

EXHIBIT LIST

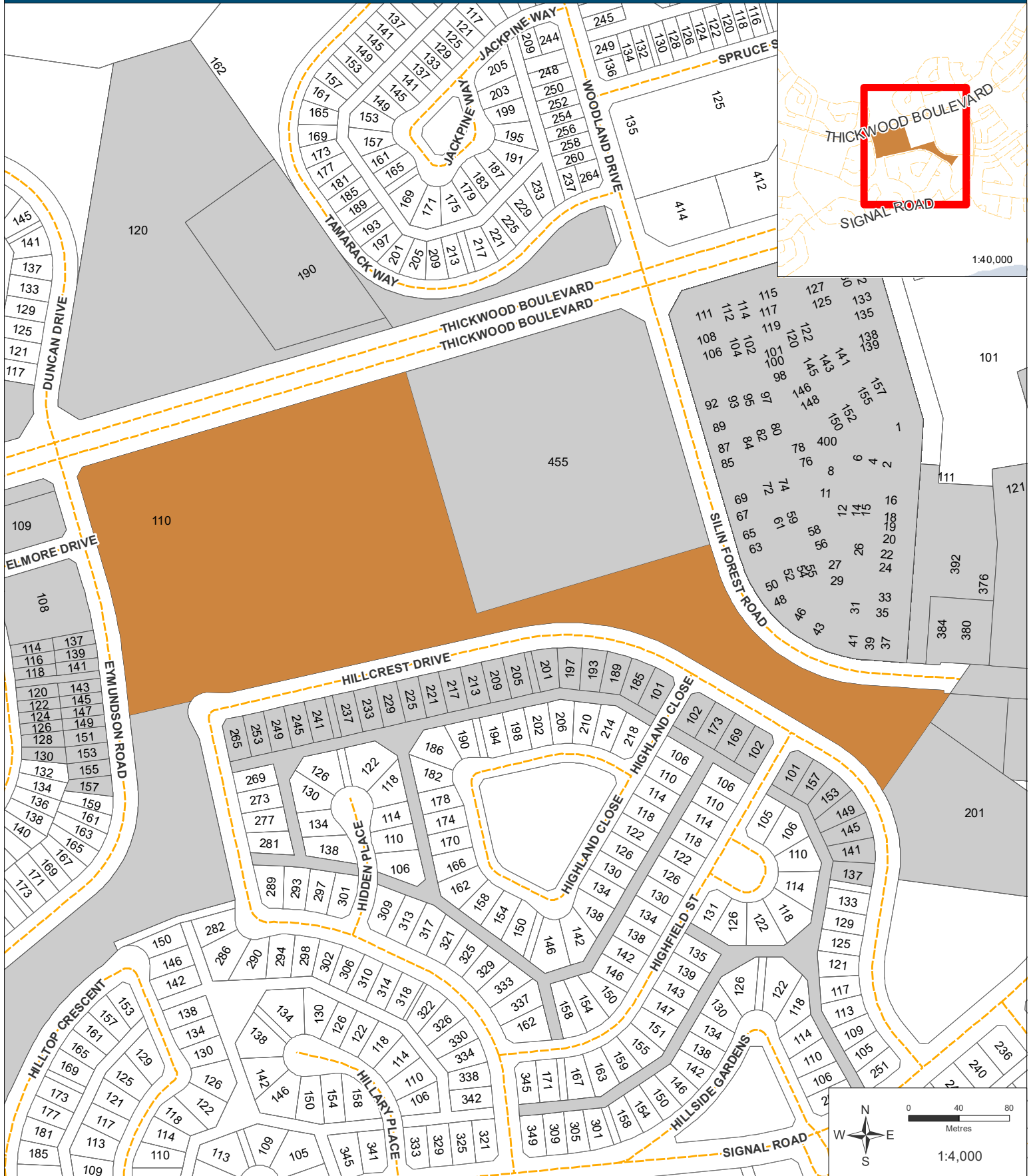
File Number	Appellant
SDAB 2024-002	Chris Watson

Legal Description	Civic Address
Lot 9MR, Plan 8221088	110 Eymundson Road

Exhibit #	Description	Filing Date
	Subject Area Map	2024-05-13
1.	Notice of Appeal (1 page)	2024-05-08
2.	Development Permit No. 2023-DP-00324 (19 pages)	2024-05-09
3.	Planner's Report (53 pages)	2024-05-30

SUBJECT PROPERTY MAP

Notification



Subject Area
Survey Parcels

Adjacent Owners
within 60m

110 EYMUNDSON ROAD
Lot 9MR, Plan 8221088



Map Produced for the Community
Development Planning Branch
TICK109180
13 May 2024

Page 1



Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Rec'd May 8/2024
of

RECEIVED

MAY 08 2024

Subdivision & Development
Appeal Board

SDAB 2024-02

Section 1 – Property Information			
Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)			
Lot	Block	Plan	ATS
9mR		822 1088	
Civic Address			
110 Eymundson Rd.			
Development Permit Number or type of Order			
2023- DP-00324			
Section 2 - Appellant Information			
NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.			
Appellant Name (If the Appellant is a company, enter the complete legal name of the company)			
Chris Watson			
Agent ¹ Name (if applicable)		Contact Name (if different) and position held	
Mailing Address		City/Town	Province Postal Code
FOIP section 17(1)			
Telephone Number (Daytime)		Alternate Telephone Number	Email Address
FOIP section 17(1)			
Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal			
Development Permit		Subdivision Application	
☒ Approval		☐ Approval	
☐ Condition of Approval		☐ Condition of Approval	
☐ Refusal		☐ Refusal	
		☐ Notice of Order	
☐ I/We are the Applicant or Land Owner of the subject property			
☒ I/We are a person affected by an order, decision or development permit			
Section 4 – Reasons for Appeal			
Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.			
I/We hereby appeal the decision of the Approval Authority for the following reason(s):			
Built before issue was approved. LED lights are blinding Traffic hazard. Affected by proximity to my home. LED lights shine into my backyard at all hours of the day. (Attach a separate page if required)			

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

May 8/24.
Date

FOIP section 17(1)

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB, 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

April 10, 2024

Applicant

MICHAEL NOLAN

FOIP section 17(1)

Owner

REGIONAL MUNICIPALITY OF WOOD BU

9909 FRANKLIN AVE

FORT MCMURRAY AB T9H1M1

(780) 5984026

RE: New Digital Billboard (3.05m x 6.1m) at the corner of Eymundson Road and Thickwood Boulevard.

110 EYMUNDSON ROAD

Lot: 9MR Block: Plan: 8221088

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

FOIP section 17(1)

April 10, 2024

Date

Brett Williamson
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca

Applicant: Michael Nolan

Issued : April 10, 2024

Development Permit

110 EYMUNDSON ROAD

Lot	Block	Plan	Section	Township	Range
9MR		8221088	19	89	9

Sign

New Digital Billboard (3.05m x 6.1m) at the corner of Eymundson Road and Thickwood Boulevard.

Advertising Date April 18, 2024

Expiry Date May 9, 2024

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

FOIP section 17(1)

Issued : April 10, 2024

Date

Brett Williamson
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca

Advisory Notes:

- 1 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the applicant to restore.
- 2 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 3 All Federal, Provincial and Municipal Statutes and regulations shall be met, including the Alberta Building Code.
- 4 For all Sign Applications for Digital Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of the proposed Sign, and may refuse a permit that adversely impacts the built environment.
- 5 Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may be part of the Sign structure in order to provide electrical power solely to the Copy Area. Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may extend above the maximum Sign Height to the satisfaction of the Development Officer. It must be demonstrated that the additional Height is required to achieve sufficient solar exposure to provide electrical power to the Sign.
- 6
 - There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.
 - Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.
 - Deep Utilities: Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.
 - If deviations are required please contact Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360)
 - Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed
 - to minimize damage, root balls should clear the buried pipeline by 1.2 meters
 - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com

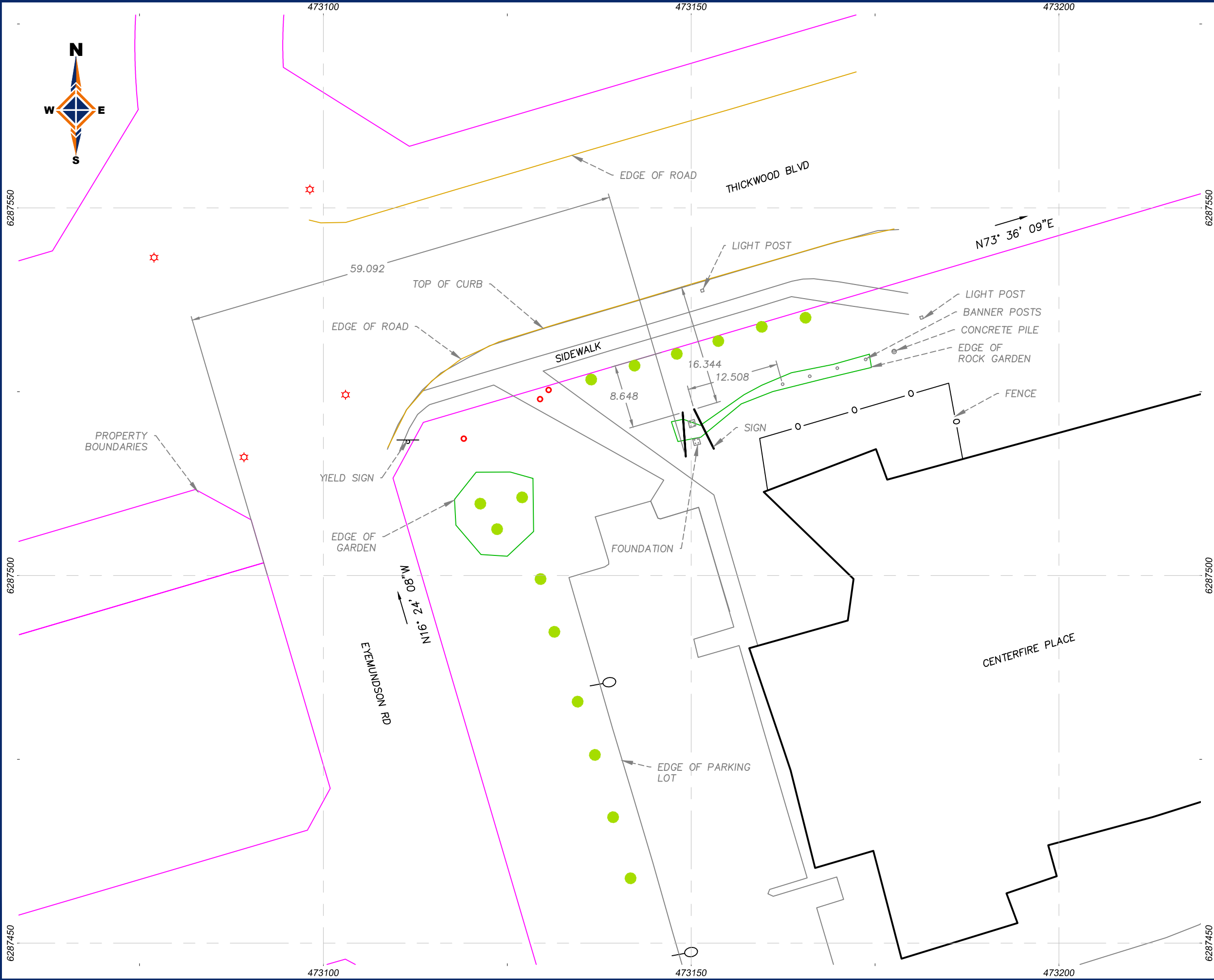
Conditions:

- 1 Digital Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer shall be satisfied that each Copy Area:
 - i. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
 - ii. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of coming vehicle traffic;
 - iii. 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, and
 - iv. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 2 Digital Signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, and shall not face a Hospital to the satisfaction of the Development Officer.
- 3 The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1,100 lumens.
- 4 Digital Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - i. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign Face as its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the National Research Council of Canada;
 - ii. Brightness level of the Sign shall not exceed 400 nits when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - iii. Signs abutting or adjacent to natural areas or public parks shall be de-energized daily between 12:00 AM – 5:00 AM.
 - iv. Signs abutting or adjacent to residential developments shall be de-energized daily between 12:00 AM – 5:00 AM.
- 5 This billboard sign is valid until the same time as the authorization for use of land expire. Should the operating agreement with the Regional Municipality of Wood Buffalo be cancelled, revoked, or expire, then this development permit will expire.

When a development permit expires, a new application is required together with the required fee. Such application shall be dealt with as a first application and there is no obligation to approve an application on the same basis that a previous development permit as been issued.

- 6 The billboard sign is valid for a period of 5 years from the date of issuance of this permit. This permit will expire on November 27, 2028.
- 7 This development is classified as a Billboard Sign and is a Discretionary Use in the DC-PR (Direct Control Parks and Recreation) District.
- 8 Construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.
- 9 The sign shall be located, oriented and shielded so as to restrict the unnecessary illuminations of adjacent properties.
- 10 The location, size, shape and materials used to construct the sign shall conform to the approved plans submitted as part of this permit. Any changes to the approved plans shall be submitted to the Development Officer for further approval even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 11 Signs advertising an activity, business, product or service no longer conducted on the premises where the sign is located, shall be removed.

- 12 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: <https://aca.woodbuffalo.ab.ca/citizenaccess/>



LOCAL ADVERTISING LTD.

NOTES

- ALL ELEVATIONS AND COORDINATES ARE IN METERS AND DECIMALS THEREOF UNLESS SHOWN OTHERWISE.
- COORDINATE SYSTEM - UTM NAD83

LEGEND

- TRAFFIC LIGHT
- SIGN
- LIGHT POLE
- CONCRETE
- EDGE OF ROAD
- PROPERTY BOUNDARIES
- FENCE
- EDGE OF GARDEN
- BOLLARD
- TREE

FOIP section 17(1)

2023-DP-00324 Page 1/4

***Centerline Geomatics Ltd. and its employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. Most underground facilities shown were located with Electronic Locators and may be subject to error. Actual locations should be verified independently by the contractor in the field prior to any crossing and/or construction.

111 EYMUNDSON RD
PLAN 8221088; LOT 9MR;
REGIONAL MUNICIPALITY
OF WOOD BUFFALO
SITE PLAN



REVISION TABLE

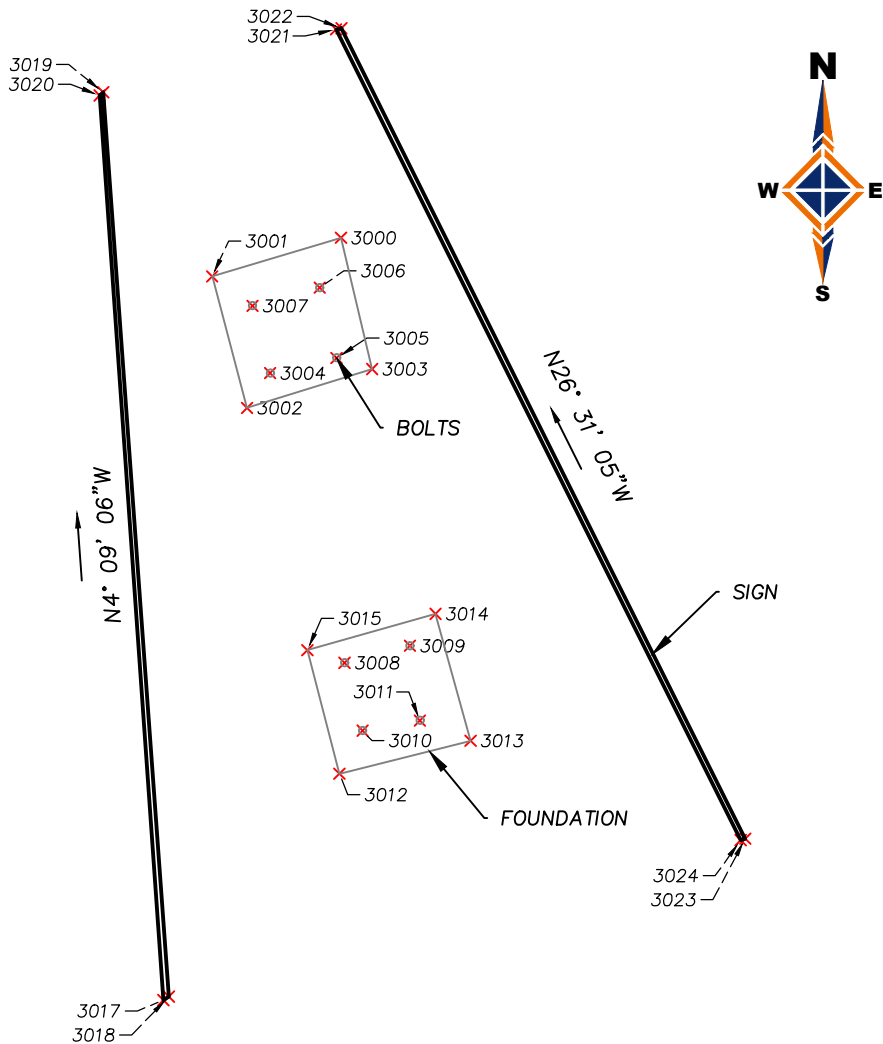
NO.	REVISION	DWG.	CHK.	SVY.	DATE
0	ISSUED TO CLIENT	HN	AC	BW	2023/09/08

EQUIPMENT #:	
SERIAL #:	
CLIENT #:	
CLIENT AFE#:	
SVY. DATE: 2023/09/06	
DWG #: 23C-094_ASB_CTRFR_001	



0 REV

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3000	6287521.208	473150.417	354.281	CON BLK CNR
3001	6287520.953	473149.566	354.281	CON BLK CNR
3002	6287520.083	473149.796	354.260	CON BLK CNR
3003	6287520.340	473150.623	354.292	CON BLK CNR
3004	6287520.313	473149.949	354.463	CNTR BOLT
3005	6287520.413	473150.388	354.475	CNTR BOLT
3006	6287520.878	473150.276	354.472	CNTR BOLT
3007	6287520.758	473149.832	354.474	CNTR BOLT
3008	6287518.397	473150.441	354.463	CNTR BOLT
3009	6287518.510	473150.873	354.469	CNTR BOLT
3010	6287517.949	473150.560	354.453	CNTR BOLT
3011	6287518.016	473150.939	354.461	CNTR BOLT
3012	6287517.664	473150.407	354.282	CON BLK CNR
3013	6287517.882	473151.274	354.281	CON BLK CNR
3014	6287518.721	473151.042	354.280	CON BLK CNR
3015	6287518.481	473150.195	354.292	CON BLK CNR
3017	6287516.167	473149.243	359.780	INNER SIGNCNR
3018	6287516.190	473149.279	362.570	INNER SIGNCNR
3019	6287522.170	473148.845	362.535	INNER SIGNCNR
3020	6287522.149	473148.821	359.748	INNER SIGNCNR
3021	6287522.586	473150.385	359.726	INNER SIGN CNR
3022	6287522.594	473150.420	362.524	INNER SIGN CNR
3023	6287517.234	473153.090	362.510	INNER SIGN CNR
3024	6287517.225	473153.060	359.721	INNER SIGN CNR



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NOTES

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- 2. COORDINATE SYSTEM - UTM NAD83

LEGEND

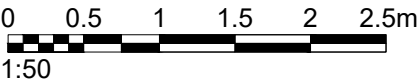
- ✕ SURVEY POINT
- CONCRETE FOUNDATION
- SIGN

FOIP section 17(1)

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111 EYMUNDSON RD
PLAN 8221088; LOT 9MR;
REGIONAL MUNICIPALITY
OF WOOD BUFFALO
DETAIL



REVISION TABLE

0	ISSUED TO CLIENT	HN	AC	BW	2023/09/08
NO.	REVISION	DWG.	CHK.	SVY.	DATE

EQUIPMENT #:

SERIAL #:

CLIENT #:

CLIENT AFE#:

SVY. DATE: 2023/09/06

DWG #: 23C-094_ASB_CTRFR_001

CENTERLINE
GEOMATICS

Phone: 780-801-1660

0
REV



Engineering Services for Commercial and Industrial Projects

STRUCTURAL STEEL FRAME SUPPORTED ON 2 EXISTING COLUMNS

FOR DIGITAL BILLBOARD DISPLAY 10' x 20'

FORT MCMURRAY, ALBERTA

2023-DP-00324



ACCEPTED:

FOIP section 17(1)

Mazhar Hajhossein, M. Eng., P. Eng., P.E.
Manager, Technical Services
Planning & Development Services

Date: 4/5/2024



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Date	Revision	Revision Description	Prepared	Checked	Approved
April 30, 2023		Issued for Construction	J.M.	J.M.	E.N.
April 25, 2023	A	Issued for Review	J.M.	J.M.	E.N.

GENERAL NOTES:

1. ALL THE CODES, STANDARDS AND SPECIFICATIONS LISTED WITHIN THIS PROJECT SHALL BE THE LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN IMPERIAL OR SI UNITS UNLESS NOTED OTHERWISE
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND GRADE ELEVATION OF THE EXISTING CONSTRUCTION SITE AND LOCATION OF ALL UNDERGROUND SERVICES AND WILL BE RESPONSIBLE FOR ANY DISRUPTION IN SERVICE IF ANY.
4. ALL STEEL SECTIONS DESIGNATION ARE IN SI UNITS IN ACCORDANCE WITH THE HANDBOOK OF STEEL CONSTRUCTION (CANADIAN INSTITUTE OF STEEL CONSTRUCTION (CISC) UNLESS NOTED OTHERWISE.
5. DESIGN, STEEL FRAME FABRICATION AND ERECTION OF STEEL STRUCTURES SHALL CONFORM TO THE REQUIREMENT OF "CAN/CSA S16.1 LIMIT STATE DESIGN OF STEEL STRUCTURES" AND PROJECT SPECIFICATION.
6. UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS OR IN THE PROJECT DOCUMENTS ALL SHOP CONNECTION SHALL BE WELDED OR BOLTED AND ALL FIELD CONNECTION SHALL BE BOLTED.
7. PRIOR OF CONSTRUCTION WORK, THE CONTRACTOR SHALL SUBMIT ALL SHOP (FABRICATION) DRAWINGS FOR APPROVAL.
8. DESIGN LIVE LOAD FOR BILLBOARD STRUCTURE IS 0.35 KPA (1/50) FOR WIND AND 1.5 KPA FOR SNOW.

NOTES FOR STRUCTURAL STEEL AND WELDING

STRUCTURAL STEEL MATERIALS SHALL BE AS LISTED BELOW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DESIGN DRAWINGS OR IN THE PROJECT DOCUMENTS.

1. STRUCTURAL STEEL:

CAN/CSA G40.20/G40.21 GRADE 350W FOR WWF, W, HP AND S SHAPES;

CAN/CSA G40.20/G40.21 GRADE 350WT, CATEGORY 4, STANDARD IMPACT TEST

TEMPERATURE OF -45 CELSIUS WITH A MINIMUM AVERAGE ABSORBED ENERGY OF 27J WHEN WELDABLE NOTCH TOUCH:

CAN/CSA G40.20/G40.21 GRADE 300W FOR ANGLES, CHANNELS AND PLATES

ALL STRUCTURAL STEEL, BOLTS, NUTS AND WASHERS SHALL BE HOT DEEP GALVANIZED

1. HIGH STRENGTH BOLT ASSEMBLIES (BOLTS, NUTS AND WASHERS):

ASTM A325, TYPE 1 GALVANIZED BOLTS, NUTS AND HARDENED WASHERS SHALL BE USED ON STRUCTURES/CONNECTIONS WHERE COATING ARE REQUIRED TO RESIST CORROSIVE ENVIRONMENTS AS INDICATED ON THE DESIGN DRAWINGS;

ASTM A325, TYPE 1 PLAIN (NON-GALVANIZED) BOLTS NUTS AND HARDENED WASHERS SHALL BE USED ON STRUCTURES/CONNECTIONS WHERE COATING ARE NOT REQUIRED TO RESIST CORROSIVE ENVIRONMENTS, AS INDICATED ON THE DESIGN DRAWINGS

2. STANDARD BOLTS, NUTS AND WASHERS

ASTM A307, GRADE A BOLTS, NUTS AND WASHERS, PLAIN OR GALVANIZED ASSEMBLIES, SHALL BE USED AS SHOWN ON THE DESIGN DRAWINGS.

STEEL NUTS SHALL CONFORM TO ASTM A563. STEEL WASHERS SHALL CONFORM TO ASTM F436

3. WELDING:

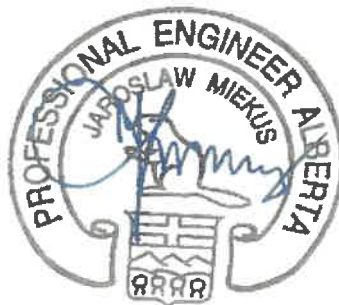
WELDING PROCEDURES, MATERIALS AND QUALITY STANDARDS SHALL CONFORM TO THE REQUIREMENTS OF CSA W59 " WELDED STEEL CONSTRUCTION (METAL ARC WELDING

ALL WELDING, WHETHER IN THE SHOP OR IN THE FIELD, SHALL BE PERFORMED BY A FABRICATOR AND/OR AN ERECTOR CERTIFIED TO CSA W47.1 "CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL

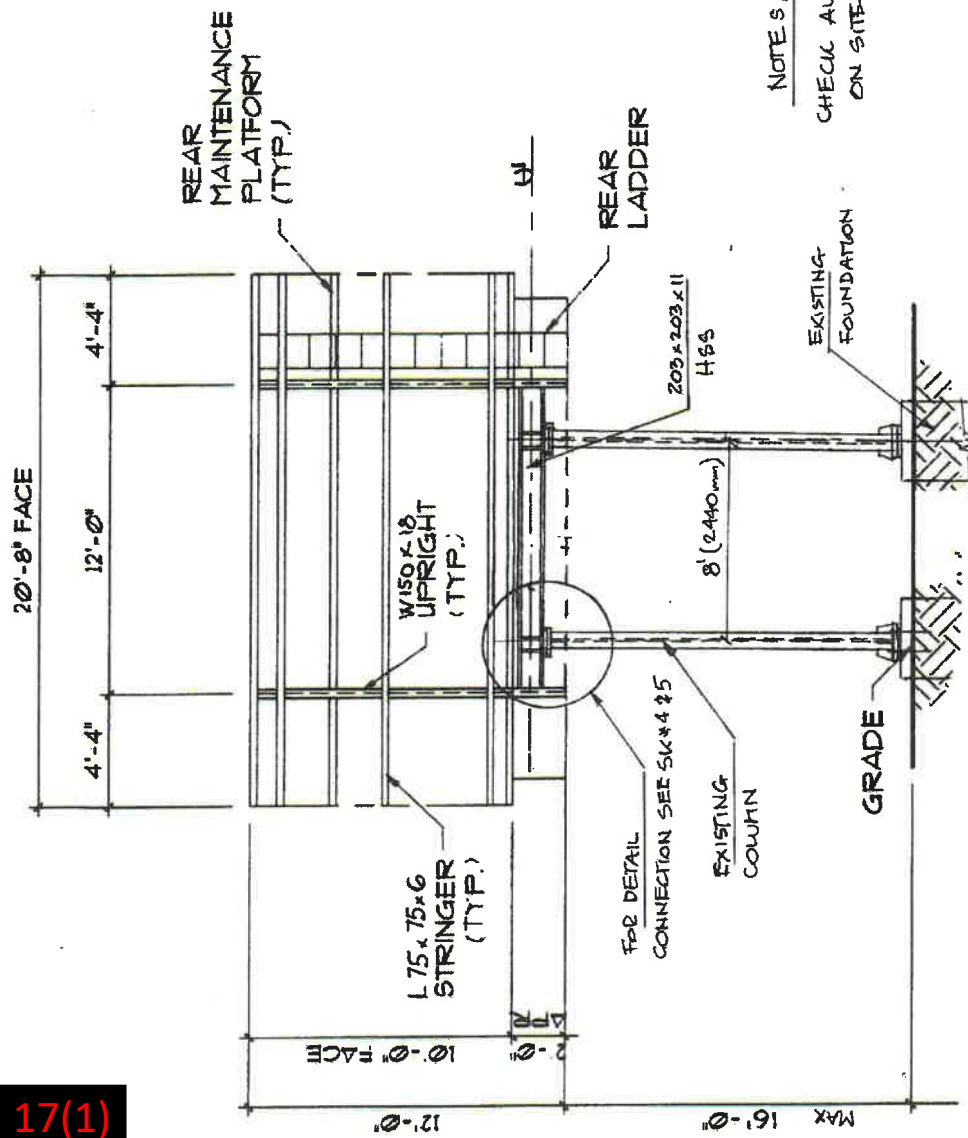
WELDED CONNECTIONS SHALL HAVE A MINIMUM OF 6mm FILLET WELD

PLUG AND SLOTS WELDS SHALL NOT BE USED WHERE THE WELD IS SUBJECTED TO LOAD

ALL HOLLOW SECTIONS EXPOSED TO AN OUTDOOR OR CORROSIVE ENVIRONMENT SHALL ON THE OPEN ENDS CAPPED WITH A 6mm CAP PLATE AND SHALL BE SEAL WELDED ALL AROUND.



SK-1

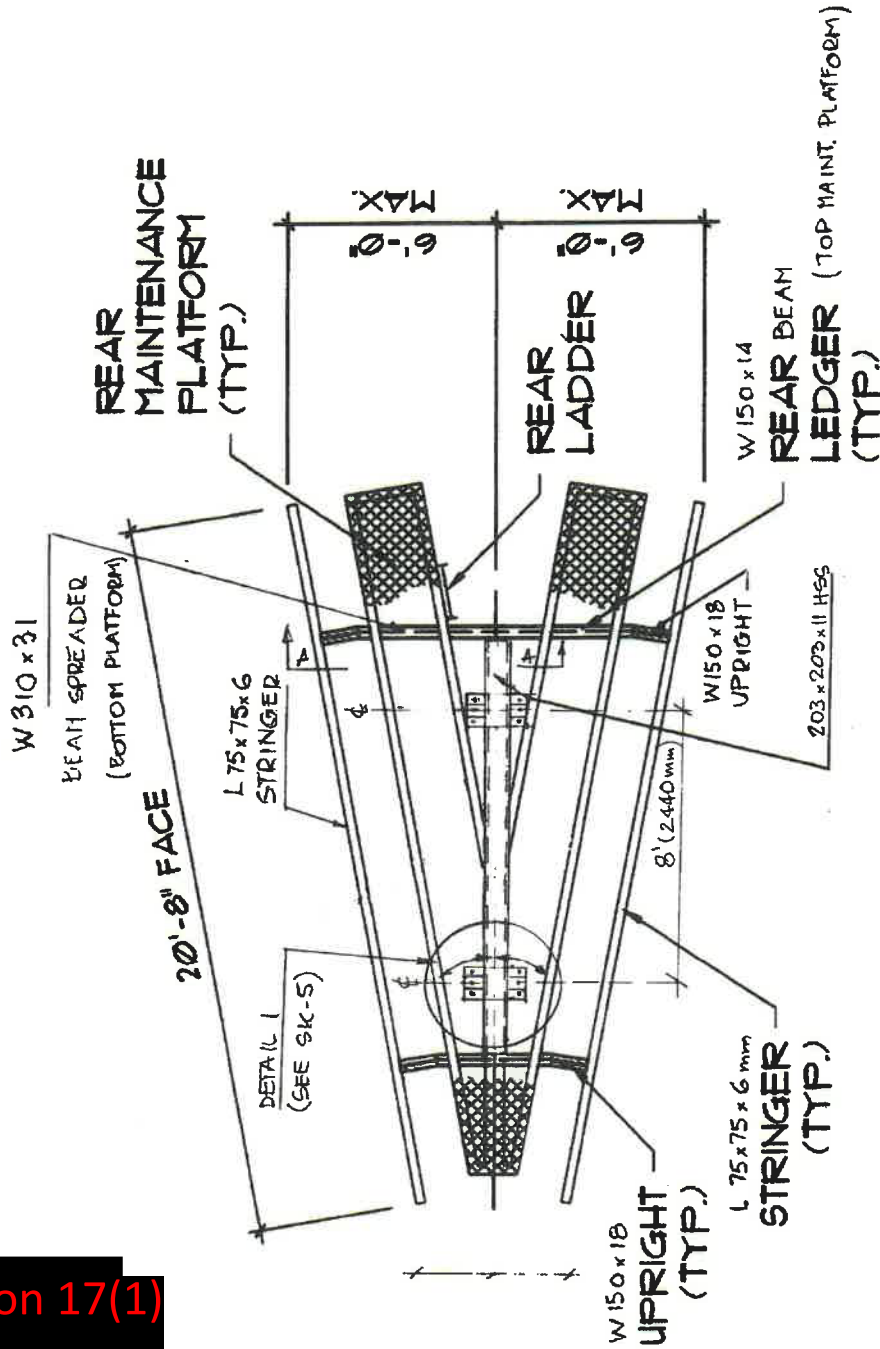


NOTE S:
CHECK ALL DIMENSIONS
ON SITE

FOIP section 17(1)

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SK-3



NOTE

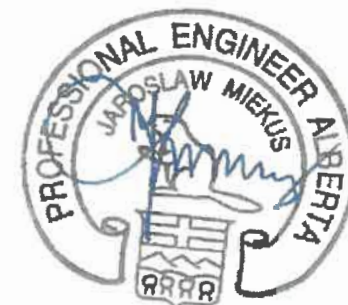
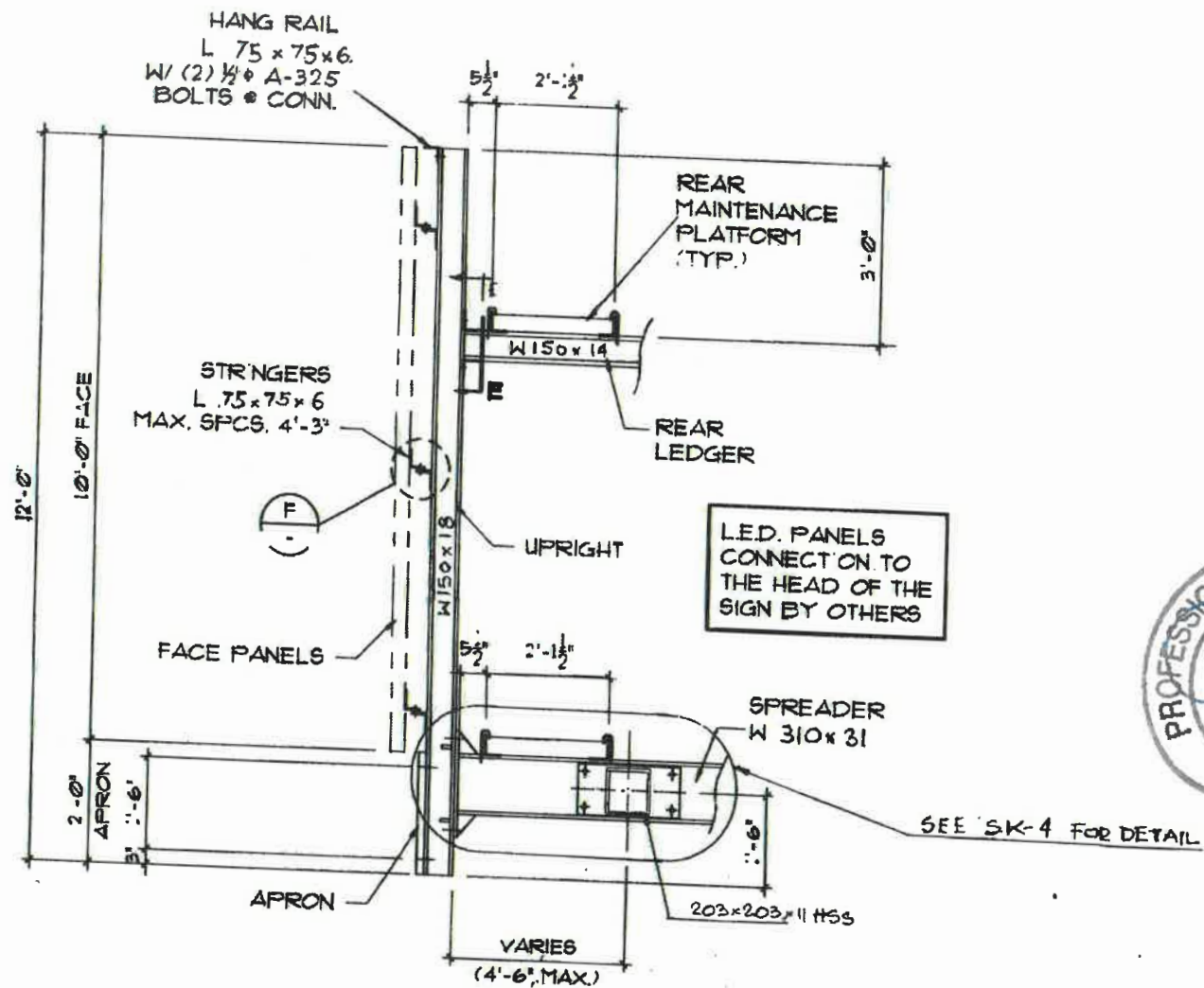
THE ANGLE BETWEEN 2 BOARDS
TO BE DETERMINED BY THE OWNER
BASED ON BILLBOARD SITE LAYOUT

PLAN VIEW

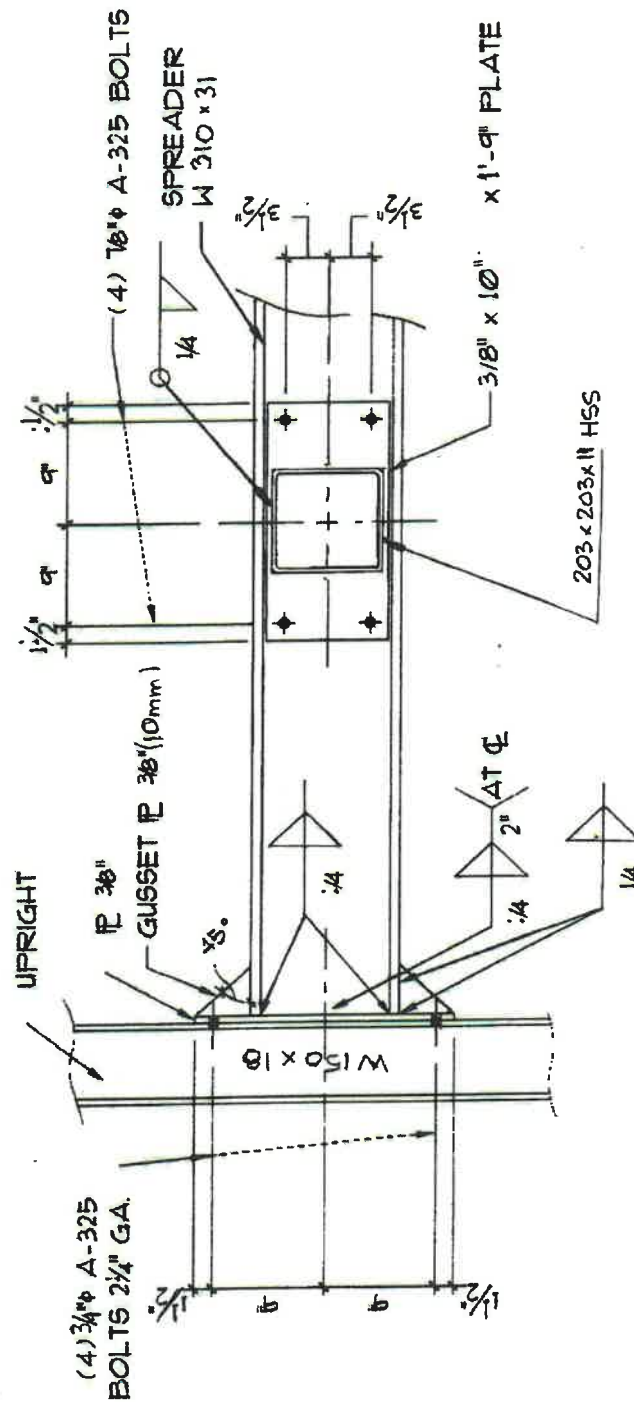


FOIP section 17(1)

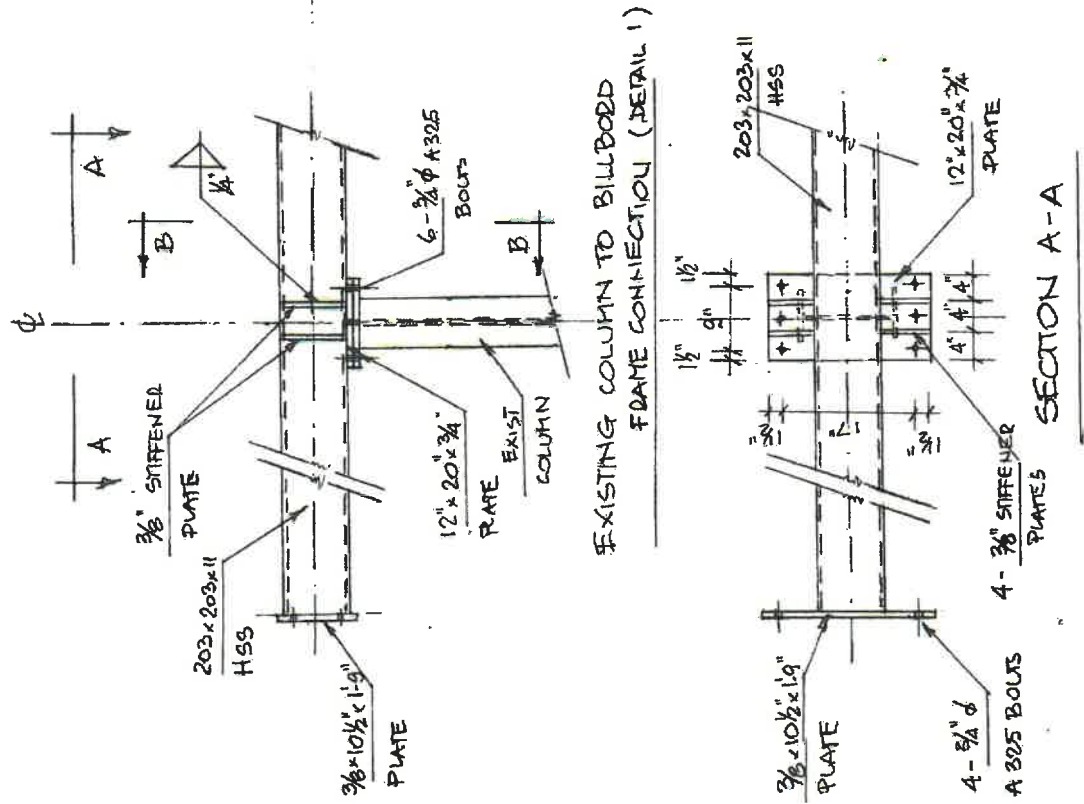
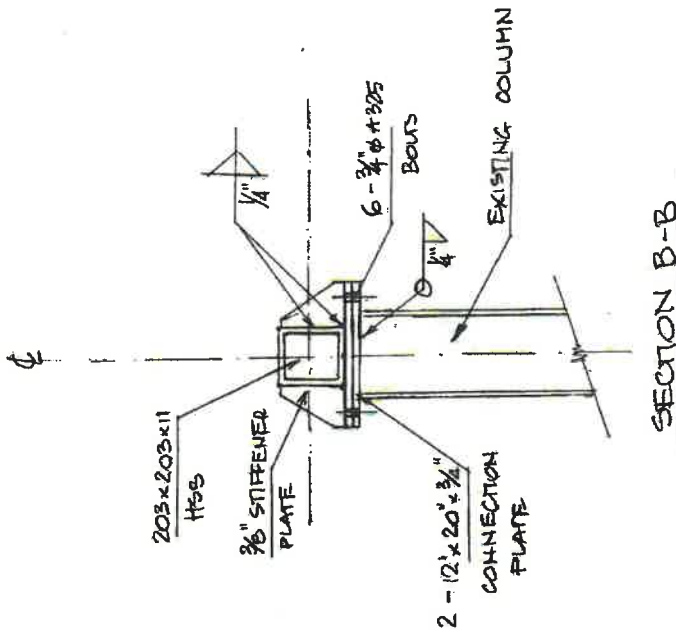
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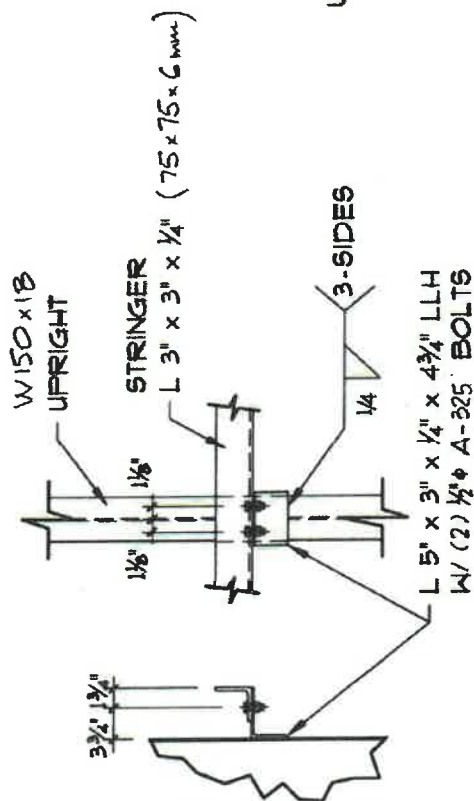
SK 4



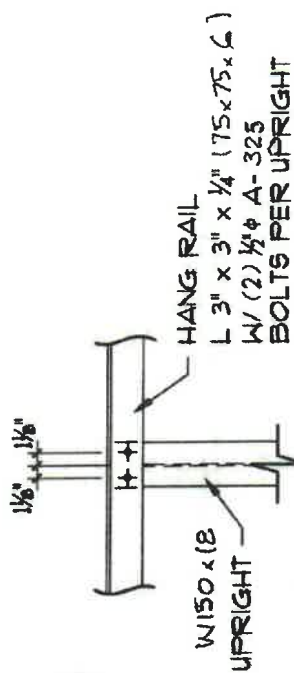
UPRIGHT SPREADER CONNECTION



SK-6



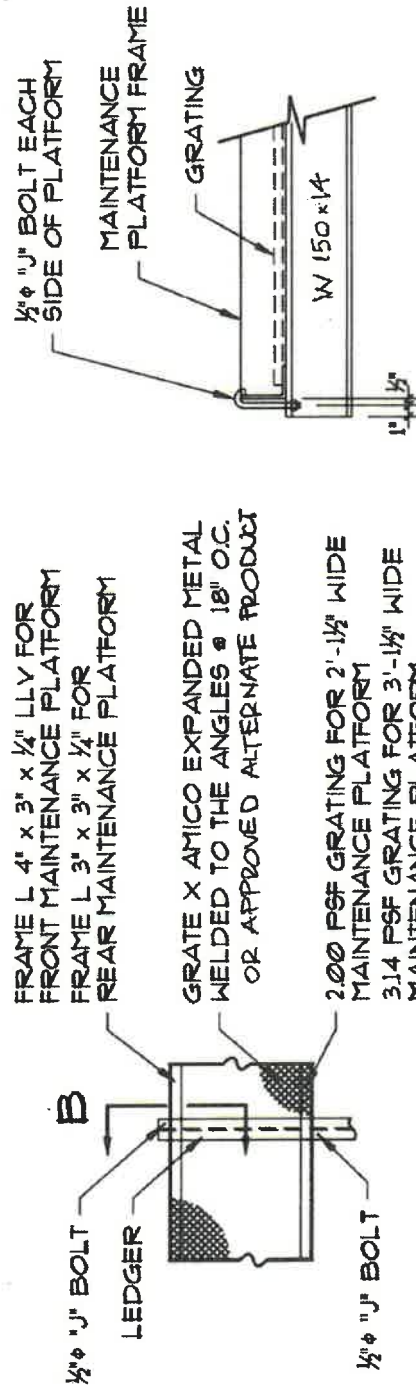
DETAIL F
STRINGER CONNECTION
DETAIL



DETAIL J
HANGRAIL-UPRIGHT
CONNECTION DETAIL



SK-7

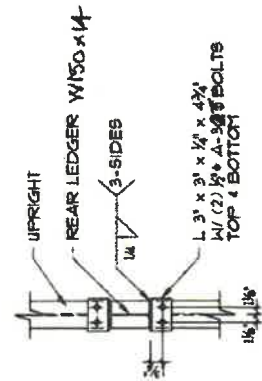


SECTION B

MAINTENANCE PLATFORM
CONNECTION DETAIL

DETAIL A

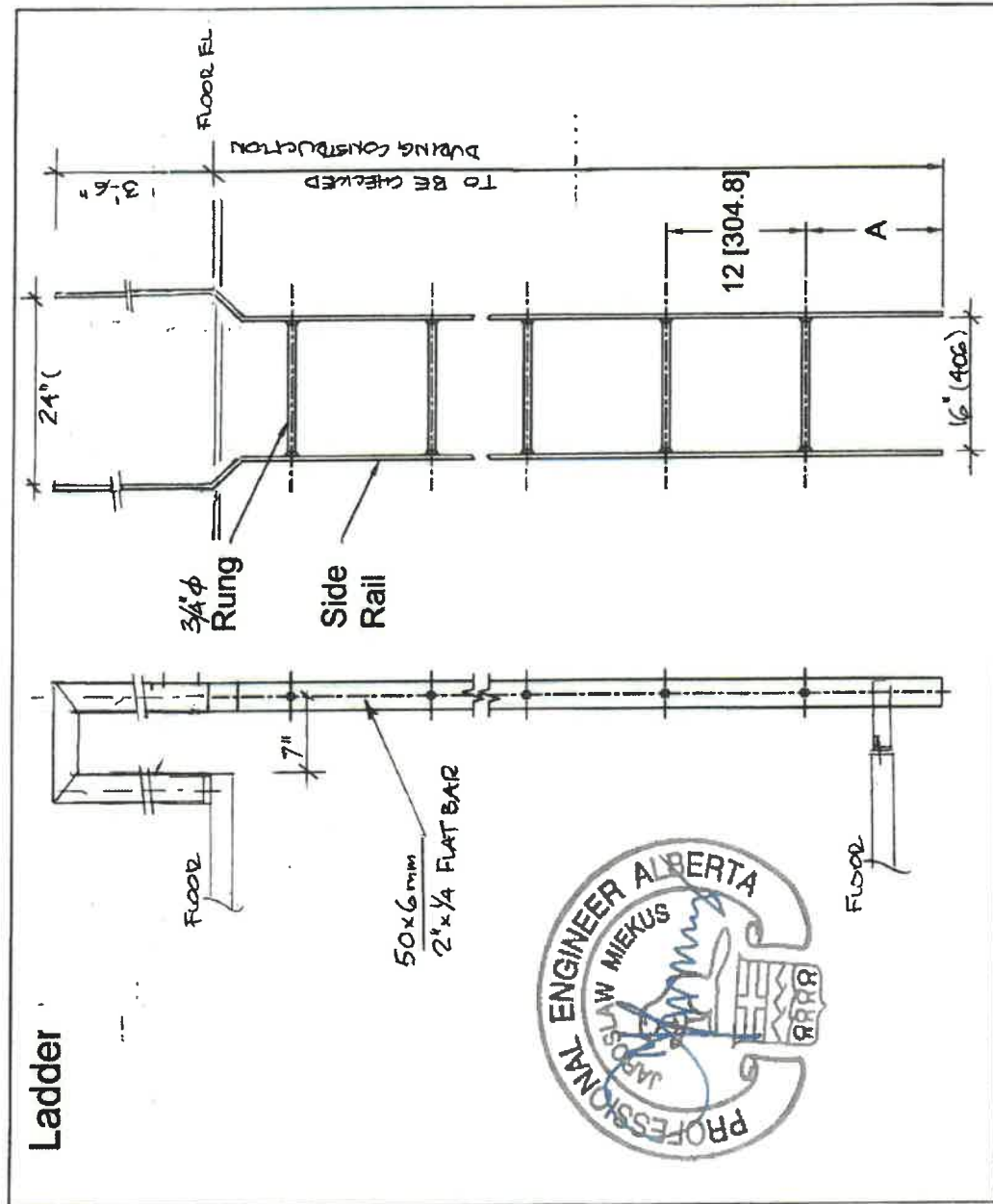
TYPICAL WALKWAY DETAIL



SECTION E



SK-8



Ladder

Planning and Development Report

Subdivision and Development Appeal Board SDAB 2024-002

File:	2024-002
Appellant(s):	
Subject:	Appeal to the approval of Development Permit 2023-DP-00324 Re: Billboard Sign
Legal Description:	Lot 9MR, Plan 822 1088
Civic Address:	110 Eymundson Road
Land Use Designation:	DC-PR – Direct Control Parks and Recreation District
Development Permit approval date:	April 10, 2024

Introduction

1. This appeal stems from the approval of Development Permit 2023-DP-00324, an application for a development permit to install a Billboard Sign at 110 Eymundson Road , legally described as Lot 9MR, Plan 822 1088 (the “Subject Property”). A map showing the location of the Subject Property is available as **Attachment 1**.
2. The Development Permit was issued pursuant to section 114A of Land Use Bylaw 99/059 (the “LUB”) and Bylaw Amendment No. 23/013 by the Regional Municipality of Wood Buffalo (the “RMWB”) Development Authority (the “Development Authority”). (**Attachment 2**).

Chronology

1. January 5, 2023, Application submitted to re-district the Subject Property from PR – Parks and Recreation District to DC-PR – Direct Control Parks and Recreation District to facilitate the development of a billboard sign on the Subject Property. (**Attachment 3**).
2. August 30, 2023, Planning and Development issued a stop order at 110 Eymundson Road for a freestanding digital sign. Planning and Development determined that a new development permit was required as a new set of sign faces were installed on the existing foundation and support structure and work exceeded maintenance of the approved sign. (**Attachment 4**).
3. September 12, 2023, RMWB Council approved the amendment to re-district the Subject Property from PR – Parks and Recreation to the newly created DC-PR Direct Control

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE 2024-002

Parks and Recreation which allowed for the development of billboard signage on site as a discretionary use. (**Attachment 3**).

4. On September 14, 2023, Planning and Development received the application for a Billboard Sign located at 110 Eymundson Road.
5. As part of the review process for the development permit application, on September 20, 2023, additional information was requested from the applicant with no response.
6. October 3, 2023, a reminder was sent to the applicant with the request for additional information.
7. October 18, 2023, the application was assigned to a planner for planning review and circulation of proposed application to internal and external stakeholders for comments. The circulation period was a standard two-week circulation.
8. October 23, 2023, the application was refused by the RMWB Engineering Department. Additional information regarding the foundation and additional engineered documents.
9. November 1, 2023, Safety Codes refused the application, requesting additional structural and engineered documents. (**Attachment 5**).
10. November 10, 2023, first circulation period closes. Comments were provided to applicant and additional engineering documents were requested.
11. February 6, 2024, additional documents submitted by applicant and circulated by Development Authority to Engineering and Safety Codes.
12. February 6, 2024, Safety Codes refuses revised documents, the new submitted documents were still missing key information. (**Attachment 5**).
13. April 2, 2024, revised documents submitted for review and circulation.
14. April 5, 2024, revised documents approved by RMWB Engineering Department.
15. April 9, 2024, revised documents approved by RMWB Safety Codes Department.
16. April 10, 2024, development permit is approved by Development Authority, permit is issued to applicant for Billboard Sign. (**Attachment 2**).
17. Advertising date set for April 18, 2024 to May 9, 2024, including letters to adjacent property owners. (**Attachment 6**).

Summary Discussion

18. The Subject property is in the DC-PR – Direct Control Parks and Recreation District.
19. The DC-PR District was approved by the RMWB Council September 12, 2023.

20. The subject signage was reviewed using section 162 (Urban Freestanding Sign Regulations) of the 99/059 Land Use Bylaw. The proposed digital signage met the regulations of section 162 and was approved. (**Attachment 7**).
21. The subject Billboard was issued under the 99/059 signage regulations, prior to the adoption of the new signage regulations, Bylaw No. 24/002.
22. Prior to amendment No. 24/002, Billboard signs were defined as a sign supported by one or more uprights, braces or pylons, which stands independently of a building and may or may not contain advertising copy related to the development within the parcel upon which the billboard sign is located; (**Attachment 8**).
23. Billboard signs are a discretionary use in the DC-PR Direct Control Parks and Recreation District (Land Use Bylaw No.99/059 and Bylaw Amendment No. 23/013)
24. The subject Billboard Sign was a new digital sign face placed onto an existing freestanding sign foundation, previously approved as 2013-DP-01155. (**Attachment 9**).
25. The subject Billboard Sign was first approved in 1985 as development permit 85/352 for static freestanding sign. (**Attachment 10**).
26. All comments from internal and external stakeholders addressed, including engineered sign plans. (**Attachment 5**).

Development Authority's Position

27. As per section 156.16(h) of Land Use Bylaw 99/059 – the Development Authority identified that illumination from the proposed digital sign may be objectionable to neighbouring residential properties and implemented the following conditions as part of the development permit:
28. Condition 2 of the approved development permit – Digital signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, and shall not face a hospital to the satisfaction of the Development Officer
29. Condition 4 of the approved development permit – Digital Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a. Ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign Face as its maximum brightness, between sunset and sunrise, at those times

- determined by the Sunrise/Sunset calculator from the National Research Council of Canada;
- b. Brightness level of the Sign shall not exceed 400 nits when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - c. Signs abutting or adjacent to natural areas or public parks shall be de-energized daily between 12:00 AM – 5:00 AM.
 - d. Signs abutting or adjacent to residential developments shall be de-energized daily between 12:00 AM – 5:00 AM.

Recommendation

30. THAT the Subdivision and Development Appeal Board uphold the decision rendered for 2023-DP-00324 and support the development of the Subject Property

Prepared by: **FOIP section 17(1)**

Brett Williamson

Planner II, Community Development Planning

Reviewed by: **FOIP section 17(1)**

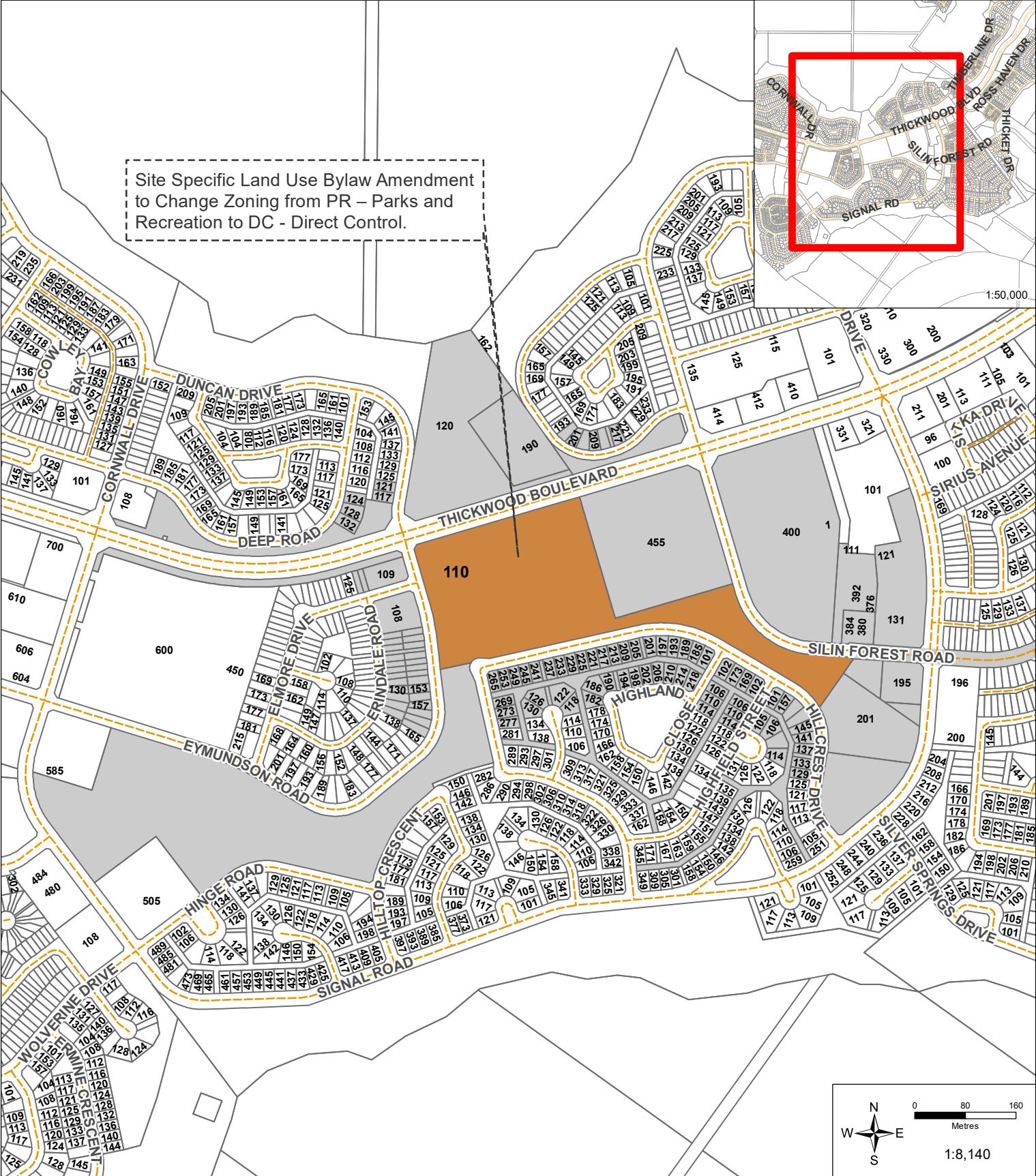
Shailesh Makwana

Supervisor (Acting), Community Development Planning

Presented to: Subdivision and Development Appeal Board

Attachments

1. Subject Property Map - Page 6
2. Development Permit 2023-DP-00324 - Page 7
3. Bylaw No. 23/013 - Page 26
4. Stop Order – Issued August 30, 2023 - Page 30
5. Internal and External Stakeholder Comments - Page 35
6. Notice to Adjacent Property Owners - Page 36
7. Land Use Bylaw – Freestanding Sign Diagram (Old) - Page 37
8. Land Use Bylaw section – BILLBOARD DEFINITION (Old) - Page 38
9. Development Permit 2013-DP-01155 - Page 39
10. Development Permit 85/352 – Freestanding Sign - Page 47



□ Survey Parcels ■ Adjacent Owners within 100m
■ Subject Area

110 Eymundson Road
Lot 9MR, Plan 822 1088



April 10, 2024

Applicant

MICHAEL NOLAN

FOIP section 17(1)

Owner

REGIONAL MUNICIPALITY OF WOOD BU
9909 FRANKLIN AVE
FORT MCMURRAY AB T9H1M1
(780) 5984026

**RE: New Digital Billboard (3.05m x 6.1m) at the corner of Eymundson Road and Thickwood Boulevard.
110 EYMUNDSON ROAD
Lot: 9MR Block: Plan: 8221088**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

FOIP section 17(1)

April 10, 2024

Date

Brett Williamson
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca

Applicant: Michael Nolan

Issued : April 10, 2024

Development Permit

110 EYMUNDSON ROAD

Lot	Block	Plan	Section	Township	Range
9MR		8221088	19	89	9

Sign

New Digital Billboard (3.05m x 6.1m) at the corner of Eymundson Road and Thickwood Boulevard.

Advertising Date April 18, 2024

Expiry Date May 9, 2024

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

FOIP section 17(1)

Issued : April 10, 2024

Date

Brett Williamson
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Brett.Williamson@rmwb.ca

Advisory Notes:

- 1 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the applicant to restore.
- 2 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 3 All Federal, Provincial and Municipal Statutes and regulations shall be met, including the Alberta Building Code.
- 4 For all Sign Applications for Digital Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of the proposed Sign, and may refuse a permit that adversely impacts the built environment.
- 5 Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may be part of the Sign structure in order to provide electrical power solely to the Copy Area. Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may extend above the maximum Sign Height to the satisfaction of the Development Officer. It must be demonstrated that the additional Height is required to achieve sufficient solar exposure to provide electrical power to the Sign.
- 6
 - There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.
 - Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.
 - Deep Utilities: Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.
 - If deviations are required please contact Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360)
 - Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed
 - to minimize damage, root balls should clear the buried pipeline by 1.2 meters
 - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com

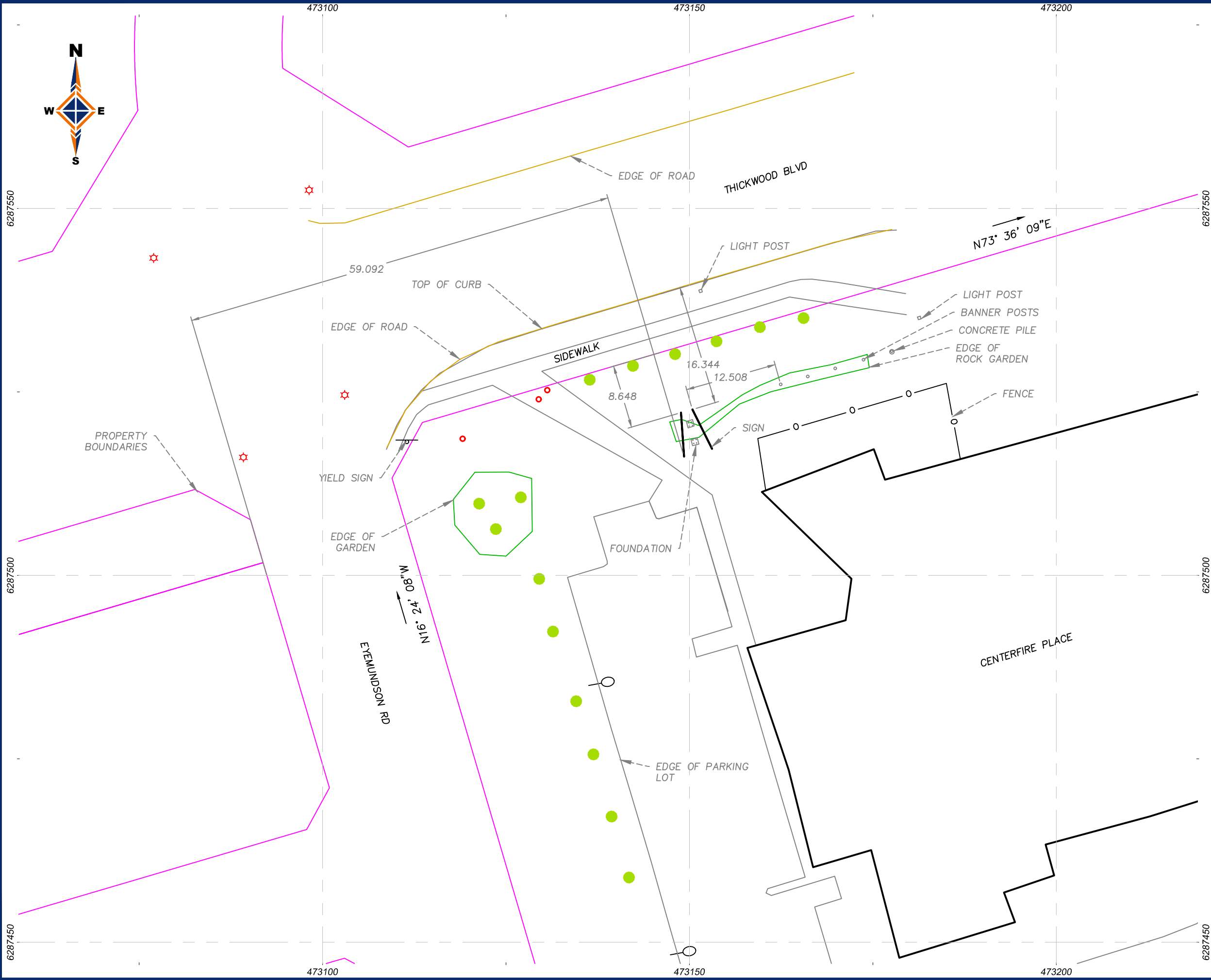
Conditions:

- 1 Digital Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer shall be satisfied that each Copy Area:
 - i. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
 - ii. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of coming vehicle traffic;
 - iii. 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, and
 - iv. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 2 Digital Signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, and shall not face a Hospital to the satisfaction of the Development Officer.
- 3 The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1,100 lumens.
- 4 Digital Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - i. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign Face as its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the National Research Council of Canada;
 - ii. Brightness level of the Sign shall not exceed 400 nits when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - iii. Signs abutting or adjacent to natural areas or public parks shall be de-energized daily between 12:00 AM – 5:00 AM.
 - iv. Signs abutting or adjacent to residential developments shall be de-energized daily between 12:00 AM – 5:00 AM.
- 5 This billboard sign is valid until the same time as the authorization for use of land expire. Should the operating agreement with the Regional Municipality of Wood Buffalo be cancelled, revoked, or expire, then this development permit will expire.

When a development permit expires, a new application is required together with the required fee. Such application shall be dealt with as a first application and there is no obligation to approve an application on the same basis that a previous development permit as been issued.

- 6 The billboard sign is valid for a period of 5 years from the date of issuance of this permit. This permit will expire on November 27, 2028.
- 7 This development is classified as a Billboard Sign and is a Discretionary Use in the DC-PR (Direct Control Parks and Recreation) District.
- 8 Construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.
- 9 The sign shall be located, oriented and shielded so as to restrict the unnecessary illuminations of adjacent properties.
- 10 The location, size, shape and materials used to construct the sign shall conform to the approved plans submitted as part of this permit. Any changes to the approved plans shall be submitted to the Development Officer for further approval even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 11 Signs advertising an activity, business, product or service no longer conducted on the premises where the sign is located, shall be removed.

- 12 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: <https://aca.woodbuffalo.ab.ca/citizenaccess/>



LOCAL ADVERTISING LTD.

NOTES

- ALL ELEVATIONS AND COORDINATES ARE IN METERS AND DECIMALS THEREOF UNLESS SHOWN OTHERWISE.
- COORDINATE SYSTEM - UTM NAD83

LEGEND

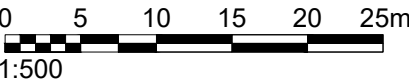
- TRAFFIC LIGHT
- SIGN
- LIGHT POLE
- CONCRETE
- EDGE OF ROAD
- PROPERTY BOUNDARIES
- FENCE
- EDGE OF GARDEN
- BOLLARD
- TREE

FOIP section 17(1)

2023-DP-00324 Page 1/4

***Centerline Geomatics Ltd. and its employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. Most underground facilities shown were located with Electronic Locators and may be subject to error. Actual locations should be verified independently by the contractor in the field prior to any crossing and/or construction.

111 EYMUNDSON RD
PLAN 8221088; LOT 9MR;
REGIONAL MUNICIPALITY
OF WOOD BUFFALO
SITE PLAN



REVISION TABLE

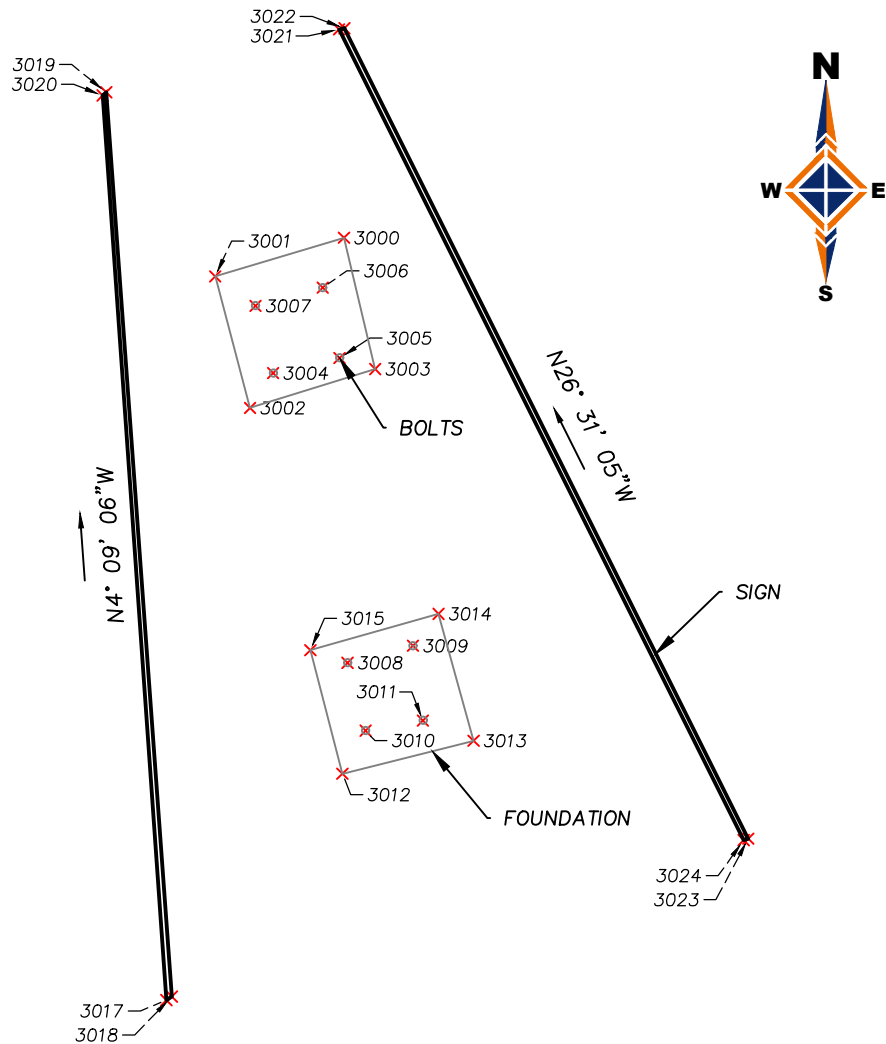
NO.	REVISION	DATE

0	ISSUED TO CLIENT	HN	AC	BW	2023/09/08
NO.	REVISION	DWG.	CHK.	SVY.	DATE
EQUIPMENT #:					
SERIAL #:					
CLIENT #:					
CLIENT AFE#:					
SVY. DATE: 2023/09/06					
DWG #: 23C-094_ASB_CTRFR_001					



0
REV

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3000	6287521.208	473150.417	354.281	CON BLK CNR
3001	6287520.953	473149.566	354.281	CON BLK CNR
3002	6287520.083	473149.796	354.260	CON BLK CNR
3003	6287520.340	473150.623	354.292	CON BLK CNR
3004	6287520.313	473149.949	354.463	CNTR BOLT
3005	6287520.413	473150.388	354.475	CNTR BOLT
3006	6287520.878	473150.276	354.472	CNTR BOLT
3007	6287520.758	473149.832	354.474	CNTR BOLT
3008	6287518.397	473150.441	354.463	CNTR BOLT
3009	6287518.510	473150.873	354.469	CNTR BOLT
3010	6287517.949	473150.560	354.453	CNTR BOLT
3011	6287518.016	473150.939	354.461	CNTR BOLT
3012	6287517.664	473150.407	354.282	CON BLK CNR
3013	6287517.882	473151.274	354.281	CON BLK CNR
3014	6287518.721	473151.042	354.280	CON BLK CNR
3015	6287518.481	473150.195	354.292	CON BLK CNR
3017	6287516.167	473149.243	359.780	INNER SIGNCNR
3018	6287516.190	473149.279	362.570	INNER SIGNCNR
3019	6287522.170	473148.845	362.535	INNER SIGNCNR
3020	6287522.149	473148.821	359.748	INNER SIGNCNR
3021	6287522.586	473150.385	359.726	INNER SIGN CNR
3022	6287522.594	473150.420	362.524	INNER SIGN CNR
3023	6287517.234	473153.090	362.510	INNER SIGN CNR
3024	6287517.225	473153.060	359.721	INNER SIGN CNR



NOTES

- 1. ALL ELEVATIONS AND COORDINATES ARE IN METERS AND DECIMALS THEREOF UNLESS SHOWN OTHERWISE.
- 2. COORDINATE SYSTEM - UTM NAD83

LEGEND

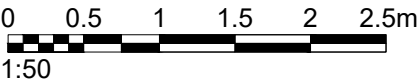
- × SURVEY POINT
- CONCRETE FOUNDATION
- SIGN

FOIP section 17(1)

2023-DP-00324 Page 2/4

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111 EYMUNDSON RD
PLAN 8221088; LOT 9MR;
REGIONAL MUNICIPALITY
OF WOOD BUFFALO
DETAIL



REVISION TABLE

0	ISSUED TO CLIENT	HN	AC	BW	2023/09/08
NO.	REVISION	DWG.	CHK.	SVY.	DATE

EQUIPMENT #:

SERIAL #:

CLIENT #:

CLIENT AFE#:

SVY. DATE: 2023/09/06

DWG #: 23C-094_ASB_CTRFR_001

0

REV

Centerline

GEOMATICS

Phone: 780-801-1660

Page 35



Engineering Services for Commercial and Industrial Projects

STRUCTURAL STEEL FRAME SUPPORTED ON 2 EXISTING COLUMNS

FOR DIGITAL BILLBOARD DISPLAY 10' x 20'

FORT MCMURRAY, ALBERTA

2023-DP-00324



ACCEPTED:

FOIP section 17(1)

Mazhar Hajhossein, M. Eng., P. Eng., P.E.
Manager, Technical Services
Planning & Development Services

Date: 4/5/2024



Date	Revision	Revision Description	Prepared	Checked	Approved
April 30, 2023		Issued for Construction	J.M.	J.M.	E.N.
April 25, 2023	A	Issued for Review	J.M.	J.M.	E.N.

GENERAL NOTES:

1. ALL THE CODES, STANDARDS AND SPECIFICATIONS LISTED WITHIN THIS PROJECT SHALL BE THE LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN IMPERIAL OR SI UNITS UNLESS NOTED OTHERWISE
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND GRADE ELEVATION OF THE EXISTING CONSTRUCTION SITE AND LOCATION OF ALL UNDERGROUND SERVICES AND WILL BE RESPONSIBLE FOR ANY DISRUPTION IN SERVICE IF ANY.
4. ALL STEEL SECTIONS DESIGNATION ARE IN SI UNITS IN ACCORDANCE WITH THE HANDBOOK OF STEEL CONSTRUCTION (CANADIAN INSTITUTE OF STEEL CONSTRUCTION (CISC) UNLESS NOTED OTHERWISE.
5. DESIGN, STEEL FRAME FABRICATION AND ERECTION OF STEEL STRUCTURES SHALL CONFORM TO THE REQUIREMENT OF "CAN/CSA S16.1 LIMIT STATE DESIGN OF STEEL STRUCTURES" AND PROJECT SPECIFICATION.
6. UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS OR IN THE PROJECT DOCUMENTS ALL SHOP CONNECTION SHALL BE WELDED OR BOLTED AND ALL FIELD CONNECTION SHALL BE BOLTED.
7. PRIOR OF CONSTRUCTION WORK, THE CONTRACTOR SHALL SUBMIT ALL SHOP (FABRICATION) DRAWINGS FOR APPROVAL.
8. DESIGN LIVE LOAD FOR BILLBOARD STRUCTURE IS 0.35 KPA (1/50) FOR WIND AND 1.5 KPA FOR SNOW.

NOTES FOR STRUCTURAL STEEL AND WELDING

STRUCTURAL STEEL MATERIALS SHALL BE AS LISTED BELOW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DESIGN DRAWINGS OR IN THE PROJECT DOCUMENTS.

1. STRUCTURAL STEEL:

CAN/CSA G40.20/G40.21 GRADE 350W FOR WWF, W, HP AND S SHAPES;

CAN/CSA G40.20/G40.21 GRADE 350WT, CATEGORY 4, STANDARD IMPACT TEST

TEMPERATURE OF -45 CELSIUS WITH A MINIMUM AVERAGE ABSORBED ENERGY OF 27J WHEN WELDABLE NOTCH TOUCH:

CAN/CSA G40.20/G40.21 GRADE 300W FOR ANGLES, CHANNELS AND PLATES

ALL STRUCTURAL STEEL, BOLTS, NUTS AND WASHERS SHALL BE HOT DEEP GALVANIZED

1. HIGH STRENGTH BOLT ASSEMBLIES (BOLTS, NUTS AND WASHERS):

ASTM A325, TYPE 1 GALVANIZED BOLTS, NUTS AND HARDENED WASHERS SHALL BE USED ON STRUCTURES/CONNECTIONS WHERE COATING ARE REQUIRED TO RESIST CORROSIVE ENVIRONMENTS AS INDICATED ON THE DESIGN DRAWINGS;

ASTM A325, TYPE 1 PLAIN (NON-GALVANIZED) BOLTS NUTS AND HARDENED WASHERS SHALL BE USED ON STRUCTURES/CONNECTIONS WHERE COATING ARE NOT REQUIRED TO RESIST CORROSIVE ENVIRONMENTS, AS INDICATED ON THE DESIGN DRAWINGS

2. STANDARD BOLTS, NUTS AND WASHERS

ASTM A307, GRADE A BOLTS, NUTS AND WASHERS, PLAIN OR GALVANIZED ASSEMBLIES, SHALL BE USED AS SHOWN ON THE DESIGN DRAWINGS.

STEEL NUTS SHALL CONFORM TO ASTM A563. STEEL WASHERS SHALL CONFORM TO ASTM F436

3. WELDING:

WELDING PROCEDURES, MATERIALS AND QUALITY STANDARDS SHALL CONFORM TO THE REQUIREMENTS OF CSA W59 " WELDED STEEL CONSTRUCTION (METAL ARC WELDING

ALL WELDING, WHETHER IN THE SHOP OR IN THE FIELD, SHALL BE PERFORMED BY A FABRICATOR AND/OR AN ERECTOR CERTIFIED TO CSA W47.1 "CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL

WELDED CONNECTIONS SHALL HAVE A MINIMUM OF 6mm FILLET WELD

PLUG AND SLOTS WELDS SHALL NOT BE USED WHERE THE WELD IS SUBJECTED TO LOAD

ALL HOLLOW SECTIONS EXPOSED TO AN OUTDOOR OR CORROSIVE ENVIRONMENT SHALL ON THE OPEN ENDS CAPPED WITH A 6mm CAP PLATE AND SHALL BE SEAL WELDED ALL AROUND.



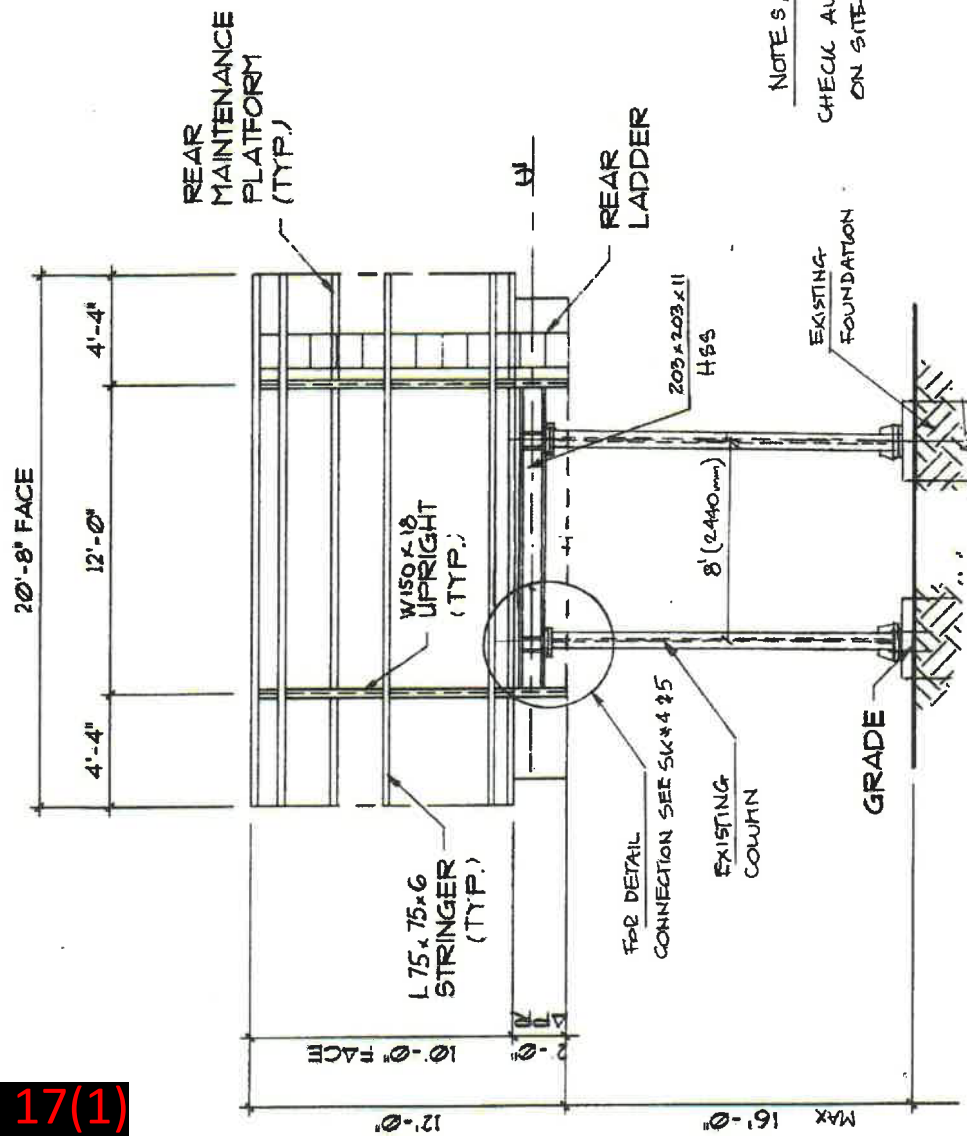
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FOIP section 17(1)

2023-DP-00324 Page 3/4

Billboard Structure – Fort McMurray, Imhotep Consulting Engineering

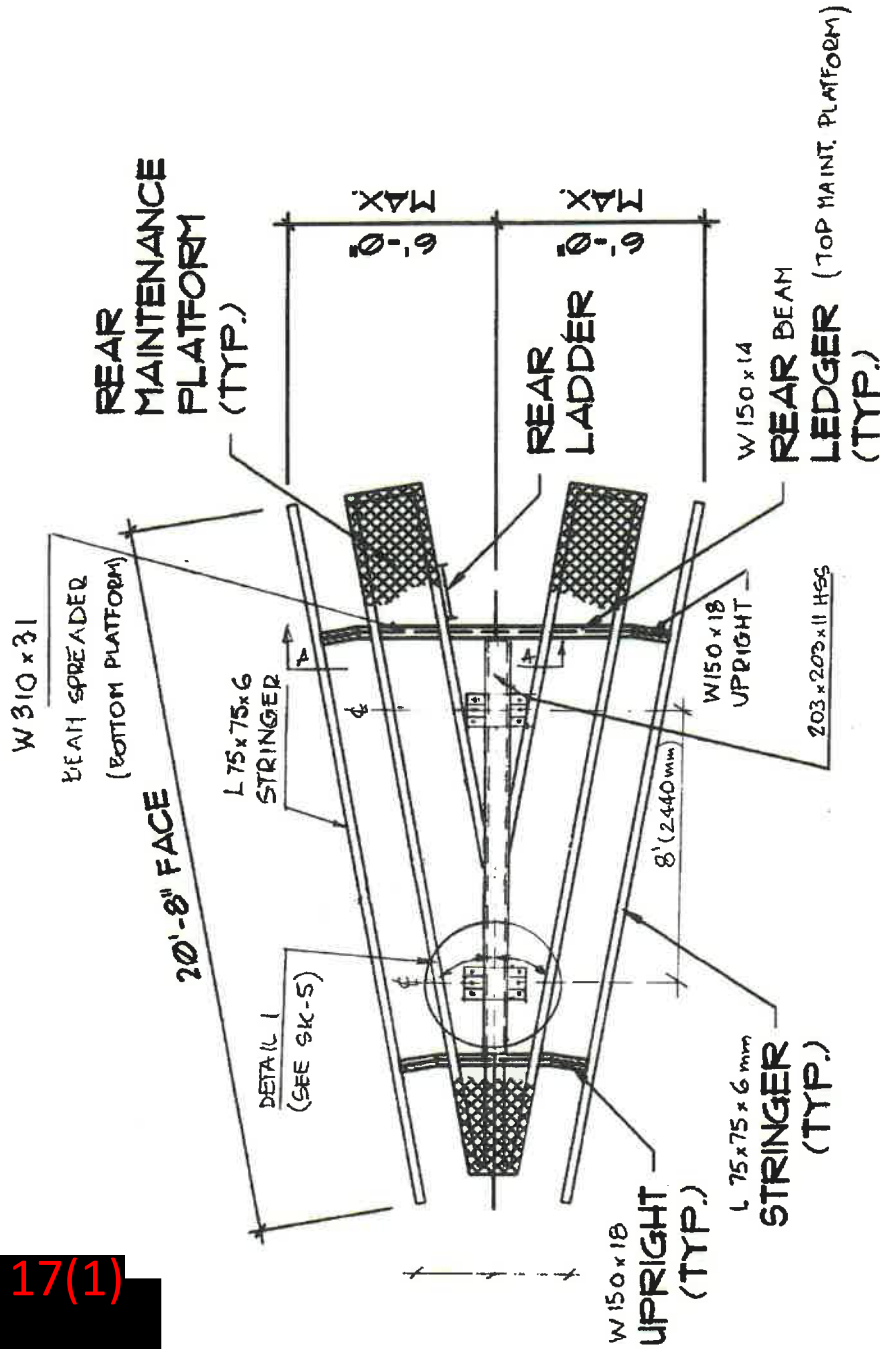
April 30, 2023



NOTE S:
CHECK ALL DIMENSIONS
ON SITE



SK-3



NOTE

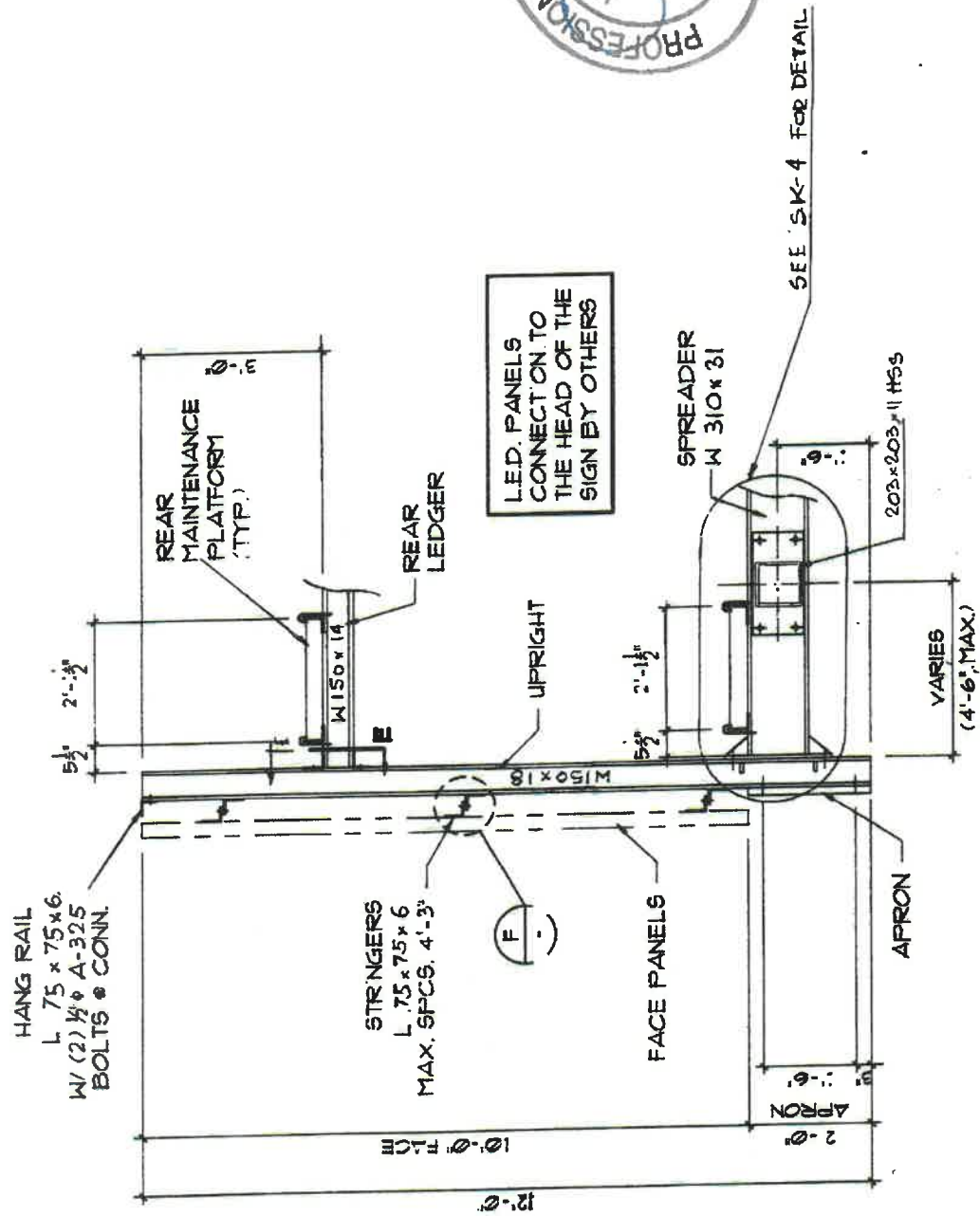
THE ANGLE BETWEEN 2 BOARDS
TO BE DETERMINED BY THE OWNER
BASED ON BILLBOARD SITE LAYOUT

PLAN VIEW

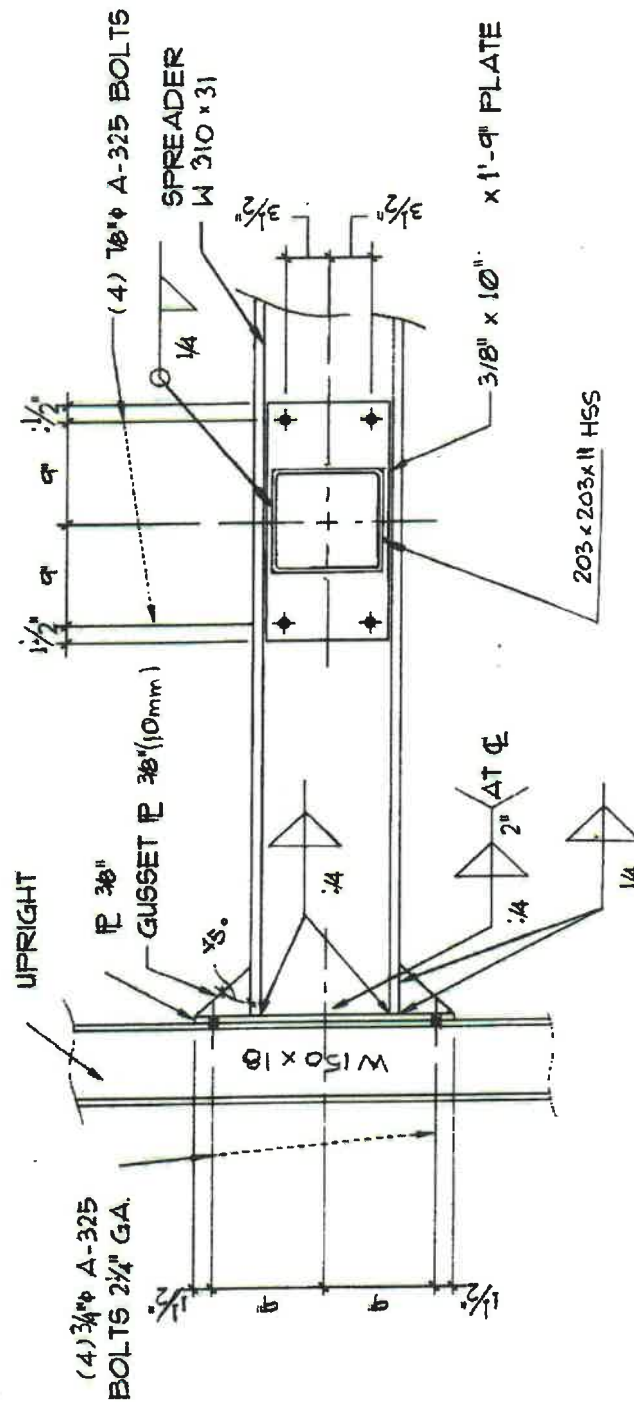


FOIP section 17(1)

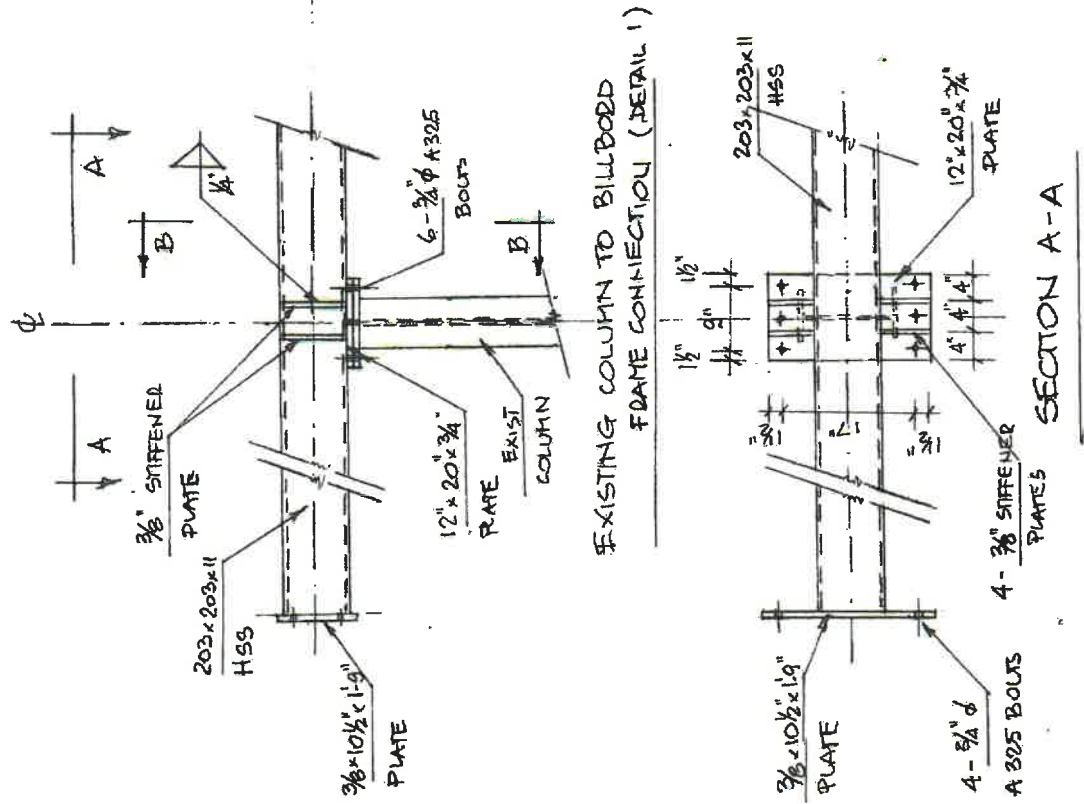
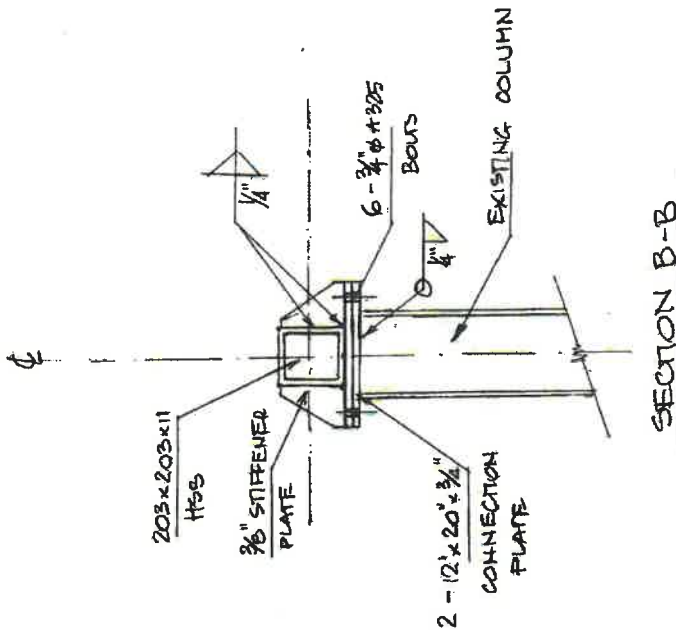
SK-2



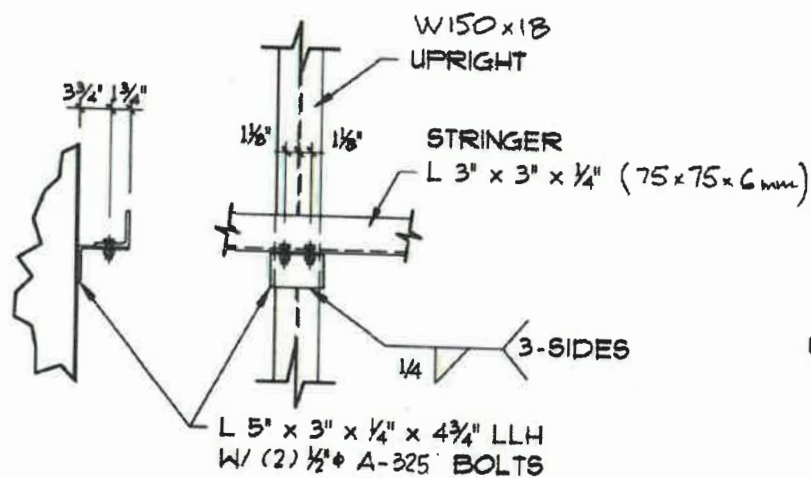
SK 4



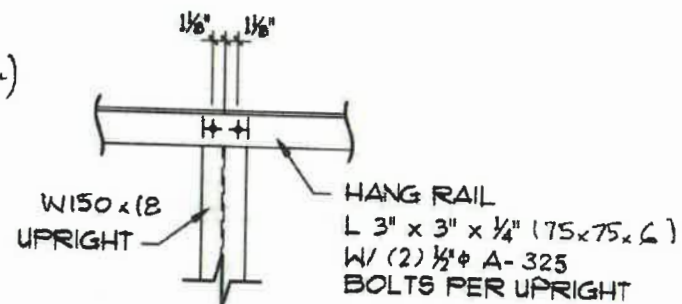
UPRIGHT SPREADER CONNECTION



SK-6



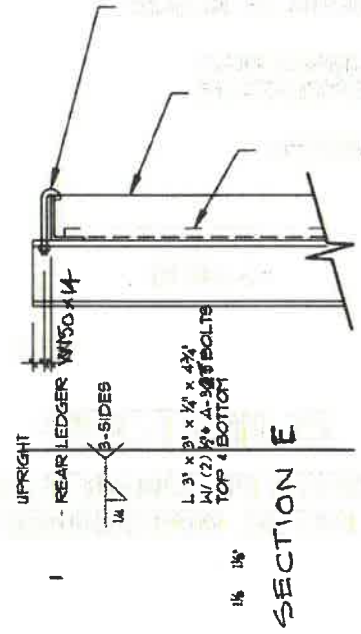
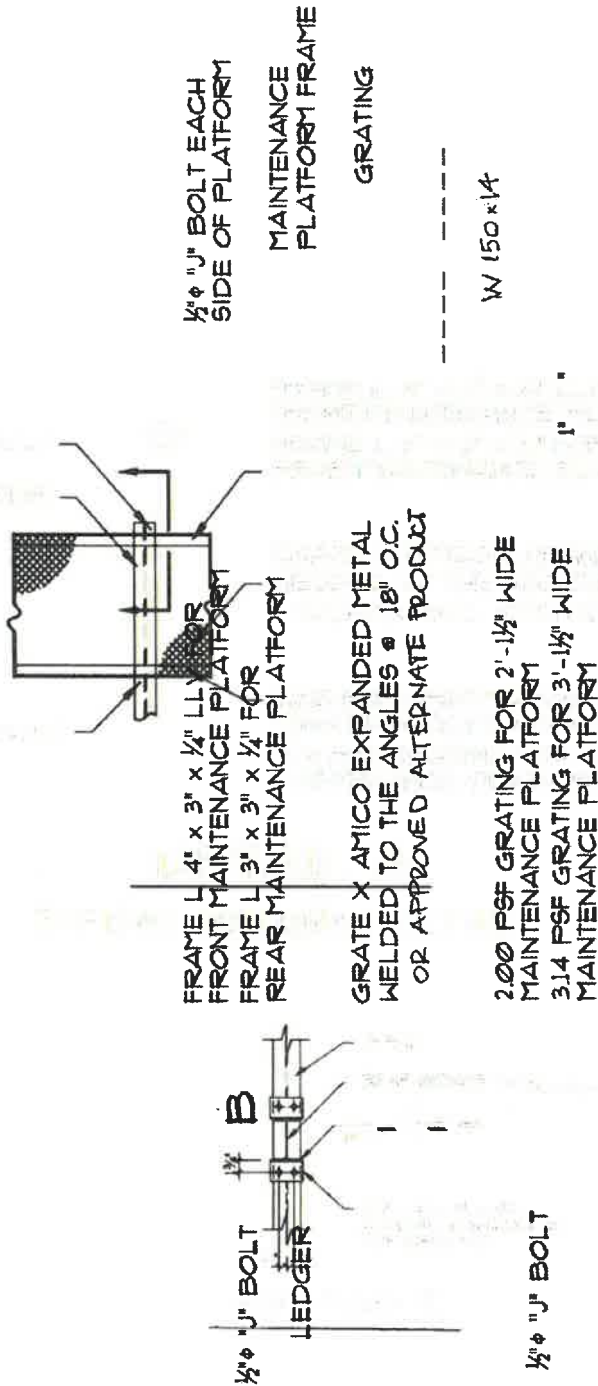
DETAIL F
STRINGER CONNECTION
DETAIL



DETAIL J
HANGRAIL-UPRIGHT
CONNECTION DETAIL



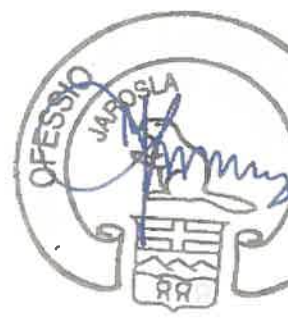
SK-7



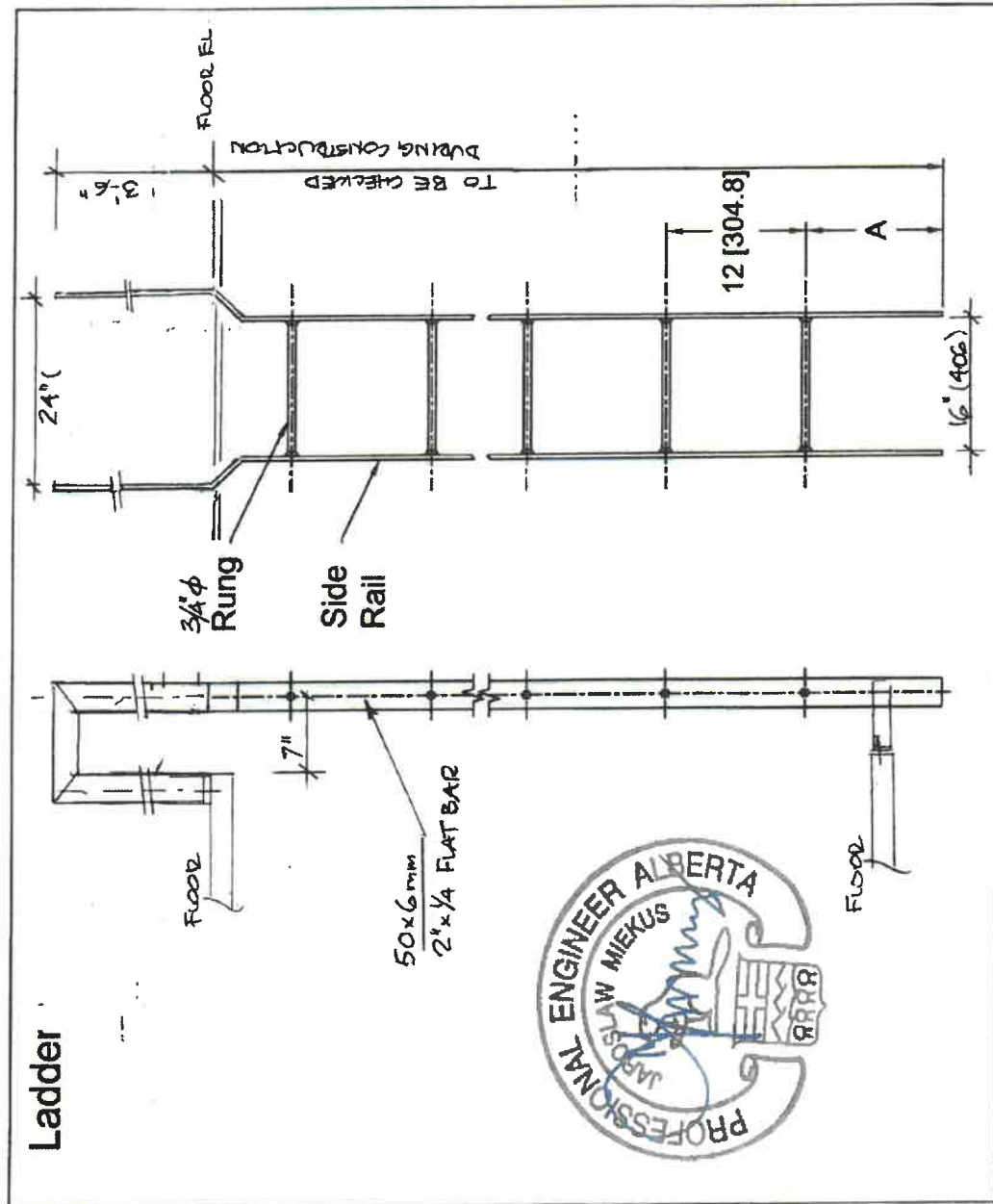
ENGINEER A
W MIEKUS
ERTA

R R

PR



SK-8



BYLAW NO: 23/013

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council both to pass and amend Land Use Bylaw No. 99/059;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by re-designating Lot 9MR, Plan 822 1088 from PR – Parks and Recreation District, to DC-PR – Direct Control – Parks and Recreation District as depicted on Attachment “2”
2. Inserting the attached Schedule A Direct Control – Parks and Recreation District as Section 114A.
3. Deleting Appendix B – Sign Districts Chart: Urban Service Area to Part 7B of the Land Use Bylaw and replacing it with the following:

Type of Sign	Special Districts					Residential			Commercial					Industrial
	DC	DC-PR	EP	PR	PS	UE	Single Family	Multi-Family	C1	C2	C3	C4	C5	
Temporary Signs in Right-Of-Ways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
A' Board	P							P-R4	P	P	P	P	P	P
Balloon (inflatable)	D	D		D	D				D	D	D	D	D	D
Banner	D	D		D	D			D-R4	D	D	D	D	D	D
Construction Site Identification	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Elections	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable	P	P		P	P			P-R4	P	P	P	P	P	P
Posters in Approved Poster Board Holder	P	P		P	P			P-R4	P	P	P	P	P	P
Private Sale	P	P		P	P	P	P	P	P	P	P	P	P	P
Proposed Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Real Estate Sale and Real Estate Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Subdivision/Builder Marketing	P	P		P	P	P	P	P	P	P	P	P	P	P
Subdivision Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awnings/Canopy	D	D		D	D	D		P/D	D	D	D	D	D	D
Billboards*		D												
Fascia/Wall	P	P		P	P	P	D	P/D	D	D	D	D	D	D
Flags	P							P-R4	P	P	P	P	P	P
Freestanding	D	D		D	D	D	D	D-R4	D	D	D	D	D	D
Incidental	P	P		P	P	P			P	P	P	P	P	P
Poster Board Holders	D	D		D	D			D-R4	D	D	D	D	D	D
Projecting	P							P-R4	P	P	P	P	P	P
Roof	P													P
Subdivision Entrance	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3rd Party Identification	P							P-R4	P	P	P	P	P	P
Under Awning/Canopy	P	P		P	P	P		P	P	P	P	P	P	P
Window	P							P-R4	P	P	P	P	P	P
P-Permitted Use D-Discretionary Use														
Note: Signs Adjacent to Highway 63 and 69 may require approval from Alberta Transportation *Billboards existing at passage of Amending Bylaw No. 01/068 can continue. New: community-oriented only														

4. This Bylaw comes into effect on the day it is passed.

Read a first time this 27th day of June, 2023.

Read a second time this 12th day of September, 2023.

Read a third and final time this 12th day of September, 2023.

Signed and Passed this 12th day of September, 2023.

Mayor

Chief Legislative Officer

SCHEDULE A**114A. Direct Control – Parks and Recreation (DC-PR)****114A.1 Purpose**

The purpose of this District is to establish special land use and development regulations to accommodate the development of land for parks and recreational facilities intended for the use and enjoyment of the public at large. The District is intended to provide the Municipality with the necessary control over the nature and location, site design and appearance of development on the site. As a Direct Control District, Council may approve any development for any use on any terms and conditions it considers appropriate.

114A.2 Permitted Uses – Development Officer

(a) Accessory Building

(b) Park

(c) Parking Lot/Structure

(d) Public Utility/Use

114A.3 Discretionary Uses – Council

*Council may approve additional developments at their discretion, where those developments, in Council's view, are compatible with or enhance the existing or proposed developments for the lands within the District.

(a) Community Recreation Facility

(b) Outdoor Recreation Facility

(c) Project Accommodation

(d) Spectator Sport Facility

(e) Recyclable Materials Drop-Off Center

(f) Resort Facility

114A.4 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- (a) Front Yard (minimum): 6.0 m, except 41.0 m when the site is adjacent to the primary or secondary highway
- (b) Side Yard (minimum): 6.0 m
- (c) Rear Yard (minimum): 6.0 m
- (d) Building Height (maximum): 12.2 m for Principal Building



Northern Alberta Athletic Association ("NAAA")
110 Eymundson Road
Fort McMurray,
Alberta, T9H 5A5

DELIVERY: Hand Delivered
Email to: [Terry Conners]

STOP ORDER

Issued Pursuant to Section 645 of the *Municipal Government Act*, RSA 2000 c. M-26

Date of Issuance: August 30, 2023

Municipal Address: 110 Eymundson Road, Fort McMurray, AB, T9H 5A5

Legal Description of Property: Lot 9MR, Plan 822 1088 (the "Lands")

Re: Contravention of the Regional Municipality of Wood Buffalo's (the "RMWB") Land Use Bylaw No. 99/059 (the "LUB")

As a Development Authority for the Municipality, I, Brett Williamson, am hereby issuing this **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, with respect to the aforementioned Lands. Our records indicate that the Northern Alberta Athletic Association ("NAAA") is the operator of the building and the associated adjacent legal parcel upon which a Freestanding (Identification) digital sign is located (the "Lands").

Section 645(1) of the *Municipal Government Act* and Section 37.4 of the LUB permit a Development Officer (as Development Authority) to issue a **Stop Order** directing the owner to stop the use of the land or building in whole or in part where development or use of the land or building does not comply with the *Municipal Government Act*, the Land Use Bylaw, a Development Permit, or a Subdivision Approval.

In this **STOP ORDER**:

"MGA" means the *Municipal Government Act* of the Province of Alberta.

"Municipality" means the Regional Municipality of Wood Buffalo.

"Lands" means the lands legally described as follows:
Lot 9MR, Plan 822 1088

"LUB" means Bylaw 99/059, the Municipality's Land Use Bylaw.

This **STOP ORDER** concerns unauthorized developments and uses on the Lands contrary to the LUB and the MGA.

The MGA provides that no person shall undertake a development contrary to a Land Use Bylaw. Section 19 of the LUB provides that a person shall only undertake development if a development permit has first been issued unless otherwise provided by the LUB. Further, the MGA and LUB provide that on finding that a development or land use is not in accordance with the MGA or LUB,

a Development Authority may issue a written order to stop the development or use of the land in whole or in part as directed, demolish, remove, or replace the development, or carry out any other actions required so that the development or use of the land or building complies with the MGA or LUB.

TAKE NOTICE THAT the following issues with respect to the Freestanding (identification) digital sign on the Land are contrary to the LUB:

1. That an inspection has confirmed that the Freestanding Digital Sign approved pursuant to 2013-DP-01155 has been removed and replaced by a new sign (the “New Development”);
2. The New Development is not mere “maintenance” as contemplated by section 156.5 of the LUB, but is a completely new installation, with all components of the previously approved “Freestanding sign” having been replaced, other than the concrete footings and two tower pedestal poles connecting the sign structure to the footings;
3. The New Development has not been approved in accordance with section 19.1 of the LUB.

The New Development has been completed without obtaining the necessary permissions to complete this work. **This New Development is hereby in contravention of the following:**

1. Land Use Bylaw section 19.1 which states that: *“Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.”*
[Development Authority – no development permit has been issued for the New Development.]
2. Land Use Bylaw section 19.2 which states that: *“In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such approvals or licenses that may be required by other regulatory departments or agencies.”*
[Development Authority – evidence has not been provided of any authorizations required as part of the Centerfire Place operating agreement.]
3. Land Use Bylaw section 156.5 which states that: *“Except as otherwise provided for in Part 7B, no person shall develop, construct, erect, paint, enlarge, relocate or structurally alter any sign on any property, other than for general maintenance, without first obtaining the permission of the Development Officer through the issuance of a development permit.”*
[Development Authority – the existing sign copy area and box enclosure approved pursuant to 2013-DP-01155 has been removed and replaced with two new sign panels. These panels are fastened to the supporting pedestal poles by new supporting hardware and infrastructure. There are now two distinguishable sign copy panels, no longer set at a 90-degree orientation to the adjacent Thickwood Boulevard. The approved panel copy size area was 10 feet x 20 feet (200 square feet) for each panel. The New Development copy area is unknown. Electrical conduit and connections for the New Development may have been replaced as well.]



4. Development permit 2013-DP-01155, condition #2: “The location, size, shape and materials used to construct the sign shall conform to the approved plans submitted as part of this permit. **Any changes to the approved plans shall be submitted to the Development Officer for further approval even if said changes are minor in nature and are consistent with the regulations applied to the site.**”
[Development Authority - emphasis added.]
 5. Development permit 2013-DP-01155, condition #6: “*The sign shall be located, oriented and shielded so as to restrict the unnecessary illuminations of adjacent properties.*”
[Development Authority – as noted above, the orientation of the copy area for both sign panels in the New Development has changed and requires prior approval by the Development Authority.]
 6. Development permit 2013-DP-01155, condition #7: “*Digital Signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises.*”
[Development Authority - The existing freestanding signage has been altered, and illumination is unknown. Approval by the Development Authority is required.]
 7. Development permit 2013-DP-01155, condition #8: “*The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1,100 lumens.*”
[Development Authority – a new development permit is required to review and approve the brightness of the new digital signage.]
 8. Development permit 2013-DP-01155, condition #9: “*Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.*”
[Development Authority – permit required to review the new digital signage to ensure that it does not constitute a traffic hazard.]
 9. Development permit 2013-DP-01155, condition #10: “Digital Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada;
 - b. Brightness level of the Sign shall not exceed 400 nits when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - c. Signs abutting or adjacent to natural areas or public parks shall be de-energized daily between 12:00 AM - 5:00 AM.
- [Development Authority – new permit is required to review the New Development and associated digital signage for compatibility with adjacent land uses.]

It is hereby ordered that the use of the “Freestanding digital sign” located on the pedestal formerly associated with the sign approved by 2013-DP-01155 be immediately stopped and the following action taken:

1. That the said digital sign(s) (the New Development) be de-energized and not re-energized until such time as a new development permit for the said use has been issued and released;
2. That the site upon which the sign is situated is subject to a current land use amendment application. Should Council **not approve** the proposed land use amendment for the subject site, to be considered on (or after) Tuesday September 12, 2023, that either:
 - a. the non-compliant sign be removed forthwith; or
 - b. a new development permit application for a Freestanding (Identification) Sign be submitted within 14 days following such Council decision and that such application be pursued actively by said applicant.
3. That, in the alternative, should Council **approve** the proposed land use amendment for the subject site, to be considered on (or after) Tuesday September 12, 2023, that a development permit application for a lawful sign in that new district (i.e. either a digital Freestanding (Billboard) sign or digital Freestanding (Identification) sign) be submitted in “complete” form within 14 days following such Council approval and that such application be pursued actively by said applicant;
4. That should any form of development permit application for a replacement sign not be issued and released by February 12, 2024 that the existing non-compliant sign (New Development only, not the pedestal poles or concrete foundation) will be removed forthwith; and
5. That the approved sign that was located on the site pursuant to 2013-DP-01155 not be relocated or replaced on the site without a new development permit being issued and released.

BE ADVISED that pursuant to Section 646 of the *Municipal Government Act* the Municipality has the authority, in the event that any requirements of this Order are not complied with, within the time limits provided, to take whatever actions or measures are determined by the Municipality to be necessary. This may include all or any of the following:

- to enter on the subject Land pursuant to Section 542 of the *Municipal Government Act* and to take any action necessary to carry out this **Stop Order**.
- seeking an injunction or other relief from the Alberta Court of King’s Bench pursuant to Section 554 of the *Municipal Government Act*.
- Further the Municipality has the authority to add the costs and expenses of carrying out this Order to the tax roll of any property for which you are the assessed person pursuant to Section 553.1(1)(c) of the *Municipal Government Act*.

Please be advised that pursuant to Section 686 of the *Municipal Government Act* you may by written notice file a notice of appeal, containing reasons, of the **Stop Order** within twenty-one days of the date of service of the **Stop Order** upon you. A written notice may be delivered in person or by mail to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4



If you have any questions regarding this matter or require assistance, please contact us at your earliest convenience.

FOIP section 17(1)

Brett Williamson
Development Officer
Planning & Development Department
Regional Municipality of Wood Buffalo
780-793-1042
Brett.Williamson@rmwb.ca

Copied to:
NAAA (registered office) c/o Cooper & Company
201 – 8520 Manning Avenue, Fort McMurray

By E-mail: Corporate@CooperCompanyLaw.com

Engineering

1. 2023/10/23 - Present the plan showing foundation design.

Safety Codes

2. 2023/11/01 - Engineer needs to sign, stamp and date each sheet of the design drawings.
3. 2024/02/06 - 1- all structural drawings are to be signed, dated, and stamped.
2- mark the location of the Sign on the site plan.

ATCO Gas

4. 2023/11/10 - • There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.
 - Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.
 - Deep Utilities: Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
 - Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.
 - If deviations are required please contact Abhinav Badoni (Abhinav.Badoni@ATCO.com, 587-598-1360)
 - Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed
 - to minimize damage, root balls should clear the buried pipeline by 1.2 meters
 - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com



April 10, 2024

NOTICE TO ADJACENT PROPERTY OWNERS

**Application for Development Permit 2023-DP-00324
LOT 9MR, PLAN 822 1088; 110 Eymundson Road
FORT MCMURRAY, ALBERTA**

It was the decision of the Development Officer to approve Development Permit 2023-DP-00324 which allows the Applicant to develop a Digital Billboard at the corner of Eymundson Road and Thickwood Boulevard at the above-named site.

You are being informed of this development because you live within a 100 metre radius of the subject property. You have the right to appeal this decision to the Subdivision and Development Appeal Board. If you wish to exercise this right, written notice of appeal must be received by the Secretary of the Subdivision and Development Appeal Board within 21 days of the date of this notice. Appeal Forms are available from the Planning and Development Department and must be forwarded to:

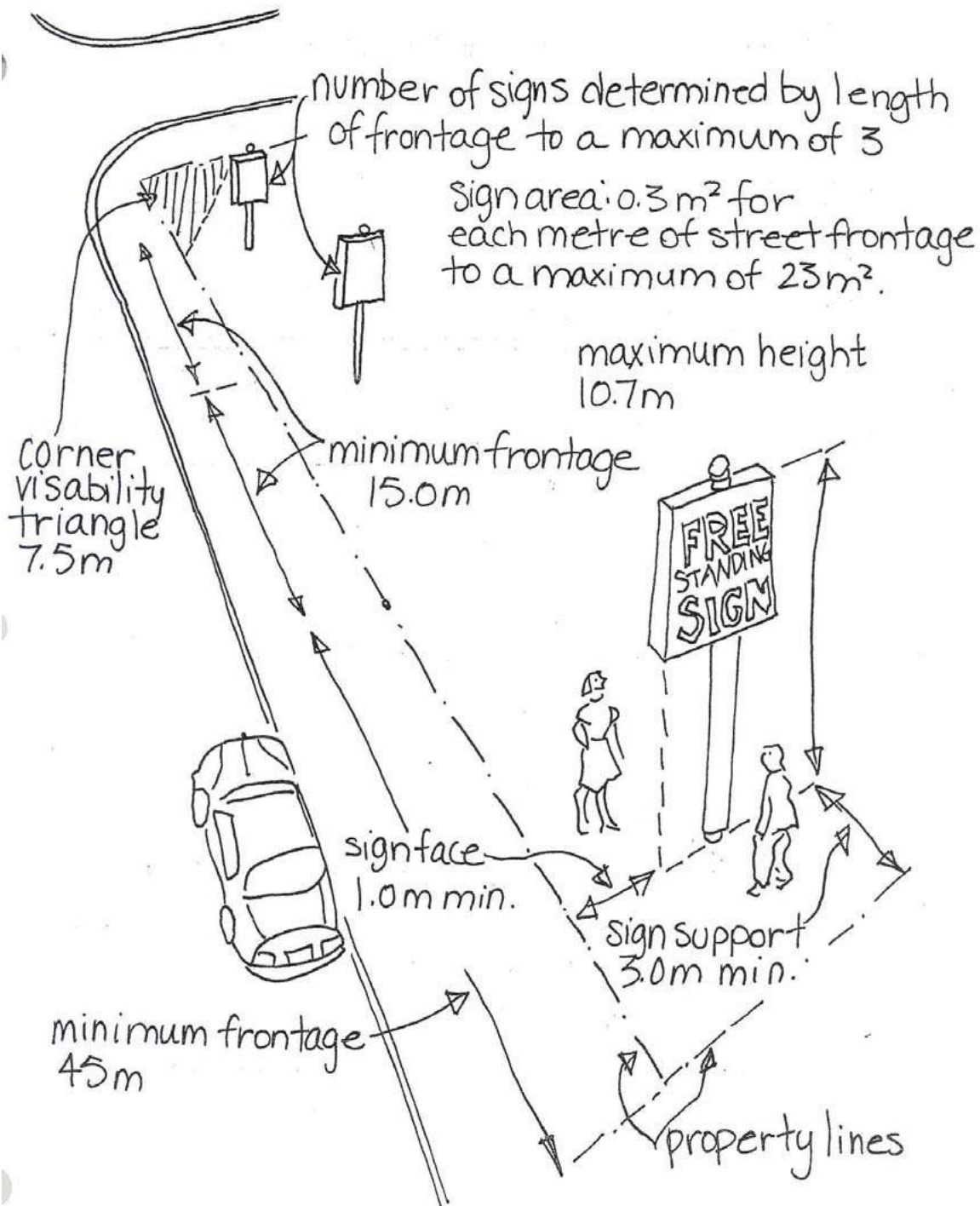
The Regional Municipality of Wood Buffalo
Attention: Legislative Services
9909 Franklin Avenue – 7th Floor
Fort McMurray AB T9H 2K4
Phone: (780) 743-7001
Facsimile: (780) 743-7028

If a reply is not received by Date it shall be assumed that you have no comments or concerns regarding this application. Any major concerns arising from this circulation will be heard by the Subdivision and Development Appeal Board.

If you have questions regarding the application, please contact the undersigned. Questions regarding the appeal process must be directed to the Clerk of the Subdivision & Development Appeal Board at 780-743-7001 or email SDAB@rmwb.ca.

Sincerely,

Brett Williamson
Brett.Williamson@rmwb.ca
Community Development Planning Branch
Planning & Development Department



FREE STANDING SIGNS

ILLUSTRATION 13

BANNER SIGN means a sign constructed of non-rigid cloth, plastic or other fabric which is attached at all four corners to a pole, building or other supporting structure and is intended to be of a temporary nature but does not include flags;

BILLBOARD SIGN means a sign supported by one or more uprights, braces or pylons, which stands independently of a building and may or may not contain advertising copy related to the development within the parcel upon which the billboard sign is located;

BYLAW ENFORCEMENT OFFICER means any Bylaw Officer appointed by the Regional Municipality of Wood Buffalo and includes a member of the Royal Canadian Mounted Police and/or a Special Constable;

CANOPY means a solid non-retractable, projection which extends from the wall of a building for the purpose of affording protection from the weather and includes a structure commonly known as a theatre marquee, but does not include normal architectural features such as lintels, sills, moldings, architraves and pediments;

CANOPY SIGN means a sign attached to or constructed in or on a face of a canopy;

CARRIAGEWAY means that portion of a public roadway intended to carry vehicular traffic. Typically, in urban areas, the carriageway is defined by parallel curb lines;

CHANGEABLE COPY COMPONENT means a portion of a sign on which the copy can be changed automatically, and may include an electric message unit, or manually through the use of attachable letters, numbers or symbols;

CLEARANCE means the vertical distance between the lowest part of a sign and the finished grade;

COMMUNITY NOTICE BOARD means a structure erected by the Municipality for the purpose of posting of temporary notices of community interest;

COMPREHENSIVE SIGN DESIGN PLAN means a coordinated signage design undertaken by one lot owner/developer or the owners/developers of two or more contiguous lots or on multiple tenant properties. Design co-ordination may include, but is not limited to, colour, area, shape, illumination, placement, and copy font size and style;

CONSTRUCTION SITE IDENTIFICATION SIGN means a temporary sign for **providing** information or advertising related to the construction project only, and erected by an individual or firm on the premises undergoing construction;

COPY means the message on the sign face including, but not limited to, words, numbers, logos, **symbols**, and decorations;

COPY AREA means the entire area, which encloses the limits of the message, contained on the sign but excludes the main support structure. For multi or double-faced signs, copy area is **the** area of one face;

CURB EXTENSION means that line which extends from curb return to curb return along the same roadway;

CURB LINE means the line at the face of the nearest curb and in the absence of a curb, the line shall be established by Public Works and Engineering;



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Permit Number
2013-DP-01155

September 18, 2013

Applicant

INDEPENDENT OUTDOOR DIGITAL TERRY BALABAN
6708 - 87 Avenue
Edmonton, AB T6B 0L4
() 707-2344

Owner

MUNICIPALITY OF WOOD BUFFALO
9909 FRANKLIN AVE
FORT MCMURRAY AB T9H 2K4
(780) 743-7000

**RE: Replacing existing sign with new digital sign (3.0m X 6.1m) - Casman Center
110 EYMUNDSON RD
Lot: 9MR Block: Plan: 822 1088**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within fourteen (14) days after the day of decision being posted. Should this decision be appealed within fourteen (14) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of fourteen (14) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

FOIP section 17(1)

September 18, 2013

Date



Applicant: Terry Balaban

Issued : September 18, 2013

Development Permit

110 EYMUNDSON RD

Lot	Block	Plan	Section	Township	Range
9MR		822 1088	19	89	9

Sign

Replacing existing sign with new digital sign (3.0m X 6.1m) - Casman Center

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

I acknowledge the content of this development permit and agree to the attached conditions:

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

FOIP section 17(1)

Issued : September 18, 2013

Date

Advisory Notes:

- 1 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the applicant to restore.
- 2 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 3 All Federal, Provincial and Municipal Statutes and regulations shall be met, including the Alberta Building Code.
- 4 Fort McMurray Operations, ATCO Gas, has reviewed the above named plan and has no objections subject to the following:

1. Please contact Alberta One-Call (1-800-242-3447) to have the gas lines located to ensure there is no conflict between proposed job and utilities.

2. Signs cannot be placed over a natural gas line or natural gas easement.

If you have any questions or concerns, please contact ATCO Gas at 780-799-7940.

- 5 TELUS has the following comments/concerns regarding this application:

If there are any TELUS buried facilities in the immediate area, the applicant is required to have the lines located, and if necessary, is responsible for the lines to be relocated. Any excavations or buried pilings etc. are to be more than 1.5 meters from any buried TELUS lines or pedestals/cable vaults.

To arrange for locating of TELUS facilities, the applicant must call Alberta First Call. To arrange for relocation of TELUS facilities, the applicant should call 1-888-530-6900.

Otherwise, TELUS has no objection to this application.

Conditions:

- 1 This development is classified as a Freestanding Sign (with a digital Display 10' x 20') and is a Discretionary Use in the PR (Parks and Recreation) District.
- 2 The location, size, shape and materials used to construct the sign shall conform to the approved plans submitted as part of this permit. Any changes to the approved plans shall be submitted to the Development Officer for further approval even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 3 Signs advertising an activity, business, product or service no longer conducted on the premises where the sign is located, shall be removed.
- 4 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website:
<https://aca.woodbuffalo.ab.ca/citizenaccess/>
- 5 Construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.
- 6 The sign shall be located, oriented and shielded so as to restrict the unnecessary illuminations of adjacent properties.
- 7 Digital Signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises.
- 8 The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1,100 lumens.
- 9 Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 10 Digital Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - i. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada;
 - ii. Brightness level of the Sign shall not exceed 400 nits when measured from the Sign Face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - iii. Signs abutting or adjacent to natural areas or public parks shall be de-energized daily between 12:00 AM - 5:00 AM.



Regional Municipality of Wood Buffalo Development Permit Approval	
DP No.	Date Issued
2013 DP - 01155	SEP 18 2013
Page 1 of 3	Set 6 of 1
DEVELOPMENT AUTHORITY	



2013-DP-~~50~~
0115

Regional Municipality Development Permit	
DP No.	
2013 DP	- 0 1 1 5 5
Page	2 of 3
DEVELOPMENT AUTHORITY	



- 10'(H) x 20'(W) double sided full color LED video billboard.
- 200 sq ft of message area.
- using existing HSS steel support poles attached to concrete bases.
- LED billboard are enclosed by painted metal cabinets.
- 30"(H) x 17'(W) LED illuminated top section cabinet with "Casman" graphics.
- measurement to be confirmed on site survey.

2013-DP-01155

Regional Municipality of Wood Buffalo Development Permit Approval	
DP#	Date Issued
2013 - 01155	SEP 18 2013
DP	
Page 3 of 3	Set 1 of 1
DEVELOPMENT AUTHORITY	





June 12, 1985

Permit No. 85/352

Northern Alberta Athletic Association
c/o 212 - 9914 Morrison Street,
Fort McMurray, Alberta.
T9H 4A4

Dear Sir:

RE: Erect Free-standing Sign -
Lot 9MR Plan 8221088
110 Eymundson Road

The Development Application Committee is pleased to inform you that your application to erect a sign has been Deemed Approved, subject to the following conditions:

- 1) sign is to be erected as per examined plans.
- 2) sign shall be in accordance with the height and area regulations contained in Table 1 (Section 5) of the Land Use By-Law 84/2, Appendix "B".
- 3) sign shall be set back a minimum of 6 meters (20 feet) from any property boundary.

Enclosed please find your Development Permit Decision, in duplicate. You are required to sign and return one (1) copy to the attention of the undersigned within fourteen (14) days.

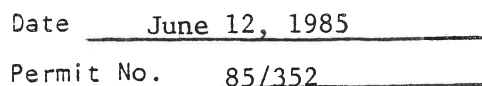
Your permit will not be in effect unless the Development Permit Decision form has been signed and returned.

Yours truly,

FOIP section 17(1)

John A. Parsons
Development Officer

JJP/kg
Encl.



APPROVED LOCATION OF SIGNAGE 110 Eymundson Road

LOT 9MR BLOCK PLAN NO. 8221088

APPLICANT Northern Alberta Athletic Association

APPLICANT'S ADDRESS #212 - 9914 Morrison Street PHONE NO. 743 - 5370

The above approved signage is subject to the following conditions:

- a) All Federal, Provincial and Municipal Statutes and regulations must be met;
- b) SIGNAGE is to be erected as per submitted 'approved' plans.
- c) Sign shall be in accordance with the height and area regulations contained in Table 1 (Section 5) of the Land Use By-Law 84/2, Appendix "B".
- d) Sign shall be set back a minimum of 6 meters (20 feet) from any property boundary.

PLEASE BE ADVISED THAT SINCE THIS IS A DEEMED APPROVAL, THIS PERMIT WILL BE IN EFFECT AS SOON AS A COPY OF THIS PERMIT IS SIGNED AND RETURNED TO THIS OFFICE.

DATE OF DECISION June 12, 1985

FOIP section 17(1)

I/WE AGREE TO THE ABOVE CONDITIONS: APPLICANT

DATE _____

IMPORTANT

- SEE NOTES OVER.../

IMPORTANT NOTE:

- 1) Should this decision be appealed within fourteen (14) days after the Notice of Decision, this permit shall not become effective until the Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby.

An Appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Development Appeal Board, 9909 Franklin Ave., Fort McMurray, Alta., T9H 2K4, within the prescribed time period of fourteen (14) days.

- 2) A Notice of Refusal automatically disallows the issuance of a Building Permit.
- 3) An appeal made under the provision of By-Law 1042 shall be made upon the form provided by the City of Fort McMurray and shall be deposited with the Secretary of the Board within fourteen (14) days after the person desiring an appeal is given notice of decision.
- 4) On deposit of a Notice of Appeal, the appellant shall pay to the City of Fort McMurray, where the appellant is the owner of the site, or his agent, a fee which shall be calculated on the cost, as estimated by the Senior Building Inspector, of the proposed development as follows:

<u>ESTIMATED COST</u>	<u>FEE</u>
\$ 50,000.00 or less	\$ 20.00
\$ 50,001.00 to \$100,000.00	\$ 60.00
\$100,001.00 to \$200,000.00	\$ 100.00
\$200,001.00 or more	\$ 200.00

THIS IS NOT A SIGN PERMIT APPROVAL. A SIGN PERMIT MUST BE OBTAINED AFTER APPROVAL OF DEVELOPMENT PERMIT, PRIOR TO ANY ERECTION OF SIGNS.

THE PERMIT DOES NOT EXCUSE VIOLATION OF ANY REGULATION, BY-LAW OR ACT WHICH MAY EFFECT THE PROPOSED DEVELOPMENT.

COMPLIANCE WITH OTHER LEGISLATION

- 1) A person is responsible for and is not excused from ascertaining and complying with
 - a) the requirements of any Federal, Provincial or other Municipal Legislation; and
 - b) the condition of any easement, covenant, building scheme or agreement affecting the building or land.
 - c) neither the Development Officer nor any Municipal Official is required to examine the title to any land or to make any enquiries to discover whether or not the use of a building or land is affected by any Federal, Provincial or other Municipal Legislation or with any condition of any easement, covenant, building scheme or agreement.



Oil Barons Hockey

OPERATED BY THE NORTHERN ALBERTA ATHLETIC ASSOCIATION, A REGISTERED SOCIETY

Box 5689
Fort McMurray, Alta.
T9H 4V9

Phone (403) 743-5509

City of Fort McMurray
9909 Franklin Avenue
Fort McMurray, Alberta

May 17, 1985

Attention: Doug Raines

Dear Sir:

Re: Thickwood Community Centre Sign
Northern Alberta Athletic Association

RECEIVED

COMMUNITY SERVICES

MAY 21 1985

FILE _____

We are enclosing development application with three copies of drawings respecting proposed sign. We appreciate that this application cannot be made until the Bylaw is amended but wish to bring the same to your attention to receive any feedback from your office prior to the public hearing date. We would also appreciate hearing from you as to the most appropriate location of the sign on the Thickwood site.

Yours truly,

NORTHERN ALBERTA ATHLETIC ASSOCIATION
per:

FOIP section 17(1)

Robert J. Campbell
President
/ccg

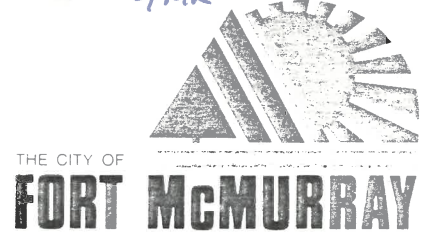
enc. 4



110 Eggen Road Phil: Thickwood
Community
Centre

To DAP
Reviewing
+ Filang

John Parsons - for your
records
9MR-8221088



March 27, 1985

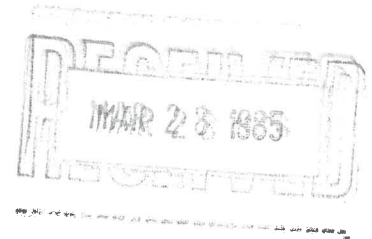
HAND DELIVER

Northern Alberta Athletic Association
Box 5689
Fort McMurray, Alberta
T9H 4V9

Attention: Mr. Robert J. Campbell

Dear Mr. Campbell:

RE: Northern Alberta Athletic Association
Thickwood Arena Sign Proposal



In response to your letter of March 13th, 1985 requesting the City review a proposed exterior sign for erection on the Thickwood Heights Community Centre property, I wish to advise the following.

The City's Planning Department has advised that the proposed sign is not in keeping with an appropriate standard for PE Districts, as well as, it exceeds the allowable sign area of 200 square feet maximum. Signs placed in a PE District are considered a discretionary use under the Land Use By-law.

It is recommended that you reconsider the sign proposal and that a design appropriate to a PE District be submitted keeping in mind the natural amenities of the community.

Your request is also being forwarded to Mr. Doug Plamping, Manager, Building and Facilities who is responsible for the placing of signs on City owned property.

Do not hesitate to contact me should you require further clarification.

Yours truly

FOIP section 17(1)

Douglas D. Raines
Commissioner of Community Services

DDR/ds

cc: D. Plamping



Oil Barons Hockey

OPERATED BY THE NORTHERN ALBERTA ATHLETIC ASSOCIATION, A REGISTERED SOCIETY

Box 5689
Fort McMurray, Alta.
T9H 4V9

Phone (403) 791-7171

HAND DELIVERED

City of Fort McMurray
9909 Franklin Avenue
Fort McMurray, Alberta

March 13, 1985

Attention: Doug Raines

Dear Sir:

Re: Northern Alberta Athletic Association
Thickwood Arena Sign Proposal

As per our conversation of today's date, we enclose a xeroxed, reduced copy of artist's conception of a proposed exterior sign which we are hopeful of erecting at the corner of Thickwood Boulevard and Eymundson Road on the Thickwood Heights Community Center property. We would ask that you review the sign in its dimensions and provide your input as to whether the sign would comply with the existing By-laws and as to any restrictions on the location of the sign in the area. May we hear from you.

Yours truly,

NORTHERN ALBERTA ATHLETIC ASSOCIATION
per:

FOIP section 17(1)

Robert J. Campbell
/ccg

enclosure

RECEIVED
COMMUNITY SERVICES
MAR 13 1985

FILE _____





1/2" SCALE

ONE D.F. ILLUM. PYLON DISPLAY W. 3' BY 14' FERRANTI PACKARD (18" CHARACTERS)
 OVERALL DIMENSIONS: 14'-0" BY 21'-0"
 TOP PANEL - 4' BY 14' COPY: COCA-COLA LOGO - 10 1/2" TO 21" PNT'D WHITE
 BKGD: PNT'D 'COKE' RED W. WHITE BAND
 CENTRE PANEL - 6' BY 10' COPY: THICKWOODS, ETC. - 11 3/4" PNT'D L-457 (BROWN)
 HOME OF THE OIL BARONS - 3 1/2" PNT'D L-457 (BROWN)
 READ-O-GRAPH - ON SAME PANEL - BKGD PNT'D L-414 (YELLOW)
 6 LINES 6" COPY
 ADVERTISING PANELS: 2' BY 4" WHITE FLEXI BKGD.
 *ANY COPY TO BE PNT'D ON FACE
 CAB. & RETAINERS: PNT'D BRONZE

Blanchett
 A NAME TO IDENTIFY WITH