

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
February 8, 2018**

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

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

I 9:00 A.M. SDAB-D-18-021

To install one (1) Freestanding Off-premises Sign (3 metres by 6.1 metres facing N/S) (PATTISON - ARABIAN MUSLIM ASSOCIATION).

15035 - 127 Street NW, 15035 - 127 Street NW,
15060 - 125 Street NW, 15030 - 125 Street NW
Project No.: 263830621-001

II 10:30 A.M. SDAB-D-18-022

WITHDRAWN

To install one (1) Freestanding Minor Digital On-premises Off-premises Sign (1 digital panel 3 metres by 6.1 metres facing NE) (PATTISON - SHOPPES AT TERWILLEGAR)

14319 - 23 Avenue NW, 14307 - 23 Avenue NW, 14203 - 23 Avenue NW
Project No.: 263717286-001

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-18-021

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 263830621-001

APPLICATION TO: Install one (1) Freestanding Off-premises Sign (3 metres by 6.1 metres facing N/S) (PATTISON - ARABIAN MUSLIM ASSOCIATION).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 11, 2017

DATE OF APPEAL: December 20, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15035 - 127 Street NW, 15035 - 127 Street NW, 15060 - 125 Street NW, 15030 - 125 Street NW

LEGAL DESCRIPTION: Plan 8422077 Blk 62 Lot 3, Plan 8422077 Blk 62 Lot 4, Plan 8422077 Blk 62 Lot 5, Plan 8422077 Blk 62 Lot 6

ZONE: IB-Industrial Business Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

1. Freestanding Off-premises Signs are a Discretionary Use in the IB Zone.
2. The Freestanding Off-premises structure in question has existed at 15035 – 127 Street going as far back as 2007. The most recent application is not to build a new structure, but to renew the existing one in the location where it was erroneously built, but has since remained for the past ten years. The current

structure has existed under the same conditions referenced in the refusal for this application.

3. To the extent any variance may be required, it is submitted that granting the same would be appropriate in the circumstances and that the proposed development would not unduly interfere with the amenities of the neighbourhood nor materially interfere with the use, enjoyment or value of neighbouring parcels of land.
4. Such further and other reasons as may be presented at the hearing of this appeal.

<i>General Matters</i>

The Appellant requested the matter be heard on February 8, 2018.

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 decision is made 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;

...

- (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*:

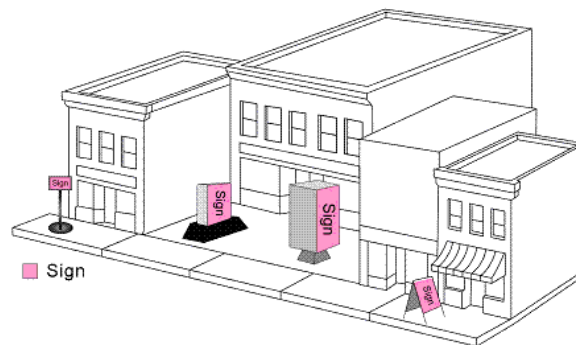
Under section 400.3(40), **Freestanding Off-premises Signs** is a **Discretionary Use** in the **(IB) Industrial Business Zone**.

Under section 7.9(3), **Freestanding Off-premises Signs** means:

any Sign supported independent of a building, displaying Copy that 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.

Under section 6.2(8), **Freestanding Signs** means:

any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground.



Section 400.4(6) states “Signs shall comply with the regulations found in Schedule 59F.”

Section 400.1 states that the **General Purpose** of the **(IB) Industrial Business Zone** is:

to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

Adverse Impact

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 Officer's Determination

The proposed sign is located approximately 46m from the (RSL) Residential Small Lot Zone to the west. The proximity of the sign will adversely impact the residents of these properties.

Setback

Schedule 59F.3(2)(f) states:

Freestanding Off-premises Signs shall be subject to the following regulations:

f. no part of any Freestanding Off-premises Sign shall be located within any Setback.

Section 400.4(3) states:

A minimum Setback of 6.0 metres shall be required where any lot line of a Site abuts a public roadway, other than a Lane, or abuts the property line of a Site zoned residential.

Under section 6.1(97), **Setback** means “the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space.”

Development Officer's Determination

2) Section 59F.3(2)(e): no part of any Freestanding Off-premises Sign shall be located within any Setback.

Required Setback in IB Zone: 6.0m (Section 400.4(3)).

Proposed Setback: 3.0m

Deficient by: 3.0m

Schedule 59F Sign Regulations

Schedule 59F.3(2) states Freestanding Off-premises Signs shall be subject to the following regulations:

- a. Off-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;

- c. all proposed Freestanding Off-premises Sign locations shall be reviewed 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; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Freestanding Off-premises Sign or may refuse a permit adversely impacts the built environment;
- d. the maximum Height of any Freestanding Off-premises Sign shall be 8.0 metres;
- e. the maximum Area of any Freestanding Off-premises Sign shall be 65 square metres;
- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;
- g. proposed Sign locations shall be separated from Digital Signs greater than 8.0 square metres or Off-premises Signs as follows:

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

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

- h. Freestanding Off-premises Signs may be illuminated; and
- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

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: 263830621-001
Application Date: OCT 03, 2017
Printed: December 20, 2017 at 10:16 AM
Page: 1 of 2

Application for Sign Combo Permit

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

Applicant



Property Address(es) and Legal Description(s)

15035 - 127 STREET NW
Plan 8422077 Blk 62 Lot 3
15035 - 127 STREET NW
Plan 8422077 Blk 62 Lot 4
15060 - 125 STREET NW
Plan 8422077 Blk 62 Lot 5
15030 - 125 STREET NW
Plan 8422077 Blk 62 Lot 6

Scope of Application

To install (1) Freestanding Off-premises Sign (3m x 6.1m facing N/S) (PATTISON - ARABIAN MUSLIM ASSOCIATION).

Permit Details

ASA Sticker No./Name of Engineer:
Construction Value: 10000

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: 0
Minor Digital On/Off-premises Sign: 0

Freestanding Off-premises Sign: 1
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

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

Applicant signature: _____

Development Application Decision

Refused

THIS IS NOT A PERMIT



Project Number: **263830621-001**
 Application Date: OCT 03, 2017
 Printed: December 20, 2017 at 10:16 AM
 Page: 2 of 2

Application for Sign Combo Permit

Reason for Refusal

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.

The proposed sign is located approximately 46m from the (RSL) Residential Small Lot Zone to the west. The proximity of the sign will adversely impact the residents of these properties.

2) Section 59F.3(2)(e): no part of any Freestanding Off-premises Sign shall be located within any Setback.

Required Setback in IB Zone: 6.0m (Section 400.4(3)).
 Proposed Setback: 3.0m
 Deficient by: 3.0m

Rights of Appeal

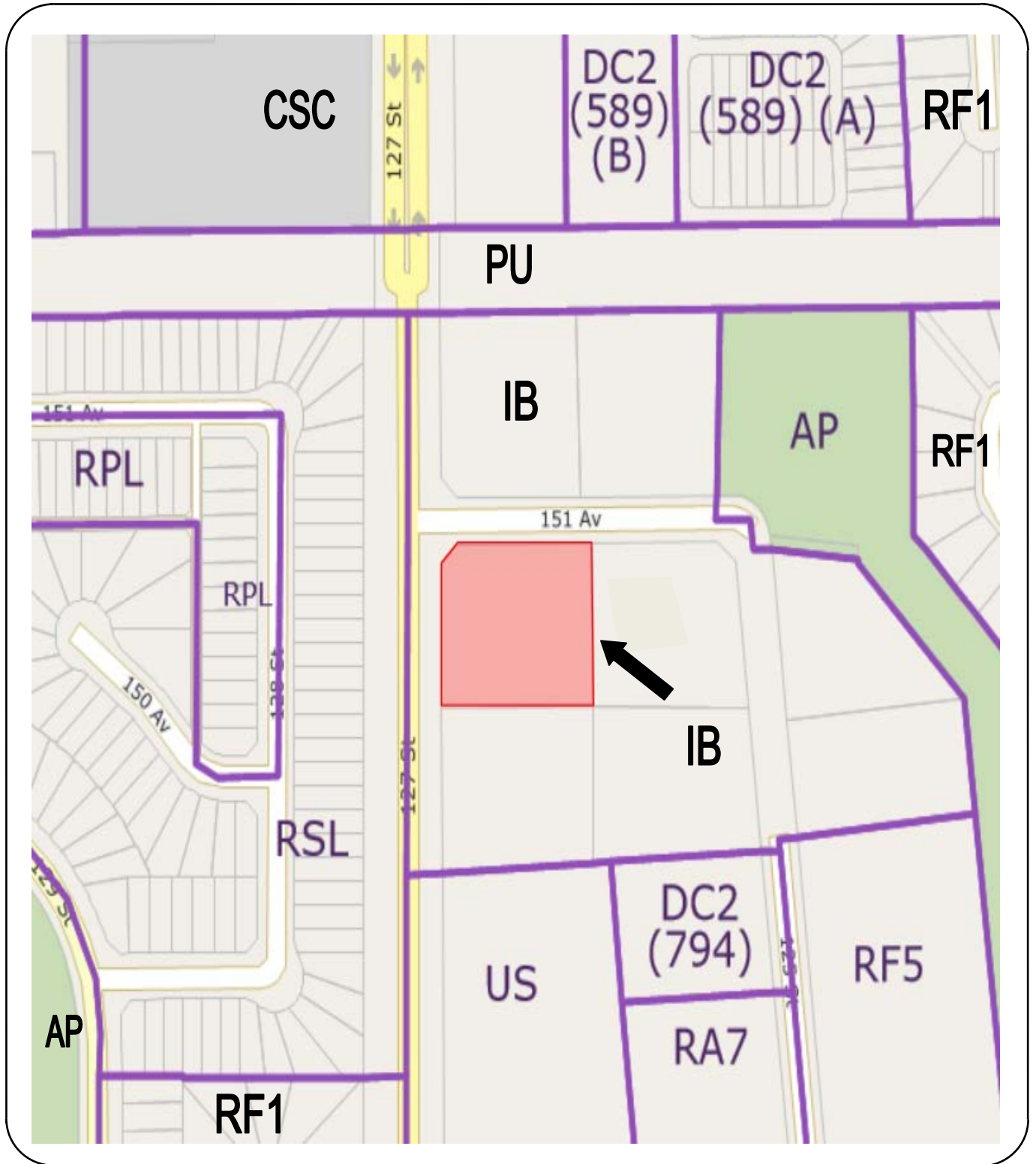
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Dec 11, 2017 **Development Authority:** NOORMAN, BRENDA **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	\$272.00	\$272.00	04506209	Oct 05, 2017
Sign Building Permit Fee	\$152.00			
Safety Codes Fee	\$6.08			
Total GST Amount:	\$0.00			
Totals for Permit:	\$430.08	\$272.00		
(\$158.08 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-021



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-022

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 263717286-001

APPLICATION TO: Install one (1) Freestanding Minor Digital On-premises Off-premises Sign (1 digital panel 3 metres by 6.1 metres facing NE) (PATTISON - SHOPPES AT TERWILLEGAR)

WITHDRAWN

DECISION OF THE DEVELOPMENT AUTHORITY: *Refused*

DECISION DATE: December 12, 2017

DATE OF APPEAL: December 22, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14319 - 23 Avenue NW, 14307 - 23 Avenue NW, 14203 - 23 Avenue NW

LEGAL DESCRIPTION: Plan 0223233 Blk 70 Lot 112, Plan 0223233 Blk 70 Lot 113, Plan 0220792 Blk 70 Lot 89

ZONE: CSC-Shopping Centre Zone

OVERLAY: Special Area Terwillegar

STATUTORY PLAN: Terwillegar Towne Neighbourhood Area Structure Plan

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. The proposed sign will be located on a very large site that can accommodate the same without crowding or proliferation.

2. The proposed sign is within the scale and character of existing development.
3. The proposed sign will face the street and will not impact negatively on any uses in the vicinity.
4. Such further and other reasons as may be presented at the hearing of this appeal.

<i>General Matters</i>

The Appellant requested the matter be heard on February 8, 2018.

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 decision is made 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;

...

- (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 320.3(38), a **Minor Digital On-premises Off-premises Sign** is a **Discretionary Use** in the **(CSC) Shopping Centre Zone**.

Under section 7.9(7), **Minor Digital On-premises Off-premises Signs** means:

means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises 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 may include Copy from Minor Digital On-premises Signs and Minor Digital Off-premises Signs.

Section 320.4(8) states “Signs shall comply with the regulations found in Schedule 59E.”

Section 320.1 states that the **General Purpose** of the **(CSC) Shopping Centre Zone** is:

to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

Maximum Number of Signs

Section 59E.3(5)(j) states the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Development Officer’s Determination

1) Section: 59E.3(4)(i): the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Proposed: (1)
Existing on Site: (5)

Proposed sign exceeds maximum number allowed on site.

There is no unnecessary hardship or practical difficulties that would justify an additional sign on the site. The proposed sign would result in crowding and proliferation on the site.

Adverse Impact

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 Officer's Determination

The proposed Minor Digital On-premises Off-premises Sign does not have regard for the scale and architectural character of the existing one-storey buildings on this site. The proposed sign will extend above the roof of the existing buildings and will be visible from, and adversely impact, surrounding residential properties.

Sign Illumination

Section 59.2(3) states Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, shall not face an abutting or adjacent Residential-Related Use, and shall not face the Extended Medical Treatment Services Use to the satisfaction of the Development Officer.

Development Officer's Determination

The proposed sign faces northeast along 23 Avenue, directly across the street from residential properties located ~50m to the north. The sign may project illumination onto the residential premises, adversely impacting the residential neighbourhood.

Schedule 59E Sign Regulations

Schedule 59E.3(5) states Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be 8.0 metres;
- b. the maximum Width shall be 8.0 metres;
- c. the maximum Area shall be:
 - i. ...
 - ii. 20 square metres for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20 square metres;

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


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

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

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 centimetres above the building roof or parapet wall;
- f.
- g.
- h. ...
- i. proposed Signs with an Area greater than 8.0 square metres shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

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: 263717286-001 Application Date: OCT 02, 2017 Printed: January 2, 2018 at 11:00 AM Page: 1 of 2
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
Applicant <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 14319 - 23 AVENUE NW Plan 0223233 Blk 70 Lot 112 14307 - 23 AVENUE NW Plan 0223233 Blk 70 Lot 113 14203 - 23 AVENUE NW Plan 0220792 Blk 70 Lot 89
Scope of Application To install (1) Freestanding Minor Digital On-premises Off-premises Sign (1 digital panel 3m x 6.1m facing NE) (PATTISON - SHOPPES AT TERWILLEGAR).	
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: 0 Minor Digital On/Off-premises Sign: 1	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
I/We certify that the above noted details are correct. Applicant signature: _____	
Development Application Decision Refused	
THIS IS NOT A PERMIT	



Project Number: **263717286-001**
 Application Date: OCT 02, 2017
 Printed: January 2, 2018 at 11:00 AM
 Page: 2 of 2

Application for Sign Combo Permit

Reason for Refusal

1) Section: 59E.3(4)(i): the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Proposed: (1)
 Existing on Site: (5)

Proposed sign exceeds maximum number allowed on site.

There is no unnecessary hardship or practical difficulties that would justify an additional sign on the site. The proposed sign would result in crowding and proliferation on the site.

2) 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.

The proposed Minor Digital On-premises Off-premises Sign does not have regard for the scale and architectural character of the existing one-storey buildings on this site. The proposed sign will extend above the roof of the existing buildings and will be visible from, and adversely impact, surrounding residential properties.

3) Section 59.2(3): Minor Digital On-premises Off-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use Class, shall not face an abutting or adjacent Residential-Related Use Class, and shall not face the Extended Medical Treatment Services Use Class to the satisfaction of the Development Officer.

The proposed sign faces northeast along 23 Avenue, directly across the street from residential properties located ~50m to the north. The sign may project illumination onto the residential premises, adversely impacting the residential neighbourhood.

Rights of Appeal

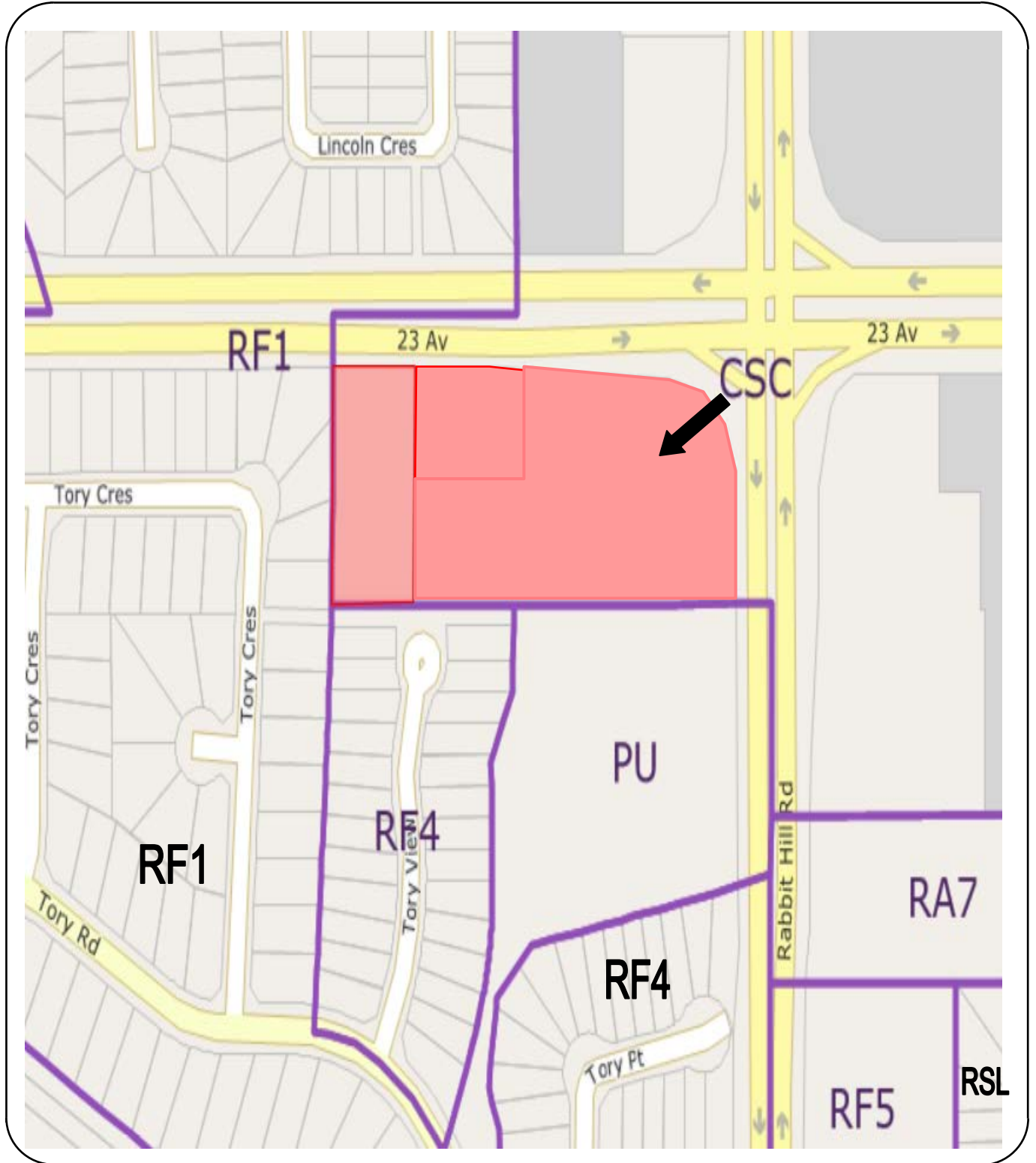
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Dec 12, 2017 **Development Authority:** NOORMAN, BRENDA **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Building Permit Fee	\$1,000.00	\$1,000.00	04506354	Oct 05, 2017
Sign Dev Appl Fee - Digital Signs	\$442.00	\$442.00	04506354	Oct 05, 2017
Safety Codes Fee	\$40.00	\$40.00	04506354	Oct 05, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,482.00	\$1,482.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-022

