

**MINUTES OF THE MEETING OF THE SUBDIVISION
AND DEVELOPMENT APPEAL BOARD
WEDNESDAY, OCTOBER 18, 2017 at 7:00 p.m.**

PRESENT: Members: C. Crozier, B. Christian, G. Shipley

Development Officer	B. Stehr
Director of Planning & Engineering	J. Johansen
Planning Intern	J. Zukowski
Recording Secretary	S. Simon

Appellant: Joel McNally

1. CALL TO ORDER

Recording Secretary called the appeal hearing to order at 7:00 p.m., confirmed there was a quorum present to hear this appeal; and opened nominations for Chairman.

2. ELECTION OF CHAIRMAN

G. Shipley nominated C. Crozier to be Chairman, seconded by B. Christian. C. Crozier accepted and assumed control of the appeal hearing.

3. Appeal of Development Application 17-DP-076

**Lot A, Block 6, Plan 7410658 (1901 Highway Avenue SE, Redcliff)
(Freestanding Sign)**

Chairman Crozier asked the appellant if he had any objection to any board members hearing the appeal. J. McNally advised he had no objection to any member of the Subdivision and Development Appeal Board.

a) Presentation of Appellant

J. McNally referenced the information provided and confirmed that the freestanding sign is larger and higher than what is allowed in the Town's Land Use Bylaw, but commented it is not out of line for the past signs approved in the Town of Redcliff (ie: Burger King sign). He commented that he feels the sign is proportionally acceptable with the surrounding area and he further confirmed the existing sign would be replaced.

b) Presentation of Planning and Engineering (Report Attached)

The Development Officer referred to his Report and confirmed that the sign is larger and higher than is allowed as per the Town's Land Use Bylaw. The Development Officer advised the Land Use Bylaw does not differentiate signage rules for different areas of town.

c) Presentation of Municipal Planning Commission (MPC)

No one was in attendance. The Director of Planning & Engineering indicated that the Municipal Planning Commission declined to comment.

d) Presentation of anyone served notice of hearing
No one was in attendance.

e) Presentation of anyone claiming to be affected
No one was in attendance.

f) Rebuttal of Appellant/Applicant
The Appellant stated that with the Land Use Bylaw was developed to cover all areas versus separate zones which may require different considerations. He indicated he feels the proposed sign is appropriate for the area.

g) Appeal Board Questions
B. Christian asked the Appellant if this sign is a standard sized U-haul sign? J. McNally confirmed it was.

h) Other
Nothing further was discussed.

i) Recess
B. Christian moved to meet in camera at 7:06 p.m.

The Appellant, Director of Planning & Engineering, Development Officer and the Planning Intern left the meeting at 7:06 p.m.

j) Decision
G. Shipley moved the appeal against the decision of the Development Officer to refuse to issue a permit for Development Permit Application 17-DP-076 (Lot A, Block 6, Plan 7410658 [1901 Highway Avenue SE] for an oversize/over height freestanding sign be upheld and the decision of the Development Officer be revoked. Further that Development Permit Application 17-DP-076 (Lot A, Block 6, Plan 7410658 [1901 Highway Avenue SE] for an oversize/over height freestanding sign be approved as presented conditional to:

1. The sign shall not display lights that will adversely affect adjacent properties.
2. The sign shall not display lights that will obstruct the view of, or may be confused with a traffic control device, in the opinion of the Development Authority;
3. The sign shall not obstruct the view of, or otherwise pose a potential hazard to vehicle or pedestrian traffic, in the opinion of the Development Authority;
4. The sign shall be maintained in good repair at all times, notwithstanding the sign shall at all times be structurally sound, the sign shall not be allowed to peel or become torn, or that any portion of the sign that is metal shall not be allowed to rust;
5. No auxiliary sign shall be attached to the Free Standing Sign.

Carried.

Reasons for Decision

The proposed freestanding sign is consistent with highway signage and is appropriate for the area. Further the proposed freestanding sign does not interfere with traffic.

B. Christian moved to return to regular session at 7:14 p.m. – Carried.

The Appellant, Director of Planning & Engineering, Development Officer and Planning Intern rejoined the meeting at 7:14 p.m.

Chairman Crozier advised the appellant of the decision and that the written decision would be forthcoming.

4. ADJOURNMENT

B. Christian moved the meeting be adjourned at 7:16 p.m.



C. Crozier, Chairman



S. Simon, Recording Secretary