

EXHIBIT LIST

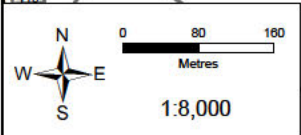
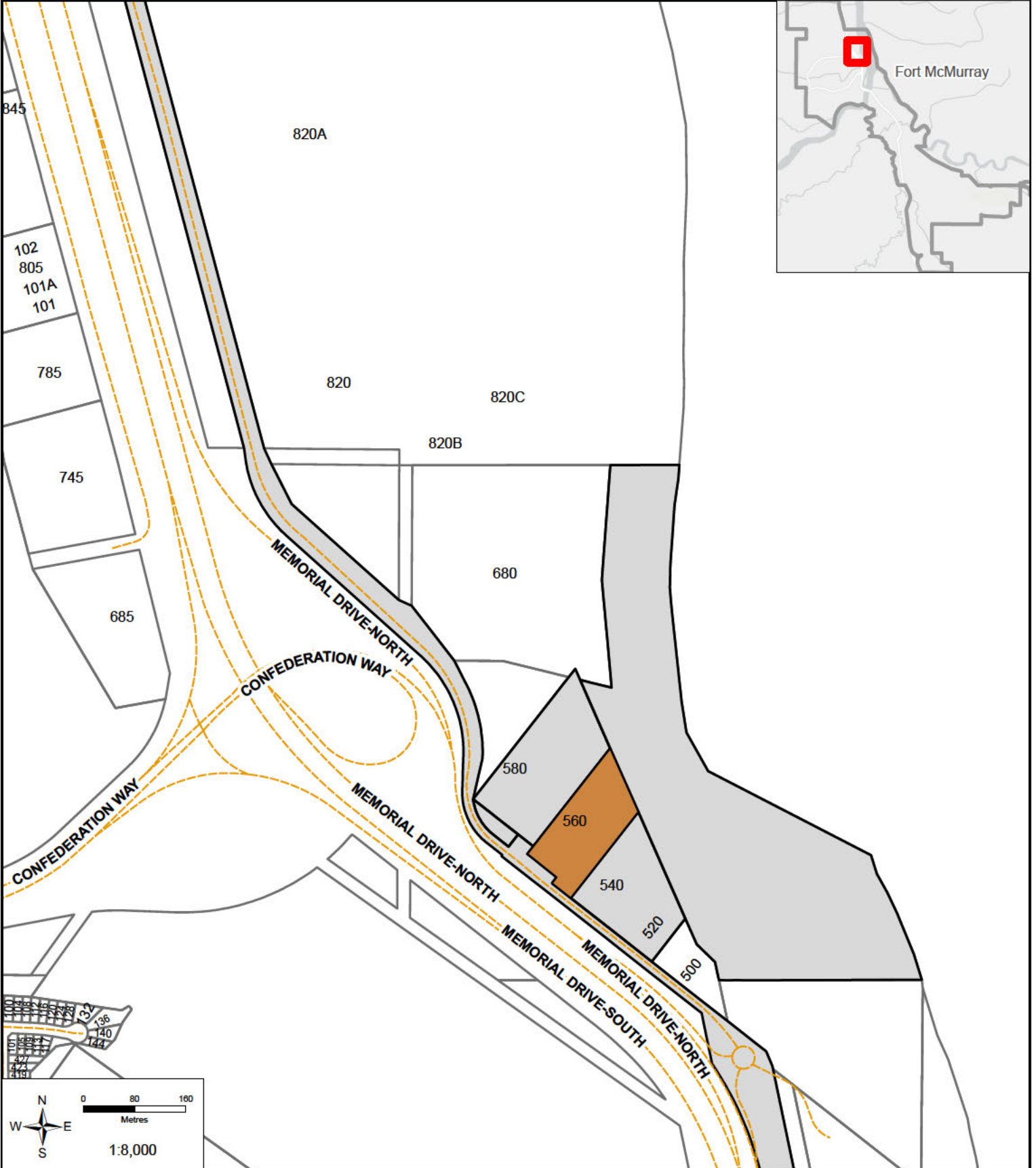
File Number	Appellant
SDAB 2026-005	Jeromy Laporte




Legal Description	Civic Address
Lot 3A, Block 1, Plan 0427034	560 Memorial Drive

Exhibit #	Description	Filing Date
	Subject Area Map	2026-03-03
1.	Notice of Appeal (5 pages)	2026-03-01
2.	Planner's Report (21 pages)	2026-05-08

SUBJECT AREA MAP

Notification



-  Survey Parcels
-  Adjacent Properties within 60 m
-  Subject Area

560 MEMORIAL DRIVE
Lot 3A, Block 1, Plan 0427034



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.

Section 1 - Property Information

Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot 3A	Block 1	Plan 042 7034	ATS
------------------	-------------------	-------------------------	-----

Civic Address
560 Memorial Dr

Development Permit Number or type of Order
2025-TR-00179

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)
Jeremy Laporte

Agent's Name (if applicable) [Redacted] Contact Name (if different) and position held

Mailing Address [Redacted] City/Town [Redacted] Province [Redacted] Postal Code [Redacted]

ATIA 20(1)

ATIA 20(1)

ATIA 20(1)

Section 3 - Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
<input type="checkbox"/> Approval <input type="checkbox"/> Condition of Approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Condition of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> 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):
Dont agree with ~~the~~ REFUSAL *was applied for previously for party*

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

ATIA 20(1)

March 07/26
 Date

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 purposes of this Appeal.

[Redacted Signature]

Signature of Registered Owner

ATIA 20(1)

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@mb.ca

Protection of Privacy
 The personal information you provide on this form is collected under the authority of section 4(c) of the Protection of Privacy Act. It will be used to process your appeal with the Subdivision and Development Appeal Board (SDAB). Your information will be disclosed in accordance with section 13(1) of the Protection of Privacy Act. If you have any questions regarding the collection or use of this personal information, please contact the Legislative Officer - SDAB, 7th Floor, 9909 Franklin Avenue, Fort 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.



DEVELOPMENT PERMIT: #2025-DP-00129

March 2, 2026

Nextraction Media Inc.
c/o Jeremy Laporte

ATIA 20(1)

Attention: Jeremy Laporte

Dear Jeremy Laporte,

**RE: DEVELOPMENT DECISION: Billboard Sign [Digital Copy] at 560 Memorial Drive
Lot: 3A, Block: 1 Plan: 042 7034**

Your application for a development permit at the above-mentioned location has been **REFUSED** by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

ATIA 20(1)

The Regional Municipality of Wood Buffalo

Per: Vandana Solanki
Development Officer
E: vandana.solanki@rmwb.ca T: 780-793-1004
Planning and Development Department

Attachments:

Development Permit #2025-DP-00129 REFUSAL Billboard Sign [Digital Copy]
Notice of Appeal Application





DEVELOPMENT PERMIT: #2025-DP-00129 REFUSAL

DATE: Monday, March 2, 2026

APPLICANT: Jeremy Laporte

Civic Address: 560 Memorial Drive

Legal Address: Lot: 3A, Block: 1, Plan: 042 7034

DEVELOPMENT PERMIT REFUSED: Billboard Sign- Digital Copy

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 99/059, as amended by Bylaw 24/002*:

1. **Section 6.3.1- Billboard Sign dimensions shall not exceed: (d) Clearance of 2.7m**
The Land Use Bylaw stipulates that the maximum allowable clearance for a billboard sign is 2.7m, measured as the vertical distance between the lowest part of a sign and the grade. The submitted plans indicate a sign clearance of 4.57m, which exceeds the maximum permitted clearance.
2. **Section 6.3.2.A Billboard Sign shall be located a minimum of (c) 5.0m from a road**
The proposed sign is located within 5.0m of the existing road.

(d) 150m from any Billboard Sign or Freestanding Sign along a provincial highway, including but not limited to highway 63, 686, or 881.

The proposed sign is located within 150m of the existing Freestanding Sign located at 540 Memorial Drive and therefore does not comply with this requirement.

As the proposed billboard sign does not meet the requirements of the Land Use Bylaw, and under s.3.5 Variance Authority, the Development Authority does not have the discretion to vary provisions relating to Billboard Signs. The application is hereby refused.

DATE OF DECISION: Monday, March 2, 2026

ATIA 20(1)

Development Officer

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.
2. An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.





3. Upon delivery of a 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.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

March 02/26
Date

ATIA 20(1)

Applicant's Signature

MATTERS FOR AN APPEAL

- A decision of the Subdivision Authority concerning a subdivision application;
- A decision of the Development Authority concerning a development permit application;
- An enforcement order issued by the Development Authority.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with the Municipal Government Act, once you file an appeal, it will be scheduled for a hearing. The appellant, applicant, owner of the property and anyone considered an affected person will receive written notification of the hearing date, a minimum of five days prior to the hearing. Hearing dates are advertised in the local papers and Municipal website www.rmwb.ca/sdab, the Friday prior to the hearing.

IMPORTANT NOTICES

Your completed form and any supporting attachments, the agent authorization form, and the prescribed filing fee must be submitted to the Clerk of the Subdivision and Development Appeal Board at the contact information provided below prior to the deadline indicated on the notice or decision issued:

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

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: SDAB 2026-005

Appellants: Jeremy Laporte

Subject: Development Permit Refusal 2025-DP-00129

Legal Description: Lot 3A, Block 1, Plan 042 7034

Civic Address: 560 Memorial Drive

Land Use Designation: BI – Business Industrial (Bylaw 99/059)

Development Permit Application: 2025-DP-00129

Development Permit Refusal: March 2, 2026

Appeal Application Date: March 2, 2026

Introduction

1. This appeal stems from the refusal of Development Permit 2025-DP-00129, which sought approval to enable third-party advertising on an existing Digital Freestanding Sign located at 560 Memorial Drive (Lot 3A, Block 1, Plan 042 7034). (Attachment 1: Development Permit Refusal – 2025-DP-00129)

Chronology

2. April 28, 2025 – The Development Authority received an application for a development permit application to authorize third party advertising on the existing sign.
3. May 2, 2025 – The application was circulated to relevant internal and external referral agencies for review and comments, including Alberta Transportation.
4. September 24, 2025 – Alberta Transportation provided comments indicating no objection to the proposed sign (Attachment 2: Alberta Transportation Comments)
5. March 2, 2026 – The application was refused based on the following reasons:(Attachment 3: Notice of Refusal Email)
 - i. Section 6.3.1(d) – Billboard Sign Dimensions
Billboard signs shall not exceed a maximum clearance of 2.7 m, measured from grade to the lowest part of the sign.
 - o The submitted plans indicate a clearance of 4.57 m, exceeding the permitted maximum.

ii. Section 6.3.2(a) – Minimum Location Requirements

Billboard signs must be located:

(c) Minimum 5.0 m from a road

The proposed sign is located within 5.0 m of the adjacent road.

(d) Minimum 150 m from any Billboard Sign or Freestanding Sign along a provincial highway

The proposed sign is located within 150 m of an existing freestanding sign at 540 Memorial Drive, and therefore does not comply.

As these provisions are governed by Section 3.5 – Variance Authority, the Development Authority does not have discretion to vary regulations related to Billboard Signs. As a result, the application was refused.

Discussion

6. The subject property is located within the BI – Business Industrial District, where Billboard Signs are a discretionary use.
7. The existing sign was originally approved under development permit 2014-DP-00819, issued on January 19, 2015. (Attachment 4: Issued Development Permit 2014-DP-00819)
8. Condition #10 of the original approval requires that any sign advertising a business, product, or service not conducted on the premises must be removed, effectively prohibiting third-party advertising.
9. As the applicant is seeking to permit third-party advertising, the Development Authority assessed the application under the Billboard Sign classification, as this is the only sign type intended for off-premises advertising. (Attachment 5: Land Use Bylaw Definitions – Billboard Sign & Freestanding Sign)
10. The proposal does not meet the mandatory requirements for billboard signs, specifically regarding:
 - i. Maximum sign clearance
 - ii. Minimum separation distance from a road
 - iii. Minimum separation distance from other signs along a provincial highway

These provisions are non-discretionary and cannot be relaxed by the Development Authority.

11. Additionally, under Section 8.8.1(h) of Land Use Bylaw No. 26/001, billboard signs are typically approved for a maximum period of five (5) years.

Should the SDAB consider approving the appeal, it may wish to evaluate the appropriateness of a time-limited approval, which could require periodic renewal and may lead to future appeals.

Recommendation:

12. THAT the Subdivision and Development Appeal Board uphold the decision of the Development Authority.

Rationale:

13. The Development Permit was refused in accordance with the Regional Municipality of Wood Buffalo Land Use Bylaw No. 99/059, as amended by Bylaw 24/002, for the following reasons:

i. Section 6.3.1(d) – Billboard Sign Dimensions
The maximum allowable clearance is 2.7 m, whereas the proposed clearance is 4.57 m, exceeding the permitted limit.

ii. Section 6.3.2– Minimum Location Requirements

(c) Minimum 5.0 m from a road

The proposed sign does not meet this requirement.

(d) Minimum 150 m separation from another Billboard or Freestanding Sign along a provincial highway.

The proposed sign is within 150 m of an existing freestanding sign at 540 Memorial Drive.

17. As the proposal does not meet the mandatory requirements of the Land Use Bylaw, and pursuant to Section 3.5 (Variance Authority), the Development Authority does not have discretion to vary regulations related to Billboard Signs.

18. Therefore, the refusal of Development Permit 2025-DP-00129 is consistent with the applicable provisions of the Land Use Bylaw.

Attachments:

1. Refused Development Permit 2025-DP-00129
2. Alberta Transportation Comments
3. Notice of Refusal Email
4. Issued Development Permit 2014-DP-00819
5. Land Use Bylaw Definitions – Billboard Sign & Freestanding Sign
6. Section 8.8 Billboard Sign Provisions

**REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE #**

Prepared By:

ATIA 20(1)

Phyllis Agyemang
Planner/ Development Officer

May 7, 2026

Reviewed and
Supported By:

ATIA 20(1)

Shailesh Makwana
Supervisor
Community Development Planning

May 7, 2026

Presented to:

Subdivision and Development Appeal Board



DEVELOPMENT PERMIT: #2025-DP-00129 REFUSAL

DATE: Monday, March 2, 2026

APPLICANT: Jeremy Laporte

Civic Address: 560 Memorial Drive

Legal Address: Lot: 3A, Block: 1, Plan: 042 7034

DEVELOPMENT PERMIT REFUSED: Billboard Sign- Digital Copy

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's *Land Use Bylaw No. 99/059, as amended by Bylaw 24/002*:

- 1. Section 6.3.1- Billboard Sign dimensions shall not exceed: (d) Clearance of 2.7m**
The Land Use Bylaw stipulates that the maximum allowable clearance for a billboard sign is 2.7m, measured as the vertical distance between the lowest part of a sign and the grade. The submitted plans indicate a sign clearance of 4.57m, which exceeds the maximum permitted clearance.
- 2. Section 6.3.2.A Billboard Sign shall be located a minimum of (c) 5.0m from a road**
The proposed sign is located within 5.0m of the existing road.

(d) 150m from any Billboard Sign or Freestanding Sign along a provincial highway, including but not limited to highway 63, 686, or 881.

The proposed sign is located within 150m of the existing Freestanding Sign located at 540 Memorial Drive and therefore does not comply with this requirement.

As the proposed billboard sign does not meet the requirements of the Land Use Bylaw, and under s.3.5 Variance Authority, the Development Authority does not have the discretion to vary provisions relating to Billboard Signs. The application is hereby refused.

DATE OF DECISION: Monday, March 2, 2026

ATIA 20(1)

Development Officer

IMPORTANT NOTE

- 1. Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted.**
- 2. An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days.**





REGIONAL MUNICIPALITY
OF WOOD BUFFALO

DEVELOPMENT PERMIT: #2025-DP-00129

March 2, 2026

Nextraction Media Inc.
c/o Jeremy Laporte

ATIA 20(1)

Attention: Jeremy Laporte

Dear Jeremy Laporte,

**RE: DEVELOPMENT DECISION: Billboard Sign [Digital Copy] at 560 Memorial Drive
Lot: 3A, Block: 1 Plan: 042 7034**

Your application for a development permit at the above-mentioned location has been **REFUSED** by the Development Officer. The reasons for the refusal are outlined in the enclosed Development Permit Decision.

We are enclosing this Development Permit Decision, in duplicate, and request that you **PLEASE READ CAREFULLY.**

Should you require further information, please contact the undersigned.

Yours truly,

ATIA 20(1)

The Regional Municipality of Wood Buffalo

Per: Vandana Solanki
Development Officer
E: vandana.solanki@rmwb.ca T: 780-793-1004
Planning and Development Department

Attachments:

Development Permit #2025-DP-00129 REFUSAL Billboard Sign [Digital Copy]
Notice of Appeal Application





3. Upon delivery of a 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.

Having received the Notice of Decision, I understand and acknowledge the reason for Refusal and further to this, I understand that I may have the Right of Appeal.

March 02/26
Date

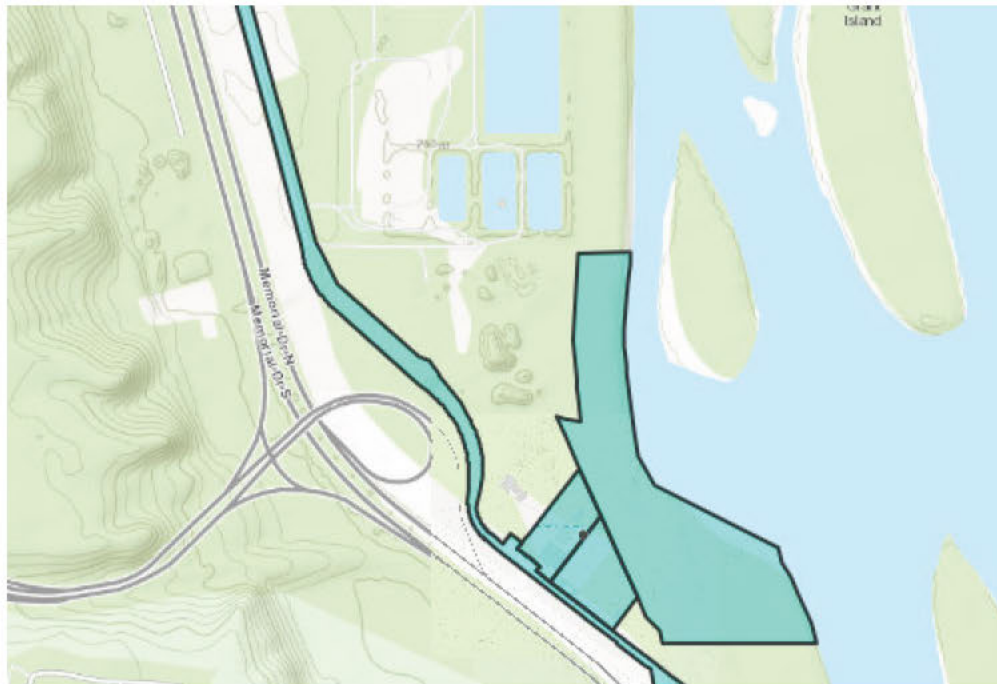
ATIA 20(1)

Applicant's Signature



Transportation and Economic Corridors Notice of Referral Decision
Municipal Development in Proximity of a Provincial Highway

Municipality File Number:		Highway(s):	63
Legal Land Location:	QS-SW SEC-32 TWP-089 RGE-09 MER-4	Municipality:	Regional Municipality of Wood Buffalo
Decision By:	Arjun Luitel	Issuing Office:	Fort McMurray Region / Fort McMurray
Issued Date:	September 24, 2025	AT Reference #:	RPATH0051095
Description of Development:	<p>Good day, I would like to bring your attention to Development Permit application 2025-DP-00129 for a digital LED sign permit at 560 Memorial Drive. The land is currently zoned as BI - Business Industrial District under the Land Use Bylaw 99/059. Documents received with the application have been attached. Comments should be received by the Regional Municipality by Wednesday, May 28, 2025. Please email your comments to Vandana Solanki at vandana.solanki@rmwb.ca. If you have any questions regarding this file, please contact Vandana Solanki at 780.793.1004. Thank you! Regards, Vandana Solanki Planner II Planning & Development Services, RMWB</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and

Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. A permit from the department is not required for the proposed sign referral.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Arjun Luitel, Dev and Planning Technologist**, on **September 24, 2025** on behalf of the Minister of Transportation and Economic Corridors

ATTACHMENT 3

From: [Vandana Solanki](#)
To: [ATIA 20\(1\)](#)
Subject: DECISION NOTIFICATION- 2025-DP-00129_560 Memorial Drive
Date: Monday, March 2, 2026 2:14:00 PM
Attachments: [image001.jpg](#)
[2025-DP-00129_REFUSAL.pdf](#)

Good afternoon Jeremy,

This is to inform you that your **Development Permit Application #2025-DP-00129** has been **REFUSED**. The refusal letter outlining the reasons for refusal is attached. If you need any clarification or have any questions, feel free to reach out.

APPEAL:

Under the Municipal Government Amendment Act, this decision may be appealed within twenty-one (21) days after the day of the decision being posted. An appeal shall contain a statement of the grounds of appeal and shall be delivered personally or by registered mail to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4 within the prescribed period of twenty-one (21) days. Upon delivery of a 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.

Let me know if you have any questions.

Thank you!

Regards,

Logo



Vandana Solanki, RPP, MCIP, AITP

[she, her, hers]

Planner II

Planning and Development Services

T: 780-793-1004

vandana.solanki@rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Ełıdłı Kué
Alberta T9H 2K4

I humbly acknowledge that we are located on Treaty 8 Land, the traditional territory of the Cree and Dene, and Métis peoples.



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Permit Number
2014-DP-00819

January 19, 2015

Applicant

CHRISTOPHER NAUDI

ATIA 20(1)

Owner

UNITED FARMERS OF ALBERTA CO-OPETRA

ATIA 20(1)

**RE: Freestanding Digital LED Sign
560 Memorial DR
Lot: 3A Block: 1 Plan: 042 7034**

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 Act, approvals of discretionary uses may be appealed within fourteen (14) days after the day of decision being posted. Should this decision be eligible for appeal, and 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 Permit 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.



Applicant: CHRISTOPHER NAUDI

Issued : January 19, 2015

Development Permit

560 Memorial DR

Lot	Block	Plan	Section	Township	Range
3A	1	042 7034	32	89	9

Sign

Freestanding Digital LED Sign

Advertising Date January 23, 2015

- 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:

ATIA 20(1)

Issued : January 19, 2015

Bradley Evanson
Manager

Date

Planning and Development Dept.
Land Services Branch

Regional Municipality of Wood Buffalo
@woodbuffalo.ab.ca

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:

ATIA 20(1)

January 19, 2015

Date

Bradley Evensen
Manager

Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
www.woodbuffalo.ab.ca

9909 Franklin Avenue, Fort McMurray, Alberta, Canada, T9H 2K4 www.woodbuffalo.ab.ca
Anzac • Conklin • Draper • Fort Chipewyan • Fort Fitzgerald • Fort MacKay
Fort McMurray • Gregoire Lake Estates • Janvier • Mariana Lake • Sapræ Creek Estates

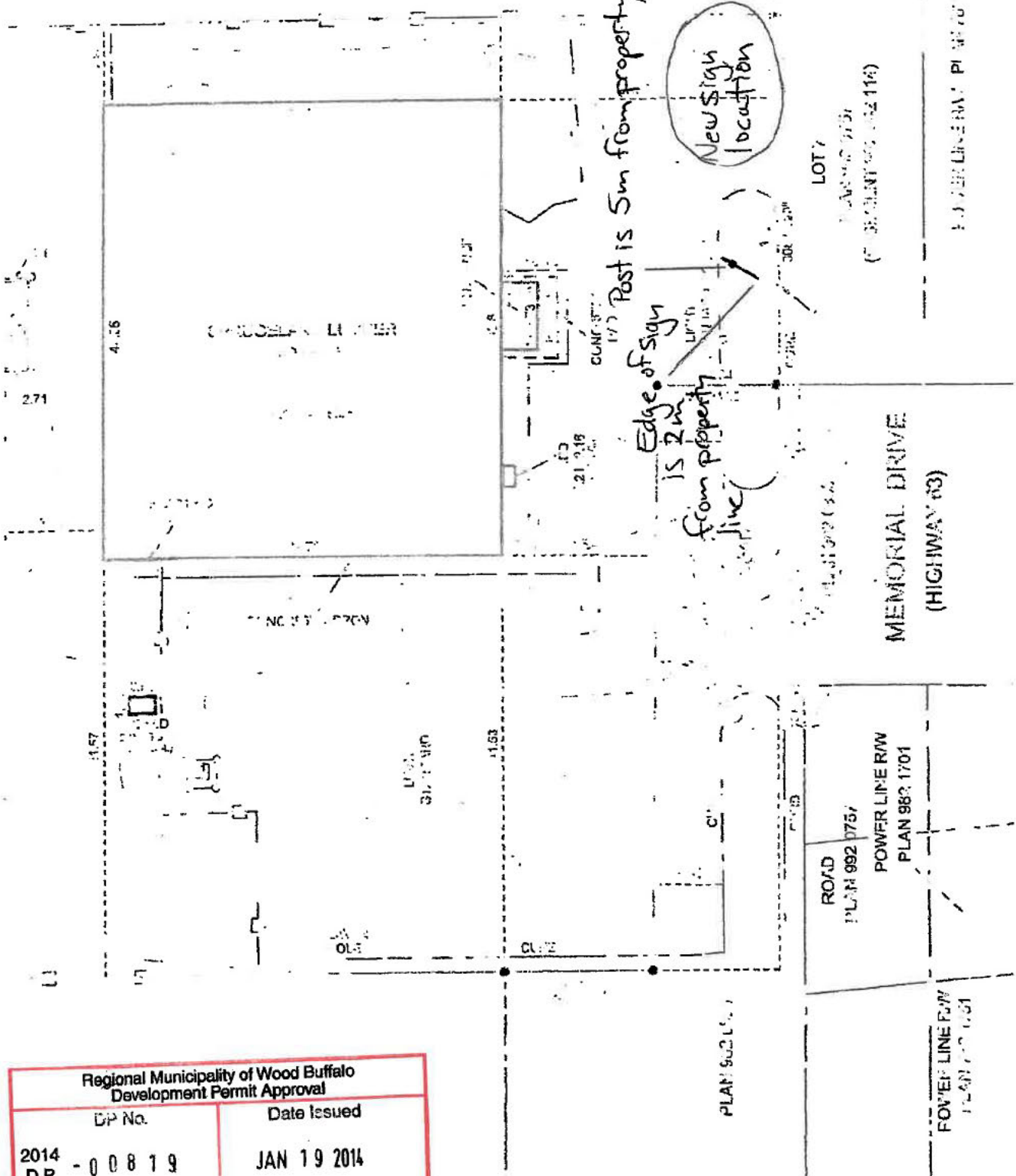
Advisory Notes:

- 1 Please contact Alberta One-Call 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 of concerns, please contact ATCO Gas at 780-799-7940.
- 3 All Federal, Provincial and Municipal Statues and regulations shall be met, including the Alberta Building Code.
- 4 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.
- 5 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the applicant to restore.

Conditions:

- 1 Digital sign shall be located or constructed such that sign illumination shall not project onto any surrounding residential premises.
- 2 The intensity of exposed bulbs on a sign, excluding digital signs, shall not exceed 1,100 lumens.
- 3 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 units 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.
- 4 Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 5 The applicant shall obtain all necessary permits from Alberta Transportation prior to starting construction.
- 6 This development is classified as a Freestanding Sign (with a digital display 10' x 20') and is a Discretionary Use in the BI - Business Industrial District.
- 7 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/>
- 8 The sign shall be located, oriented and shielded so as to restrict the unnecessary illuminations of adjacent properties.
- 9 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.
- 10 Signs advertising an activity, business, product or service no longer conducted on the premises where the sign is located, shall be removed.
- 11 Construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.

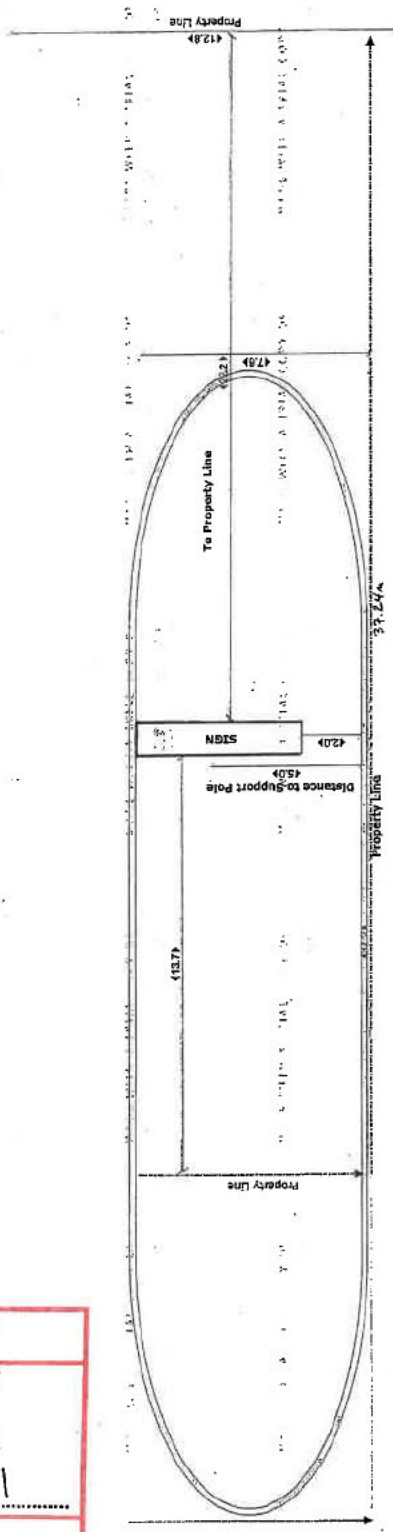
PLAN 992 0757
L 111



Site Plan 2014-DP-00819

Regional Municipality of Wood Buffalo Development Permit Approval	
DP No.	Date Issued
2014 DP - 00819	JAN 19 2014
Page 1 of 3	Set 1 of 1
DEVELOPMENT AUTHORITY ATIA 20(1)	

Regional Municipality of Wood Buffalo Development Permit Approval	
DP No. 2014 DP - 00810	Date issued JAN 19 2014
Page 2 of 3	Set 1 of 1
DEVELOPMENT AUTHORITY ATIA 20(1)	



SCALE 1:200
All measurements in meters

Height of grade to bottom of sign - 4.57m
Height of grade to top of sign - 7.62m

DESIGN WIND PRESSURE "P"	60 psf	72 psf	87 psf	103 psf	121 psf	140 psf	162 psf
MAX UPRIGHT SPACING "A"	13'-0"	12'-0"	11'-3"	10'-0"	10'-0"	9'-6"	9'-0"
MAX CANTILEVER SPACING "B"	6'-6"	6'-0"	5'-0"	5'-3"	5'-0"	4'-9"	4'-6"
MINIMUM REQUIRED # OF UPRIGHTS	2	2	2	2	2	3	3
MAX OUTSIDE UPRIGHT SPACING "C"	14'-6"						

VERTICAL UPRIGHT SPACING TABLE, APPLICABLE DESIGN CODE IS IRC 2006/2009.
 IF UPRIGHT SPACINGS FALL OUTSIDE LISTED RANGE CONTACT DAKTRONICS ENGINEERING

ALL 5/8" A325 MOUNTING HARDWARE TO BE TIGHTENED TO 75 FT-LBS. NOT TO EXCEED 100 FT-LBS.

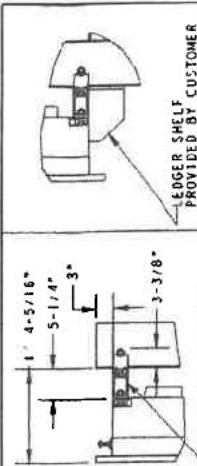
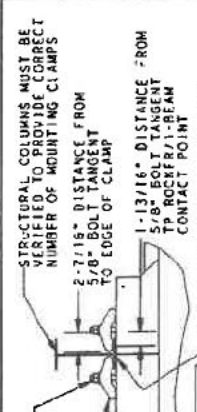
CLAMPS MUST BE SLID ONTO I-BEAM UNTIL ROCKER CONTACTS I-BEAM WEB OR BOLT CONTACTS OUTER FLANGE OF I-BEAM TO ENSURE DISTRIBUTION

STRUCTURAL COLUMNS MUST BE VERIFIED TO PROVIDE CORRECT NUMBER OF MOUNTING CLAMPS

2-7/16" DISTANCE FROM 5/8" BOLT TANGENT TO EDGE OF CLAMP

1-13/16" DISTANCE FROM 5/8" BOLT TANGENT TO ROCKER/I-BEAM CONTACT POINT

I-BEAM MUST BE IN CONTACT WITH MOUNTING ASSEMBLY LANDING AREA WHEN ROCKER CLAMPS ARE FULLY TIGHTENED



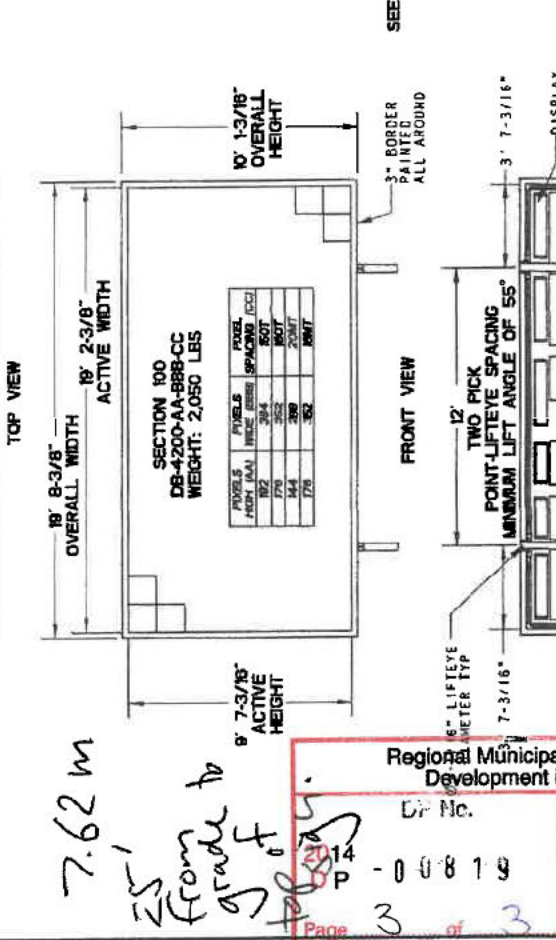
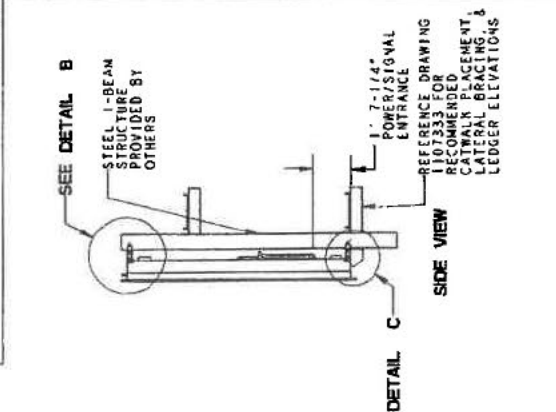
UNIVERSAL MOUNTING ASSEMBLY AND 5/8" A325 HARDWARE PROVIDED BY DAKTRONICS

LEDGER SHELF PROVIDED BY CUSTOMER (SEE DRAWING 888359) TO BE ATTACHED WITH 5/8" A325 HARDWARE PER SHELF BY CUSTOMER

DETAIL C
SCALE 1/20"

NOTES:

- 1.0 REFERENCE
 - 1.1 MANUAL FOR COMPLETE INSTALLATION
 - 1.2 REFER TO DAKTRONICS RISER DIAGRAM FOR ALL ELECTRICAL, POWER AND SIGNAL CONNECTIONS
 - 1.3 ALL DIMENSIONS ARE IN FEET AND INCHES
- 2.0 PROJECT RESPONSIBILITY
 - 2.1 CUSTOMER IS RESPONSIBLE FOR DESIGNING AND CERTIFYING THE SUPPORT STRUCTURE
 - 2.2 CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE STEEL MOUNTING STRUCTURE
 - 2.3 CUSTOMER IS RESPONSIBLE FOR SUPPLYING EQUIPMENT W/ APPROPRIATE SAFETY FACTOR TO LIFT DISPLAY
 - 2.4 DAKTRONICS AND CUSTOMER ARE RESPONSIBLE FOR CONFIRMING THE DISPLAY IS RESPONSIBLE FOR PROVIDING STRUCTURAL CLAMPS OF THE CORRECT QUANTITY
 - 2.5 DISPLAY TO BE SUPPORTED EVENLY ACROSS ALL LEDGERS. SUPPORTING LEDGERS SHOULD NOT EXCEED 17/16" TOLERANCE ON THE ELEVATIONS. ALL LEDGERS SHALL BE USED TO FILL LEDGER GAPS TO ENSURE A DISTRIBUTED LOAD.
- 3.0 DISPLAY SPECIFICATIONS
 - 3.1 DISPLAY IS ALL ALUMINUM CONSTRUCTION
 - 3.2 DISPLAY IS FRONT AND REAR ACCESSIBLE
 - 3.3 DISPLAY WILL SHIP IN ONE SECTIONS
 - 3.4 DISPLAY OVERALL AREA - 180 97 SQ. FT
 - 3.5 WEIGHTS - SECTION A: 10 52.050 LBS
SECTION B: 10 52.050 LBS
SECTION C: 10 52.050 LBS
TOTAL DISPLAY WEIGHT = 2,050 LBS



APPROVED AS NOTED & RESUBMIT

APPROVED AS NOTED & RESUBMIT

COMPANY: _____

SIGNED: _____

TITLE: _____

DATE: _____

DAKTRONICS, INC.
 2000 SCALE DRAWING
 PROJ: DIGITAL BILLBOARD
 TITLE: JCOOR
 DATE: 14-AUG-12

REGIONAL MUNICIPALITY OF WOOD BUFFALO
 DEVELOPMENT PERMIT APPROVAL

Dr. No. _____ Date Issued _____

00819 JAN 19 2014

Page 3 of 3

DEVELOPMENT AUTHORITY... ATIA 20(1) ... Page 25

Land Use Bylaw 26/001 Definitions

8.4. Definitions

8.4.1. In addition to the definitions in Part 1, Section 1.9 Definitions of this Bylaw, in this part, the following words shall have the following meanings:

Billboard Sign means a sign supported by one or more uprights, braces, or pylons and which stands independently of a building and may or may not contain third-party advertising.

Freestanding Sign means a sign principally identifying goods and services associated with a parcel supported by one or more uprights, braces or pylons and which stands independently of a building and on the same parcel.

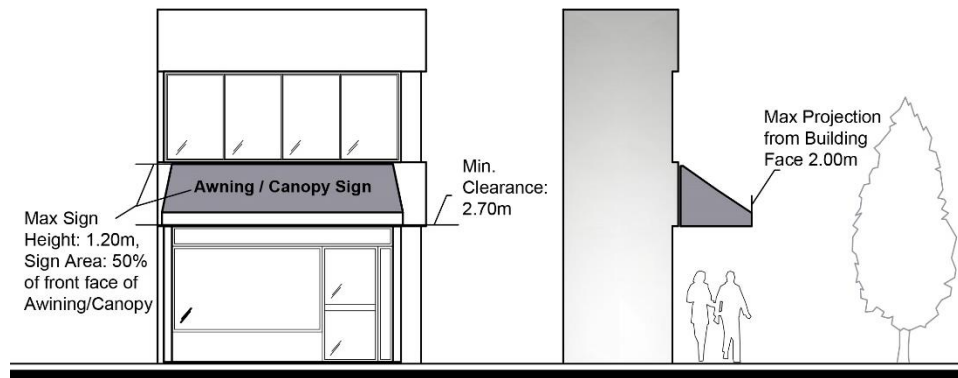


Figure 8.2 Canopy Sign

8.7. Under-awning Sign and Under-canopy Sign Provisions

8.7.1. Under-awning signs and under-canopy signs (see Figure 8.3) are considered permanent signs and shall comply with the following provisions:

- (a) The under-awning and under-canopy sign area dimensions shall not exceed:
 - i. a sign height of 0.3m; and
 - ii. a sign face of a maximum of 0.45sq m.
- (b) Only one (1) under-awning sign or one (1) under-canopy sign is allowed per entrance per business; and
- (c) Where an under-awning sign and under-canopy sign is authorized, the physical awning or canopy structure clearance shall be minimum 2.5m.

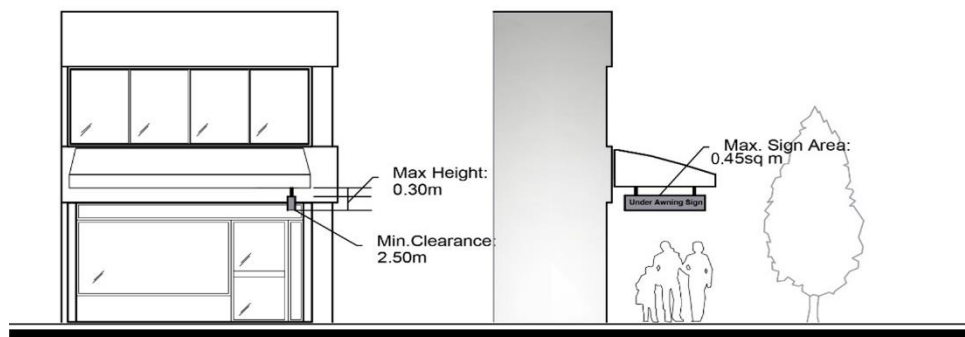


Figure 8.3 Under-awning Sign and Under-canopy Sign

8.8. Billboard Sign Provisions

8.8.1. A billboard sign (see Figure 8.4) is considered a permanent sign and shall comply with the following provisions:

- (a) Billboard sign dimensions shall not exceed:
 - i. a maximum sign height of 10.7m;
 - ii. a maximum width of 8.0m;
 - iii. a maximum sign area of 23.0sq m per sign face; and
 - iv. a clearance of 2.7m.
- (b) A billboard sign shall be located a minimum of:
 - i. 100.0m from a district containing residential uses;

- ii. 30.0m from another permanent sign;
 - iii. 5.0m from a road; and
 - iv. 150.0m from any billboard sign or freestanding sign along a provincial highway, including but not limited to highway numbers 63, 686, or 881.
- (c) Third-party advertising is allowed.
- (d) The support(s) shall not be located within a corner visibility triangle.
- (e) May be placed so there are two sign faces either back-to-back or in a V-shaped configuration.
- (f) May be illuminated by a constant source of light, but shall not be lit by a flashing or intermittent light source.
- (g) May consist partially or entirely of a digital component but shall otherwise follow the digital copy and illumination provisions of this Bylaw (see Part 8 Section 8.5.6).
- (h) A billboard sign may be approved on a parcel for up to five (5) years.

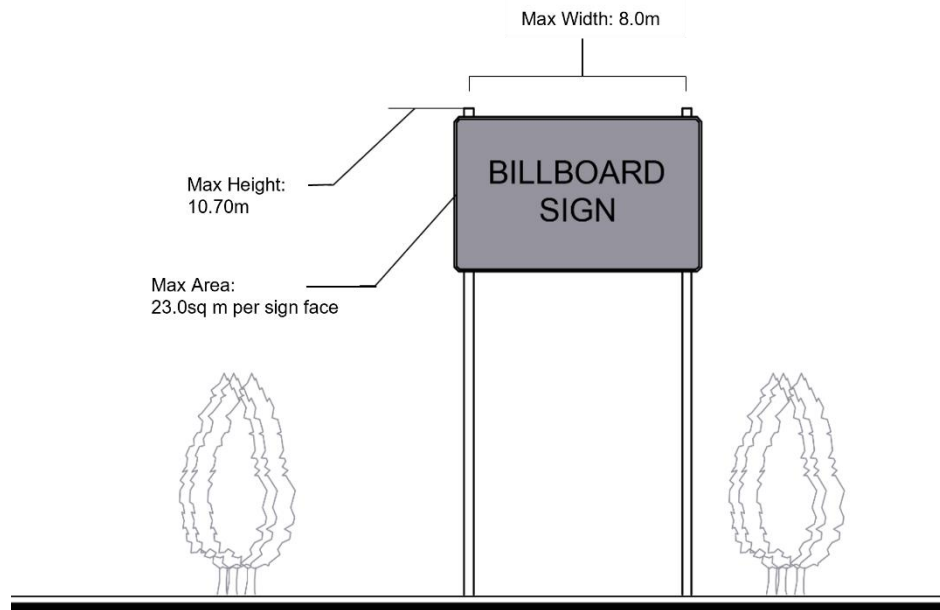


Figure 8.4 Billboard Sign

8.9. Directional Signs Provisions

8.9.1. A directional sign (see Figure 8.5) is considered a permanent sign and shall comply with the following provisions:

- (a) Directional signs are a permitted use in all land use districts.
- (b) Shall not exceed a sign height of 2.7m from grade.
- (c) The maximum sign area is 2.2sq m.
- (d) May be mounted on more than one side of a supporting structure or post.
- (e) Shall not allow third-party advertising.
- (f) May be illuminated but shall not display flashing or intermittent light.
- (g) May consist partially or entirely of a digital component but shall follow the digital copy and illumination provisions of this Bylaw (see Part 8 Section 8.5.6).