



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, October 4, 2012

PLACE: Council Chambers, 1st Floor
City Hall - 910 - 4th Avenue South

TIME: 4:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

2.1 4:00 p.m.

SDAB No. 2012-04
APPEAL OF DEVELOPMENT PERMIT NO. DEV04472

Appellant: Grant Gatto

To erect a fascia sign and a request for a 8.95 m² waiver of the maximum sign area at 1009 Mayor Magrath Drive South

Land Use District: C-H (Highway Commercial)



CITY OF
Lethbridge

Office of the City Clerk

September 14, 2012

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the approval of the Municipal Planning Commission to allow the erection of a fascia sign and a request for a 8.95 m² waiver of the maximum sign area at 1009 Mayor Magrath Drive South, Development Permit DEV04472.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 200 feet or 60 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property, the applicant of the development permit, the Community Association and the person(s) who filed the appeal will also receive a copy of this letter.

The Subdivision and Development Appeal Board (SDAB) will hold a Public Hearing as follows:

DATE:	Thursday, October 4, 2012
TIME:	4:00 p.m.
LOCATION:	Council Chambers, Main Floor, City Hall 910 – 4 Avenue South

Persons affected by this development have the right to present a written, verbal and/or visual submission to the Board. When making a presentation, keep in mind that in accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. It is recommended that you limit your presentation to five minutes.

If you wish to submit written material to the Board, it should be delivered to the Secretary of the SDAB, no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403-329-7329 if you have any questions.

Yours truly,

David Sarsfield
Board Secretary, Subdivision and Development Appeal Board

Sept 4, 2012

TO SDAB



Re #DEV04472 1009 Major Mayath Drive

This is to contest the warning issued in regards to the over size sign on the front of SAVER'S tobaccos. I run a toy store with lots of children coming and going right next door to the business above. The sign is not in keeping with the established aesthetics of other businesses in the area.

Sincerely

A handwritten signature in blue ink that reads "Grant Gatto".

owner Grant Gatto
Pirate's Cove Collectibles
1011 Major Mayath Dr S.

403-942-1515



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV04472**

Address: **1009 MAYOR MAGRATH DR S**
Legal: 88GQ;1;1

District: C-H

Applicant: SAVERS
Address: 1013 MAYOR MAGRATH DR S LETHBRIDGE AB T1K 2P7

Phone: 403-308-6767

Development Proposed To erect a fascia sign and a request for a sign area waiver.

District C-H HIGHWAY COMMERCIAL

Land Use SIGN - PERMITTED

CONDITIONS OF APPROVAL

In accordance with the August 14, 2012 decision of the Municipal Planning Commission this application is approved with the following conditions:

1. An 8.95m² (96.40 ft²) sign area waiver is granted, allowing the fascia sign to have a maximum sign area of 12.63m² (136.00 ft²).
2. The development shall be in accordance with the plans submitted July 31, 2012. Any change to these plans requires the approval of the Development Officer.
3. This waiver does not run with the land and expires when the sign is removed (except for maintenance) or altered (except for message changes in the sign cabinet).
4. The sign must be removed when this business ceases to operate at this location.

Informative:

this waiver should not be interpreted as a precedent for future fascia sign area waivers at this or other locations.

Decision Date

Aug 14, 2012

Valid Date

Sep 05, 2012

Development Commencement

Provided this decision is not appealed, development shall commence:

- on or after the valid date, and
- within one year of the valid date.

Development may commence before the valid date only if the applicant has signed the "Voluntary Waiver of Claims" and is in receipt of this signed permit.



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT

**PERMIT NO.
DEV04472**

**Development.
Authority**

MAUREEN GAEHRING, SECRETARY TO MPC

APPEALS

The applicant has the right to appeal this decision to the Subdivision and Development Appeal Board. An appeal shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than fourteen (14) days after the Development Permit or Development Decision letter is deemed to have been received. The deemed received date is seven (7) working days from the date of decision.

FOIPP

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 the Manager of Planning and Development Services at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or phone at (403) 320-3920, or email developmentsservices@lethbridge.ca.

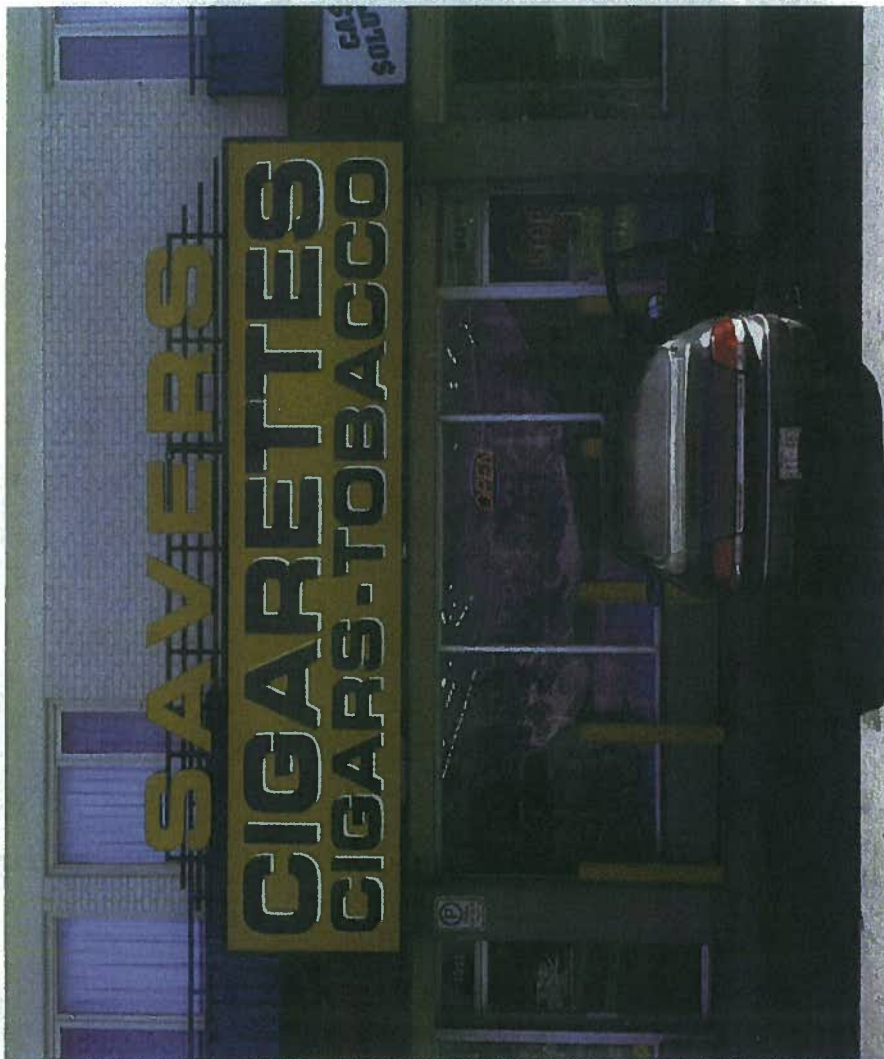
Permit No. DEV04472

RECEIVED
 JUL 31 2012
 DEVELOPMENT SERVICES
 CITY OF LETHBRIDGE

Store Frontage
 22' wide x 12' high = 264 sq ft
 Allowable 15% = 39.6 sq ft
 Cabinet: 22' x 5' = 110 sq ft
 Individual letters: 13' x 2' = 26 sq ft
 Total Sign: 136 sq ft

Waiver of 96.4 sq ft
 required

CITY OF *Lethbridge*
 APPROVED AS PER
 LAND USE BYLAW 3700
 AUG 14 2012
 PERMIT #: *DE164472*
 SIGNATURE: *[Signature]*



Client Approval
 Signature: _____

Date: _____

Scale: as shown
 Drawn By: jgb
 Revision: 1.00

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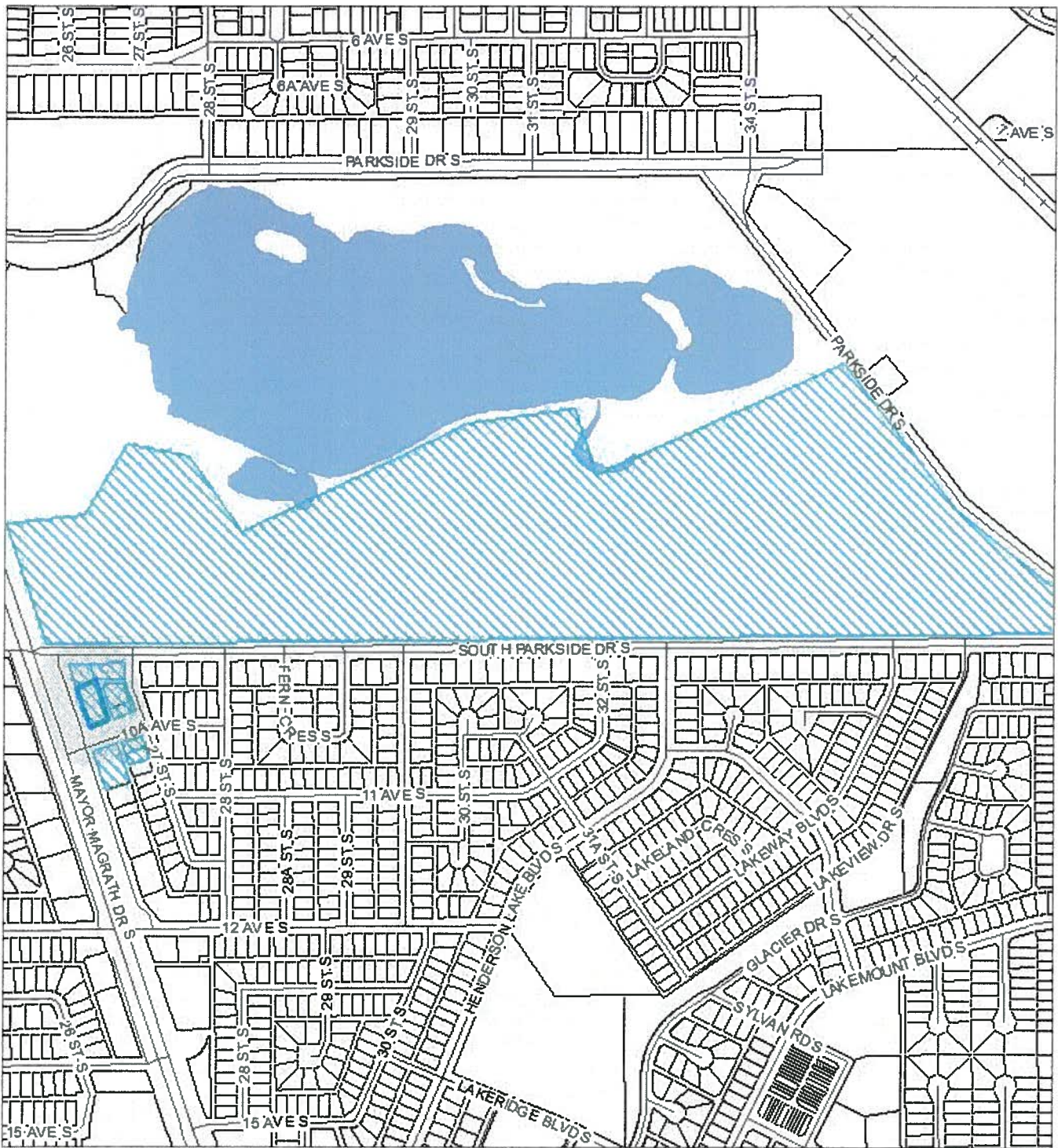
a div. of L.A. Power Systems Ltd.
 2345 2A Ave North
 Lethbridge, AB T1H 0G7

Date:

L.A. NEON
SIGN
 Sales & Service

Ph: (403) 381-2141
 Fax: (403) 328-6896





CITY OF
Lethbridge

SDAB Appeal - 1009 Mayor Magrath Drive South

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