, in order to provide additional screening from public roadways or incompatible adjacent Uses,
 - h. Notwithstanding subsection 49.1(f) and subsection 49.1(g) of this Bylaw, in the case of Double Fronting Sites, the Development Officer may grant a variance to allow a Fence, wall, or gate of up to 1.85 m in Height in one of the Front Yards, and allow a Fence, wall, or gate of up to 2.44 m in Height in the other Front Yard, having regard to the location of Fences, walls, and gates in the surrounding area and the requirement for screening.


Development Officer's Determination


Fence Height - The fence in the front yard abutting abutting the shared property line with 9218 - 94 Street NW is 1.80m high, instead of 1.2m (Section 49.d.i)

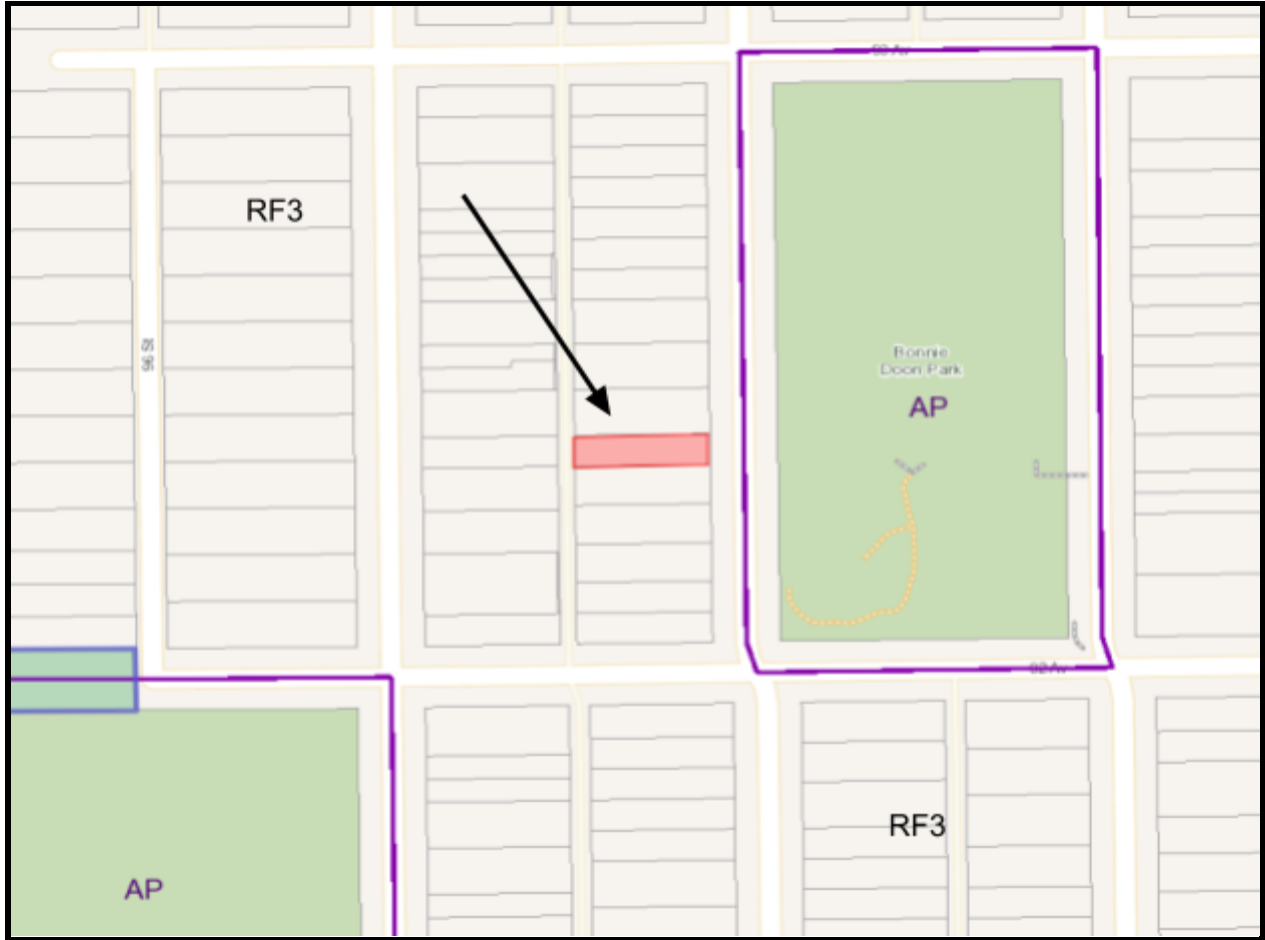
[unedited]

Notice to Applicant/Appellant

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

	Project Number: 385103508-002 Application Date: JAN 29, 2021 Printed: March 31, 2021 at 3:06 PM Page: 1 of 2		
<h2>Overheight Fence Permit</h2>			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.			
Applicant	<table border="1"> <tr> <td data-bbox="815 445 1377 533"> Property Address(es) and Legal Description(s) 9220 - 94 STREET NW Plan 1032AA Blk 4 Lot 20 </td> </tr> <tr> <td data-bbox="815 541 1377 659"> Location(s) of Work Suite: 9220 - 94 STREET NW Entryway: 9220 - 94 STREET NW Building: 9220 - 94 STREET NW </td> </tr> </table>	Property Address(es) and Legal Description(s) 9220 - 94 STREET NW Plan 1032AA Blk 4 Lot 20	Location(s) of Work Suite: 9220 - 94 STREET NW Entryway: 9220 - 94 STREET NW Building: 9220 - 94 STREET NW
Property Address(es) and Legal Description(s) 9220 - 94 STREET NW Plan 1032AA Blk 4 Lot 20			
Location(s) of Work Suite: 9220 - 94 STREET NW Entryway: 9220 - 94 STREET NW Building: 9220 - 94 STREET NW			
Scope of Permit To erect a fence @ 1.80m in Height in the Front Yard Abutting the shared property line with 9218 - 94 Street NW.			
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="279 789 808 856"> Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> <td data-bbox="815 789 1377 814"> Site Area (sq. m.): 404.99 </td> </tr> </table>		Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 404.99
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Development Permit Decision Approved Issue Date: Mar 31, 2021 Development Authority: LANGILLE, BRANDON Subject to the Following Conditions This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21 (Section 17.1). This Development Permit authorizes the development of a 1.80m in Height in the Front Yard Abutting the shared property line with 9218 - 94 Street NW. The development shall be constructed in accordance with the stamped and approved drawings. The fence shall be installed entirely on the subject property. The fence shall not impede any sightlines for vehicular or pedestrian traffic. As far as reasonably practicable, the design and use of exterior finishing materials used shall be similar to, or better than, the standard of surrounding development (Section 57.3.1). Immediately upon completion of the development of the fence, the site shall be cleared of all debris. ADVISEMENTS: An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site (Section 5.2). Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800. Variations Fence Height - The fence in the front yard abutting abutting the shared property line with 9218 - 94 Street NW is 1.80m high, instead of 1.2m (Section 49.d.i)			

	Project Number: 385103508-002 Application Date: JAN 29, 2021 Printed: March 31, 2021 at 3:06 PM Page: 2 of 2																									
<h2 style="margin: 0;">Overheight Fence Permit</h2>																										
<p>Rights of Appeal This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act. Notice Period Begins: Apr 08, 2021 Ends: Apr 29, 2021</p>																										
<p>Building Permit Decision No decision has yet been made.</p>																										
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SURROUNDING LAND USE DISTRICTS

Site Location ← **File: SDAB-D-21-078** ▲
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