



CITY OF
Lethbridge

Office of the City Clerk

January 18, 2019

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the refusal of the Development Officer to allow the placement of a LED digital message board on the north face of the building at 604 8 Street South, Development Application DEV10768.

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, February 7, 2019
TIME:	6:00 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 403 320 3030 if you have any questions.

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, February 7, 2019

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

TIME: 6:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 **6:00 p.m.**
SDAB No. 2019-02
APPEAL OF DEVELOPMENT APPLICATION REFUSAL DEV10768

Appellants: YWCA Lethbridge & District

Address: 604 – 8 Street South

To place a LED digital message board

Land Use District: P-B (Public Building)

January 16, 2019

To whom it may concern:

The YWCA is appealing the decision of the City of Lethbridge that refused our application to put a digital sign up on the north face of our building.

We had originally hoped to install the sign on facia at the front of our building but then agreed to another location that the City Development Department suggested due to concerns about the light interfering with southbound traffic on 8th Street.

We feel that this sign would not be a bother to anyone because it faces the ESSO station on 8th street, not any residences. It has also been determined by the City that the location we have chosen for the sign will not interfere with traffic.

Thanks for your consideration,


Lena Neufeld

YWCA Program Director

403-329-0088

lneufeld@ywc lethbridge.org



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT APPLICATION - REFUSED

**APPLICATION NO.
DEV10768**

Address: **604 8 ST S**
Legal: 4353S;B;7

District: P-B(L)C

Applicant: YWCA LETHBRIDGE & DISTRICT
Address: 604 8 ST S LETHBRIDGE AB T1J 2K1

Phone: 403-329-0088

Development Proposed To erect a 12'8" x 1'8" LED digital message board (text only) on the north face of the building

** The message on the sign shall relate to the use on the parcel. No third party advertising permitted. **

District P-B PUBLIC BUILDING

Land Use SIGN - PERMITTED

REASONS FOR REFUSAL

In accordance with Policy 5.4.6 of the London Road Area Redevelopment Plan and Section 1.5 of Land Use Bylaw 5700, the application for a Fascia Sign is REFUSED for the following reason:

1. Policy 5.4.6(c) of the London Road Area Redevelopment Plan specifically prohibits: "Obtrusive signs such as billboards, roof-top, and digital, flashing, or animated signage of any commercial type".

Informative:

1. Section 1.5.2 of Land Use Bylaw 5700, "A person or activity complying with the Bylaw must also comply with the requirements of any federal, provincial or municipal legislation or regulation".

Decision Date

Jan 11, 2019



CITY OF
Lethbridge

Land Use Bylaw 5700
DEVELOPMENT PERMIT APPLICATION - REFUSED

**APPLICATION NO.
DEV10768**

Development.
Authority


PAM COLLING

STATUTORY PLANS

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

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 twenty-one (21) days after the decision date indicated on the Development Permit or 'Development Permit Application - Refused' letter.

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 developmentsservices@lethbridge.ca.

Application No. DEV10768

City of Lethbridge

**Planning and
Development
Services**

910 - 4th Avenue South
Lethbridge, AB
T1J 0P6

General #: 403-320-3920
Inspection #: 403-320-3830
Fax #: 403-327-6571

Development Permit Application

LAND USE BYLAW 5700 - FORM A

BP _____
DEV **10768**

Project Address: _____

Unit / Bay # _____ Civic Address 604 - 8 Street South

Date: October 17/18

Access Code: _____

Property Owner

Name: City of Lethbridge Applicant
Address: c/o Robin Harper Paid
GM Recreation & Culture
Phone: 403-320-3021 Fax: _____
Signature: *R Harper*

Land Owner Consent

The owner of this property knows the full details of the proposed development and knows I am making this development application.
Yes No

Applicant

Name: YWCA Lethbridge Applicant
Address: 604 - 8 Street South Paid
Phone: 403-329-0088 Fax: 403-327-9112
Signature: *L. Neufeld*
Email: lneufeld@ywcalethbridge.org

Details of Proposed Development

hang illuminated sign on north side of building
sign is 152" X 20" and will hang on facade
City Engineering Dept. inspecting site on Oct. 17/18

**** Providing an email address means you consent to receive all documents via this address. Please ensure accuracy ****

B/L #: exempt:charitable organisation

Be Advised

Although the Development Officers of the City of Lethbridge are in a position to advise on the principle or details of proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that the applicant shall not proceed with the development based on comments made by the Development Officers prior to the issuing of a development permit.

Confirmation

The information I have provided herein and herewith is true, and to the best of my knowledge and abilities, accurate and complete.

Signature: *L. Neufeld*

Date: October 17/18

Version Date: December 27, 2017

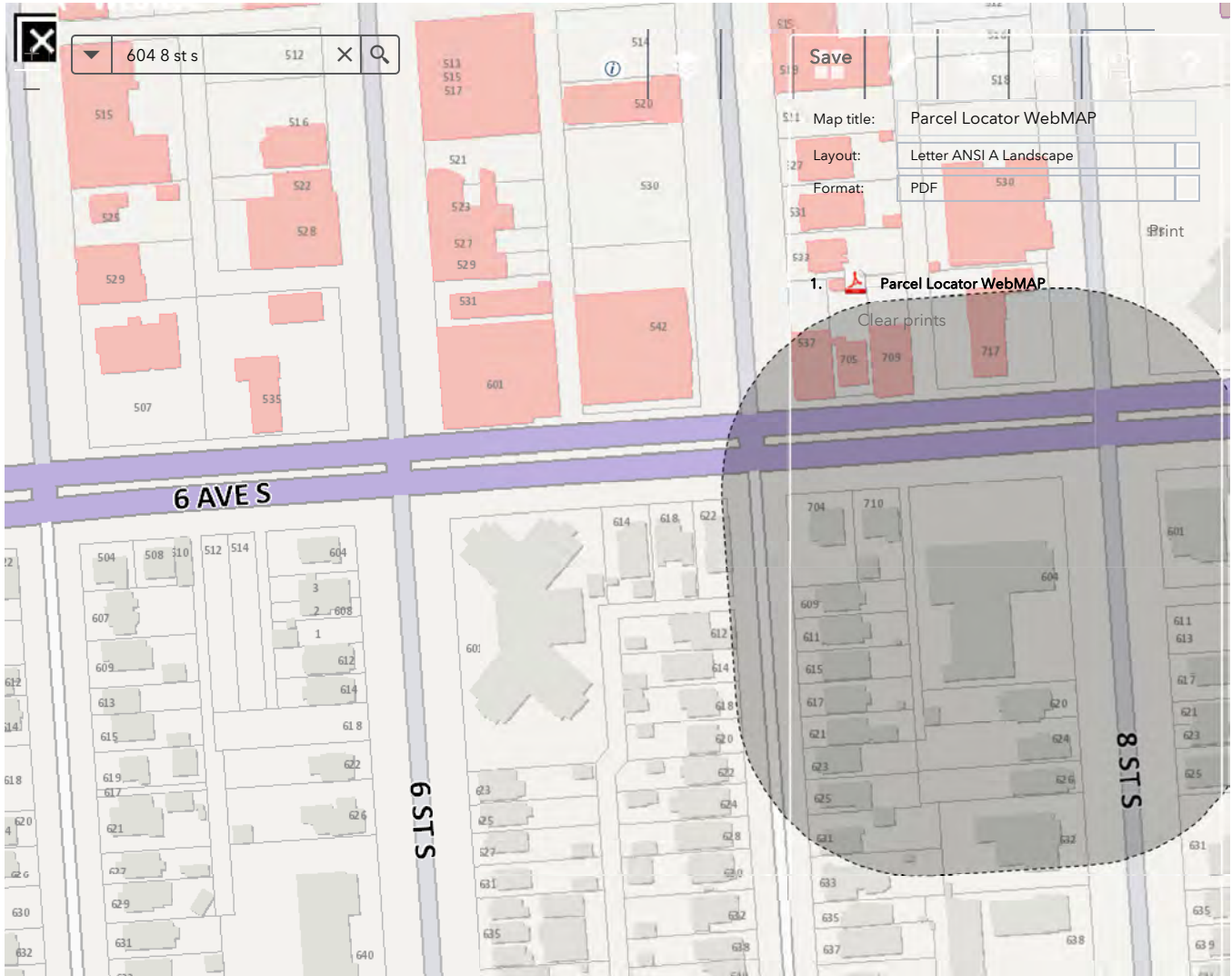
EXISTING YWCA SIGN: SIGN AREA=9 square meters MAX



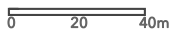
SIGNAGE / ELEVATION %
 $10.96 / 353 = 3.1\%$

NORTH ELEVATION
 AREA: 353 square meters





-112.833 49.692 Degrees



Parcels								
Options	Filter by map extent	Zoom to selected	Clear selection					
Roll Number	Address	Plan	Link to	Block	Lot	Legal Description	Parcel Area	
42284 features 0 selected								