



CITY OF
Lethbridge

Office of the City Clerk

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION

August 10, 2018

Re: Appeal of Development Permit No. DEV10387
Appellant: Rena Woss
Land Use: DC – Direct Control District

Upon hearing representation made by the Development Officer, the Applicant, the Appellant, and other interested parties on Thursday, August 9, 2018, it is the decision of the Subdivision and Development Appeal Board that the appeal is **DENIED** and the decision of the Development Officer regarding Development Permit DEV10387 on June 26, 2018 to replace an existing digital display panel with a new digital fascia panel that is 5.8m² in area is hereby **APPROVED**.

REASONS FOR DECISION:

1. The proposal does not unduly interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
2. The proposed replacement sign meets the standards of the Land Use Bylaw.

An appeal against this decision may be made to the Alberta Court of Appeal on a question of law or jurisdiction only. Should you wish to do so, it is recommended that you retain legal counsel.

Please contact this Office if you have any questions regarding the decision. A copy of this decision has been mailed to the owner of the property, and the persons who filed the appeal.

Yours truly,

Wendy Smith, Acting Board Secretary,
Subdivision & Development Appeal Board

cc City Solicitor
Development Officer
Appellants/Neighbouring Property Owners



CITY OF
Lethbridge

**PERMIT NO.
DEV10387**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT**

Subdivision and Development Appeal Board Decision

Address: **2303 6 AVE S**
Legal: 0812488;7;23

District: DC

Applicant: FAMILY PET HOSPITAL AND 24 HOUR PET EMERGENCY CENTRE INC Phone: 403-360-5002
Address: 2303 6 AVE S LETHBRIDGE AB T1J 1C5

Development Proposed To replace an existing digital display panel with a new digital fascia panel that is 5.8m² in area.
Original approval DEV00876

District DC DIRECT CONTROL BYLAW (SEE BYLAW #)

Land Use SIGN - DISCRETIONARY

CONDITIONS OF APPROVAL

DECISION OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD AUGUST 9, 2018:

1. The digital fascia sign(s) shall be developed in accordance with the plans submitted June 19, 2018. Any change to these plans requires the approval of the Development Officer.
2. The message(s) on the digital fascia sign shall relate to the use of the parcel on which the sign is located. No third party advertising permitted.
3. The message on the digital fascia sign shall remain in a fixed position for a minimum of 8 seconds.
4. The transition between messages must be accomplished instantaneously.
5. The digital fascia sign must contain a default design that will freeze the digital copy message in one position if a malfunction occurs.
6. The digital copy face shall continuously and automatically adjust to Ambient Light conditions by following (measured at 10m from the Copy face);
 - Ambient light level + a maximum of 6.5 lux
 - To a maximum lumincance of:
Dawn to dusk 7500 nits
Dusk to dawn 300 nits

NOTE:

- a) An electrical permit is required for all illuminated signs and an inspection may be required.
- b) An electrical inspection is required for all field-assembled "through wall" neon installations.
- c) All illuminated signs excepting field-assembled "through wall" neon must be CSA or comparably certified by the manufacturer with the certification sticker clearly visible on the exterior of each sign.

Decision Date
Aug 09, 2018

Development Commencement shall be within one year of the decision date



CITY OF
Lethbridge

**PERMIT NO.
DEV10387**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT
Subdivision and Development Appeal Board Decision**

**Development.
Authority**


ANGELA OLSEN, DEVELOPMENT OFFICER

STATUTORY PLANS

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

APPEALS

A decision of the Subdivision and Development Appeal Board is final and is subject only to an appeal upon a question of law or jurisdiction pursuant to Section 688 of the Municipal Government Act, RSA, 2000, as amended.

FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentservices@lethbridge.ca.

Permit No. DEV10387