

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 11:00 A.M.
March 19, 2015**

**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-15-05	Install (1) Freestanding On-premises Sign and (1) Fascia On-premises Sign (Kandath Law Office) 10905 - 78 AVENUE NW Project No.: 166828870-001
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BREAK: 10:30 A.M. to 11:00 A.M.

II	11:00 A.M.	SDAB-D-15-058	Develop a Secondary Suite on the second floor in an existing Single Detached House (existing without permits) 10926 - 77 Avenue NW Project No.: 160302808-004
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LUNCH BREAK: 12:30 A.M. to 1:00 P.M.

III	1:00 P.M.	SDAB-D-15-057	To install a Freestanding Minor Digital On- premises Off-premises Sign (2 faces north / south) (OUTFRONT MEDIA) 12320 – Mount Lawn Road NW Project No.: 163889410-001
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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-15-056

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 166828870-001

APPLICATION TO: Install (1) Freestanding On-premises Sign and (1) Fascia On-premises Sign (Kandath Law Office)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: February 5, 2015

DATE OF APPEAL: February 23, 2015

NOTIFICATION PERIOD: February 10, 2015 through February 23, 2015

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10905 - 73 Avenue NW

LEGAL DESCRIPTION: Plan 5711 A1 P1 29 Lot 27

ZONE: RA7 Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: 109 Street Corridor Area Redevelopment Plan

WITHDRAWN



ITEM II: 11:00 A.M.

FILE: SDAB-D-15-058

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 160302808-004

APPLICATION TO: Develop a Secondary Suite on the second floor in an existing Single Detached House (existing without permits)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 6, 2015

DATE OF APPEAL: February 23, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10926 - 77 Avenue NW

LEGAL DESCRIPTION: Plan I24 Blk 18 Lot 2

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: McKernan-Belgravia Station Area Redevelopment Plan

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

This application shall be refused based on an excessive floor area proposed for the Secondary Suite, and an inability to meet parking requirements on site.

Edmonton Zoning By-Law No. 12800: Section 86.2(b) states that, "in the case of a Secondary Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m², whichever is the lesser". Plans indicate that the area of Secondary Suite proposed above grade is 108.7 m². This exceeds the 40% of the total floor area above grade and/or 70 m².

Edmonton Zoning Bylaw #12800: Section 54.2 (Schedule 1) states that 2 parking spaces are required for a Single Detached House, and 1 parking space is required per 2 Sleeping Units within a Secondary Suite, in addition to the parking requirements for the Primary Dwelling. 4 parking spaces in total are required. The site plan indicates that there is only space available for 3 parking stalls, one of which would be small vehicle parking.

APPELLANT'S SUBMISSION

We would like to appeal the decision with the following two reasons:

- 1) For the secondary suite, we will only rent to tenants having one small car. We will put this restriction in the lease and in the advertisement.
- 2) We will restrict our renting of the secondary suite to two tenants only. We will close off (a) one bedroom with a bathroom, and (b) another bedroom. Therefore, the total area of the secondary suite will be reduced to 750 square feet, which is 70 square meters.

The reduction calculation is shown below:

1170 Square feet - 157 Square feet (a bedroom), 200 square feet (a bedroom with a bathroom), 63 square feet (Stair case)

= 750 Square feet.

I would also like to share that we are really good landlord and ask for extremely reasonable rent. We have a genuine sense of serving students as my late sister's vision. We would like to keep her vision.

Thank you for looking into our appeal. Much Appreciated.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to develop a Secondary Suite on the second floor in an existing Single Detached House (existing without permits).

The site is located north of 77 Avenue and west of 109 Street and is zoned RF3 Small Scale Infill Development Zone, Section 140 of the Edmonton Zoning Bylaw 12800. The site is within the Mature Neighbourhood Overlay, Section 814 of the Edmonton Zoning Bylaw 12800 and within the McKernan-Belgravia Station Area Redevelopment Plan, Bylaw 16408, approved by Council on July 2, 2013.

Section 686(1)(a)(i) of the *Municipal Government Act* states “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....after the date on which the person is notified of the order or decision or the issuance of the development permit.”

The decision of refusal by the Development Officer is dated February 6, 2015. Fourteen days from the decision date is February 20, 2015 and the Notice of Appeal was filed on February 23, 2014.

A **Secondary Suite** is a Permitted Use in the RF3 Small Scale Infill Development Zone, Section 140.2(7).

Under Section 7.2(7), **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Duplex Housing, Semi-detached Housing, or Apartment Housing, and does not include Garage Suites, Garden Suites, or Lodging Houses.

The submitted Plot Plan created by Hagen Surveys (1982) Ltd., dated October 24, 2006 shows that the subject site has a Site Width of 10.06 metres and a Site depth of 40.23 metres. The plans show a 7.32 metres by 6.55 metres detached Garage that is 4.50 metres from the (north) Rear Lot Line, 1.22 metres from the (west) Side Lot Line, and 1.52 metres from the (east) Side Lot Line. Vehicular access to the Garage is from the (north) rear lane.

The plans show the proposed Secondary Suite is located in the second floor and consists of 4 bedrooms, 3 bathrooms, a kitchen, and office. Access to the Suite is from a common landing on the (east) side elevation of the Principal Building.

Section 140.4(21) states Secondary Suites shall comply with Section 86 of this Bylaw.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

Section 86(2)(b) states in the case of a Secondary Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40 percent of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 square metres, whichever is the lesser.

The Development Officer determined the maximum Floor Area is 70 square metres. The proposed development provides a Floor Area of 108.7 square metres, which is in excess of the maximum by 38.7 square metres.

Section 54.2 Schedule 1(A)(3) states, for Single Detached Housing, 2 parking spaces are required per Dwelling, which may be in tandem and may include 1 Garage space. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.

Section 54.2 Schedule 1(A)(2) states, for a Secondary Suite, 1 parking space is required per 2 Sleeping Units in addition to the parking requirements for primary Dwelling. Tandem Parking is allowed for Secondary Suites, Garage Suites and Garden Suites.

The Development Officer determined 4 parking spaces are required. The Development Officer determined the proposed development provides 3 parking spaces, which is deficient by 1 parking space.

Section 54.2(4)(a)(i) states all required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and except as provided below, each required off-street parking space shall be a minimum of 2.6 metres width with a minimum clear length of 5.5 metres exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 metres. For parallel parking, the length of the parking spaces shall be increased to 7.0 metres, except that an end space with an open end shall be a minimum length of 5.5 metres.

Section 86 states a Secondary Suite shall comply with the following regulations:

1. the minimum Site area for a Single Detached Dwelling containing a Secondary Suite is 360 square metres, except in the case of the RR Zone, where it shall be the same as the minimum Site area for the Zone.
2. the maximum Floor Area of the Secondary Suite shall be as follows:
 - a. in the case of a Secondary Suite located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.
 - b. ...
3. the minimum Floor Area for a Secondary Suite shall be not less than 30 square metres.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

4. a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.
5. only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
6. a Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;
7. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
8. the Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
9. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw.

Under Section 6.1(34), **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

Under Section 6.1(95), **Sleeping Unit** means a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room:

- a. does not include provision for cooking or food preparation except as provided for in Section 76 and 79 of this Bylaw;
- b. may or may not be equipped with sanitary facilities; and
- c. provides accommodation for a maximum of two persons.

Under Section 6.1(27), **Dwelling** means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Under Section 6.1(100), **Tandem Parking** means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle.

Section 814.1 states the purpose of this Overlay is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

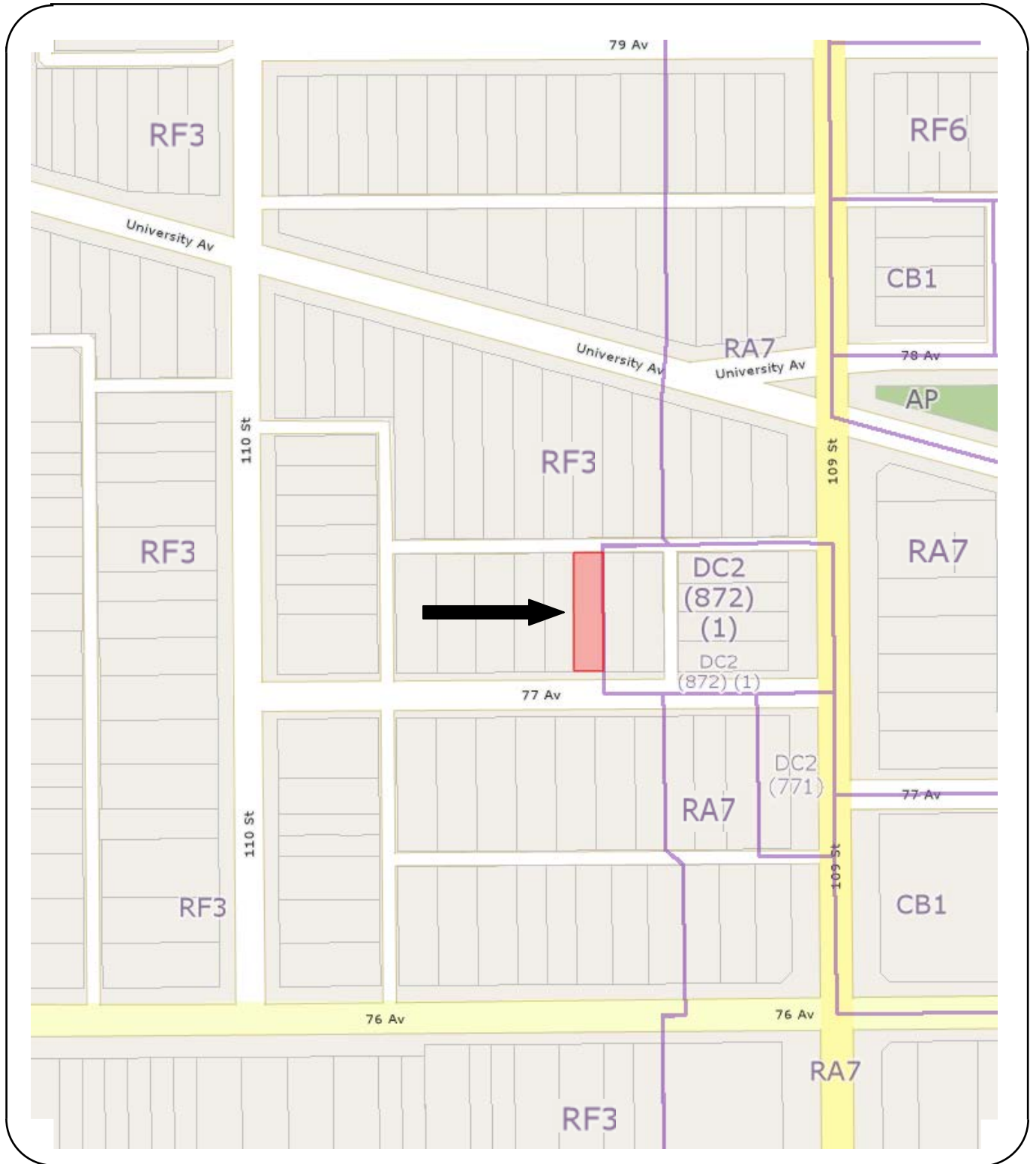
Section 140.1 states the purpose of the RF3 Small Scale Infill Development Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

The following jobs are listed in the Sustainable Development POSSE system:

Application Number	Description	Decision
160302808-001	Violation Notice	<p>November 17, 2014; An inspection of the above noted property by this Department revealed that a Secondary Suite has been constructed at this location for which without a valid Development Permit.</p> <p>In accordance with Section 5.1 of the City of Edmonton Zoning Bylaw 12800, the addition of a Secondary Suite to a Single Detached Dwelling constitutes Development requiring a Development Permit.</p> <p>You must obtain a development permit for the Secondary Suite or revert the property back to a Single Detached Dwelling by decommissioning the Secondary Suite. To decommission the Secondary Suite, you must remove all doors separating the ground floor from the second floor, and you must remove one stove and the electrical outlet to that stove.</p> <p>If this notice is not complied with by January 2, 2015, the City of Edmonton will issue fines and/or pursue enforcement under the provisions of the Municipal Government Act, R.S.A. 2000. [...].</p>
61696044-001	To construct a Single Detached House with rear exterior basement access and to demolish a Single Detached House	Issued December 1, 2006.

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.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-058



ITEM III: 1:00 P.M.

FILE: SDAB-D-15-057

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN
ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 163889410-001

APPLICATION TO: To install a Freestanding Minor Digital
On-premises Off-premises Sign (2 faces
north / south) (OUTFRONT MEDIA).

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: February 4, 2015

DATE OF APPEAL: February 19, 2015

NOTIFICATION PERIOD: February 10, 2015 through February 23,
2015

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12320 - Mount Lawn Road NW

LEGAL DESCRIPTION: Plan 0222822 Blk J Lot 3

ZONE: IB Industrial Business Zone

OVERLAY: N/A

STATUTORY PLAN: Yellowhead Corridor Area Structure Plan

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

- 1) The sign permit is approved for a period of 5 years. A new permit shall be required to extend the duration on or before February 4, 2020.
- 2) The maximum Height shall be 8.0 m. (Reference Section 59F.3(6)(b))
- 3) The maximum Width shall be 16.0 m. (Reference Section 59F.3(6)(c))
- 4) The maximum Area shall be:
 - i) 65.0 m² 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
 - ii) 65.0 m². (Reference Section 59F.3(6)(d)(ii))
- 5) 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: Greater than 8.0m² to less than 20m² the minimum separation distance from Digital Signs greater than 8.0 m² or other Off-premises Sign shall be 100m.
 - Proposed Sign Area: 20m² to 40m²: the minimum separation distance shall be 200m.
 - Proposed Sign Area greater than 40m²: the minimum separation distance shall be 300m.

The separation shall be applied from the larger Off-premises Sign or Digital Sign location. (Reference Section 59F.3(6)(e))

- 6) Proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback. (Reference Section 59F.3(6)(j))
- 7) 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. (Reference Section 59F.3(6)(k))
- 8) Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer and Transportation Services shall be satisfied that each Copy Area:
 - Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic. (Reference Section 59.2(2)(a))

DEVELOPMENT OFFICER'S DECISION (CONTINUED)

- Is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic. (Reference Section 59.2(2)(b))

- Is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways. (Reference Section 59.2(2)(c))

- Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic. (Reference Section 59.2(2)(d))

9) All Freestanding Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located so that all portions of the Sign and its support structure are completely located within the property and no part of the Sign may project beyond the property lines unless otherwise specified in a Sign Schedule. (Reference Section 59.2(12))

10) 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 such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site. (Reference Section 5.2)

Advisements:

Should the Applicant wish to display video or any form of moving images on the sign, a new Development Application for a major digital sign will be required. At that time, Transportation Services will require a safety review of the sign prior to responding to the application.

Variances:

- 1) Minor Digital On-premises Off-premises signs are a discretionary use in the IB zone. (Reference Section 400.3(40))
- 2) To vary the required separation distance between the proposed Sign and another Digital Sign (27 m² in area), from 200 m to 190 m (Reference Section 59F.3(6)(e)).

APPELLANT'S SUBMISSION

I am writing this letter on behalf of Baron Real Estate Investments Ltd., the owner of a property and building located at 12325 Mount Lawn Road Edmonton, AB. I am the authorized City contact and corporate director for the abovementioned property.

APPELLANT'S SUBMISSION (CONTINUED)

We object to the proposed development Permit No: 163889410-001 for the following reasons:

- 1) As a discretionary use, the proposed development should not be approved given the proliferation of third party free standing signs in the in the area. Please see diagram attached.
- 2) The proposed development is not compliant with the required separations from multiple existing sign structures in close proximity. Please see diagram attached.

As a property owner in the area, we expect that required separations along with the proliferation of similar existing developments be given greater consideration by the Subdivision & Development Appeal Board.

We respectfully submit that the development permit be rescinded, that required separations not be relaxed and that this type of development is not a suitable discretionary use in the proposed area given the current condition of existing sign density.

The permit should further be reviewed for accuracy to ensure that all existing signs in the area, along with separation measurements, were properly considered, as this does not appear to be the case.

If indeed the City chooses to relax separation requirements and award a discretionary use in this case, we would appreciate a written response outlining the reasons for any such decision.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to install a Freestanding Minor Digital On-premises Off-premises Sign (2 faces north/south) (OUTFRONT MEDIA).

The site is located northwest of Mount Law Road, south of 124 Avenue and east of Wayne Gretzky Drive and is zoned IB Industrial Business Zone, Section 400 of the Edmonton Zoning Bylaw 12800. The site is within the Yellowhead Corridor Area Structure Plan, Bylaw 7044, as amended, approved by Council April 13, 1983.

A **Minor Digital On-premises Off-premises Sign** is a Discretionary Use in the IB Industrial Business Zone, Section 400.3(40).

Under Section 7.9(8), **Minor Digital On-premises Off-premises Signs** 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 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 identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

The submitted Site Plan shows the proposed Sign is v-shaped and is located 3.0 metres from the (west) lot line, and 6.0 metres from the (north) lot line. The proposed Sign faces northbound and southbound traffic on Wayne Gretzky Drive and eastbound traffic on 124 Avenue.

The plans show that each Copy has a horizontal dimension of 6.10 metres, and a vertical dimension of 3.05 metres. The proposed Sign is 8.00 metres in Height. **However**, it should be noted a Height of 8.30 metres is proposed on the Site Plan.

This application was approved by the Development Officer subject to conditions.

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

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

Schedule 59F.3(6)(e) states, for Minor Digital On-premises Off-premises Signs the 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.

The Development Officer determined a separation distance of 200 metres is required. The Development Officer determined the proposed development provides a separation distance of 190 metres, which is deficient by 10 metres.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 12325 Mount Lawn Road.

Schedule 59F.3(6) states Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

- a. proposed 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. the maximum Height shall be 8.0 metres;
- c. the maximum Width shall be 16.0 metres;
- d. the maximum Area shall be:
 - i. ...
 - ii. 65.0 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 65.0 square metres;
- e. ...
- f. ...
- g. ...
- h. ...
- i. ...
- j. proposed Signs with an Area greater than 8.0 square metres shall not be located within any Setback;
- k. 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
- l. 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).

Under Section 6.2(24), **Sign Area** means the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.

Under Section 6.2(3), **Copy** means the letters, graphics or characters that make up the message on the Sign face.

Section 400.1 states the 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.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

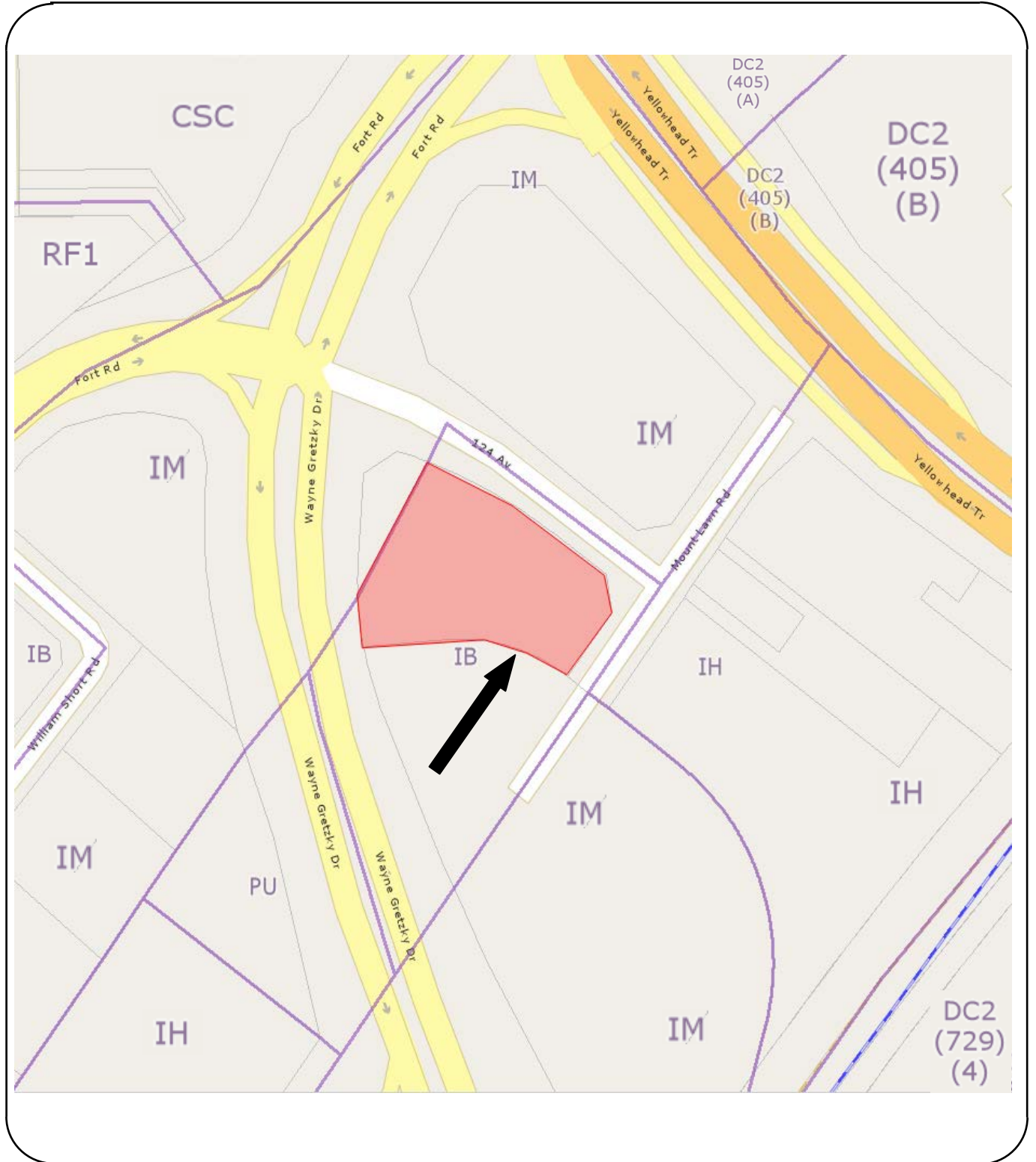
Included in the Sustainable Development Department’s POSSE system, under “SDAB”, is a Memorandum dated January 7, 2015 from Rob Metcalf, Senior Transportation Technician, Sustainable Transportation, Transportation Planning Branch which indicates that Transportation Services has reviewed the development application and does not have any issues or concerns with the parking variance associated with this application subject to an advisement if approved. **A copy of the Memorandum from Transportation Services is on file.**

The following permit applications are listed in the Sustainable Development POSSE system:

Application Number	Description	Decision
80990294-002	To extend the duration of an existing Off-Premises General Advertising Freestanding Sign (double sided, facing north/south).	March 18, 2014; Refused.
80990294-001	To construct an Off-premises Freestanding Sign (3 metres by 6 metres Single Sided facing north/south).	Issued November 26, 2008 for a period of up to five years on or before October 24, 2013.

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.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-057



BUSINESS LAID OVER

SDAB-D-15-062	An appeal to construct four Dwellings of Stacked Row Housing with front verandas (four at 2.13 metres by 6.10 metres) and uncovered rear decks (two irregulars at 3.66 metres by 6.10 metres) and to demolish the existing Single Detached House and Accessory Building (rear detached Garage) March 25, 2015
SDAB-D-15-047	An appeal to operate a Major Home Based Business (administration office for a home renovation contactor) March 26, 2015

APPEAL HEARINGS TO BE SCHEDULED

166420267-001	An appeal to construct a Single Detached House with a front attached Garage, front balcony, front veranda, fireplace, Secondary Suite development in the Basement, rear partially covered balcony and rear uncovered deck (3.05 metres by 7.62 metres) April 9, 2015
84287777-004	An appeal to convert an existing Semi-Detached House into a 4 Dwelling Apartment (existing without permits) April 1, 2015