

EXHIBIT LIST

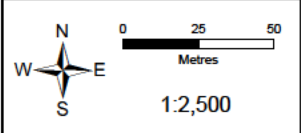
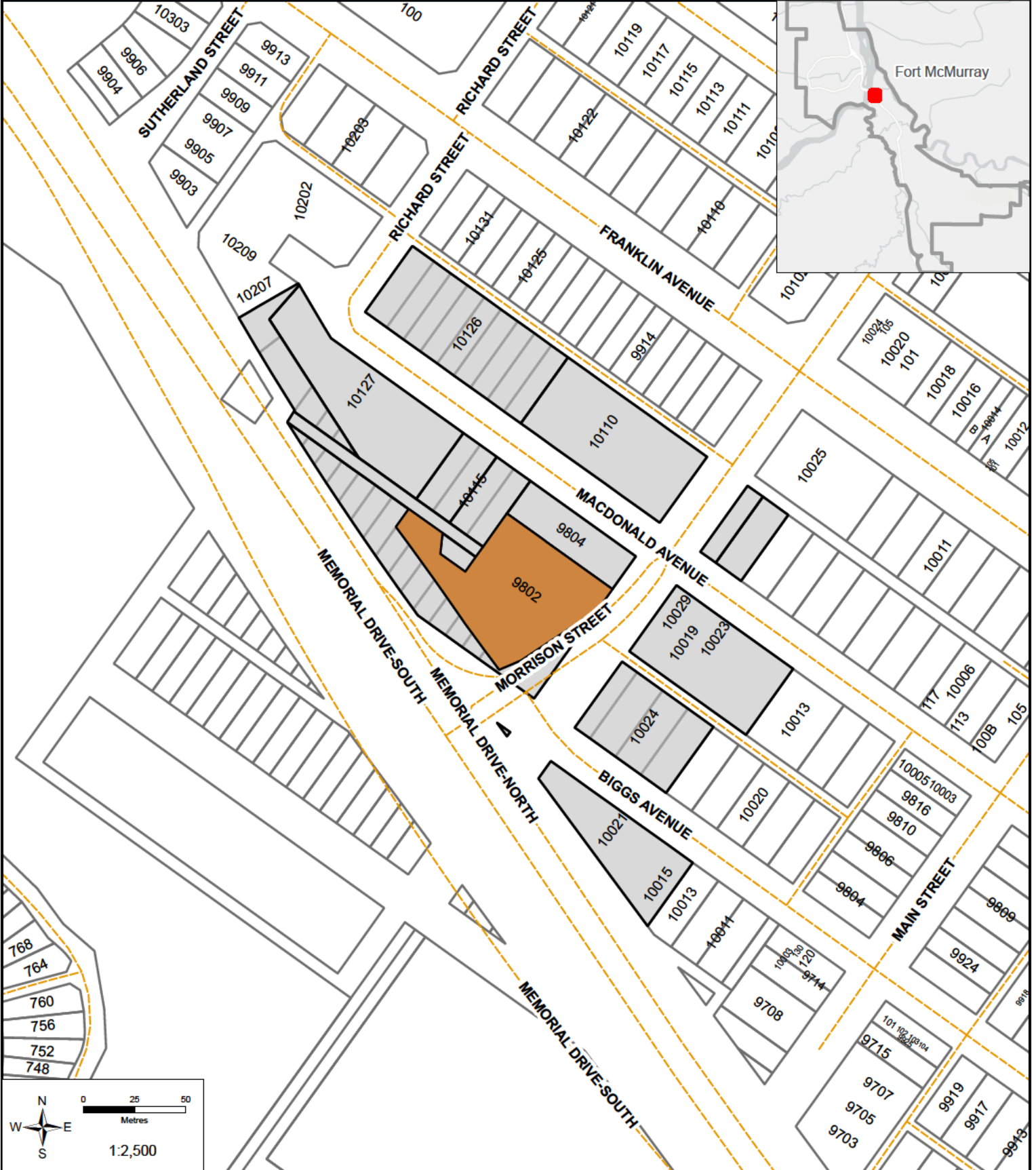
File Number	Appellant
SDAB 2026-004	Jeromy Laporte

Legal Description	Civic Address
Lot 37, Block 2, Plan 0125663	9802 Morrison Street

Exhibit #	Description	Filing Date
	Subject Area Map	2026-03-26
1.	Notice of Appeal (3 pages)	2026-03-01
2.	Planner's Report	2026-05-08

SUBJECT AREA MAP

Notification



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

9802 MORRISON STREET
Lot 37, Block 2, Plan 0125663



**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 99/058, 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 ATB 1/4 Sec-Twp-Rng-Mer)				
Lot	Block	Plan	ATS	
37	2	0125663		
Civic Address				
9802 Morrison St				
Development Permit Number or type of Order				
2026-DP-00039				
Section 2 - Appellant Information				
NB: At the time of the appeal hearing the individual acting as agent must produce their completed and signed Agent Authorization Form.				
Appellant Name (if the Appellant is a company, enter the complete legal name of the company)				
Jeromy Laporte				
Agent Name (if applicable)			Contact Name (if different) and position held	
ATIA 20(1)				
Mailing Address			City/Town	Province Postal Code
			ATIA 20(1)	
Telephone Number (Daytime)	Alternate Telephone Number		Email Address	
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"/> Approval	<input type="checkbox"/> Notice of Order		
<input checked="" type="checkbox"/> Condition of Approval	<input type="checkbox"/> Condition of Approval			
<input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Refusal			
<input checked="" type="checkbox"/> I/We are the Applicant or Land Owner of the subject property				
<input checked="" type="checkbox"/> 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):				
Don't Agree with decision				
ATIA 20(1) (Attach a separate page if required)				
PLEASE SEE REVERSE FOR IMPORTANT INFORMATION				
Date				
March 02/2026				
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.			
	ATIA 20(1)			
	Signature of Registered Owner			
Please return the completed form and prescribed filing fee to:				
Clerk of the Subdivision and Development Appeal Board, 7 th 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 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 780-768-2222.				
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: #2026-DP-00039 REFUSAL

DATE: Monday, February 9, 2026

APPLICANT: Jeremy Laporte

Civic Address: 9802 Morrison Street

Legal Address: Lot: 37, Block: 2, Plan: 0125663

DEVELOPMENT PERMIT REFUSED: Billboard Sign

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's Land Use Bylaw No. 26/001:

1. Section 8.8.1.a(iv) – Sign Clearance

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 the sign and the grade. The submitted plans indicate a sign clearance of 3.96m, which exceeds the maximum permitted clearance.

2. Section 8.8.1.b(i) – Proximity to Residential Uses

Billboard signs must be located a minimum of 100m from any district containing residential uses. The proposed sign is located within 100m of the residential property at 10126 MacDonald Avenue and therefore does not comply with this requirement.

As the proposed billboard sign does not meet the requirements of the Land Use Bylaw, and the Development Authority does not have the discretion to vary either the sign clearance or the proximity to residential districts, the application is hereby refused.

DATE OF DECISION: Monday, February 9, 2026

ATIA 20(1)

Development Officer

IMPORTANT NOTE

- 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.

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 / 2026
Date

ATIA 20(1)

Applicant's Signature



DEVELOPMENT PERMIT: #2026-DP-00039

February 9, 2026

Jeremy Laporte

ATIA 20(1)

Attention: Jeremy Laporte

Dear Jeremy Laporte,

**RE: DEVELOPMENT DECISION: Billboard Sign at 9802 Morrison Street
Lot: 37, Block: 2 Plan: 0125663**

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,

The Regional Municipality of Wood Buffalo

Per: Phyllis Agyemang, Planner II

E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084

Planning and Development Services

Attachments:

Development Permit #2026-DP-00039 REFUSAL Billboard Sign
Notice of Appeal Application



REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: SDAB 2026-004
Appellants: Jeremy Laporte
Subject: Development Permit Refusal 2026-DP-00039
Legal Description: Lot 37, Block 2, Plan 0125663
Civic Address: 9802 Morrison Street
Land Use Designation: CBD1 – Central Business District

Development Permit Application: 2026-DP-00039

Development Permit Refusal: February 9, 2026

Appeal Application Date: March 1, 2026

Introduction

1. This appeal arises from the refusal of Development Permit Application 2026-DP-00039, which sought approval to allow third-party advertising on an existing Digital Freestanding Sign located at 9802 Morrison Street (Lot 37, Block 2, Plan 0125663).
(Attachment 1: Development Permit Refusal – 2026-DP-00039)

Chronology

2. March 10, 2025 – The Development Authority issued a warning letter to the registered property owner after identifying third-party advertising on the existing sign. The owner was directed to remove all third-party advertising by March 21, 2025, failing which enforcement action would follow. (Attachment 2: Warning Letter).
3. April 28, 2025 – The Development Authority received a development permit application (2025-DP-00130) to authorize third-party advertising on the existing sign.
4. July 17, 2025 – The application was reviewed using Billboard Sign regulations (Attachment 3: Section 8.8 Billboard Sign Provisions), as this sign type most closely aligned with the proposed use of the sign. The application was refused for the following reasons (Attachment 4: Development Permit Refusal – 2025-DP-00130)

- Section 6.3.1(d) – Sign Clearance
Maximum allowable clearance is 2.7 m. The proposed clearance was 3.96 m, exceeding the permitted limit.
- Section 6.3.2(a) – Proximity to Residential Uses
Billboard signs must be at least 100 m from residential districts. The subject sign is located within 100 m of the residential property at 10126 MacDonald Avenue, resulting in non-compliance (Attachment 5: 100m Buffer Map).

As these provisions cannot be varied by the Development Authority, the application was refused.

The refusal notice was emailed to the applicant. No appeal was filed within the statutory 21-day period; therefore, the decision became final. (Attachment 6: Notice of Refusal Email)

Pursuant to Section 27.7 of Land Use Bylaw No. 99/059, a new application for the same or similar use could not be accepted for six (6) months following refusal.

5. January 29, 2026 – The A new development permit application (2026-DP-00039) was submitted for the same proposal and was again refused for the same reasons.

Discussion

6. The subject property is located within the CBD1 – Central Business District, where Billboard Signs are a discretionary use.
7. During an April 2024 signage enforcement initiative, the Development Authority identified that the sign was operating contrary to its approval by displaying third-party advertising.
8. The existing sign was originally approved by the SDAB on November 14, 2014 as a Digital Freestanding Sign. (Attachment 7: SDAB Decision – 2014-031)
9. The corresponding development permit (2014-DP-01157) was issued under Land Use Bylaw No. 99/059, under which freestanding signs are limited to first-party advertising only.
10. Although third-party advertising was discussed during the SDAB Hearing, the final approval did not authorize third-party advertising.
11. Condition #10 of the issued permit requires that any sign advertising a business, product, or service not conducted on the premises be removed. This standard condition restricts third-party advertising. (Attachment 8: Issued Permit – 2014-DP-01157)
12. As the applicant seeks to permit third-party advertising, the Development Authority evaluated the proposal as a Billboard Sign, which is the only sign type intended for

such use. (Attachment 9: Land Use Bylaw definitions – Billboard Sign & Freestanding Sign)

13. The proposal does not meet the mandatory requirements for billboard signs, specifically regarding:

- i. Maximum sign clearance
- ii. Minimum separation from districts containing residential uses

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

14. 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 approve the application, consideration should be given to whether a time-limited approval is appropriate, which may require periodic reapplication and could result in future appeals.

Recommendation:

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

Rationale:

16. The proposal does not comply with the Municipality's Land Use Bylaw No. 26/001, specifically:

- a. Section 6.3.1(d) – Sign Clearance
The maximum allowable clearance for a billboard sign is 2.7 m. The proposed sign clearance is 3.96 m, exceeding the permitted limit.
- b. Section 6.3.2(a) – Proximity to Residential Uses
Billboard signs must be located at least 100 m from residential districts. The subject sign is located within 100 m of 10126 MacDonald Avenue, resulting in non-compliance.

As these provisions are mandatory and cannot be varied by the Development Authority, the application was appropriately refused.

Attachments:

1. Development Permit Refusal 2026-DP-00039
2. Warning Letter
3. Section 8.8 Billboard Sign Provisions
4. Development Permit Refusal: 2025-DP-00130
5. 100m Buffer Map

6. Notice of Refusal Email
7. SDAB Decision – 2014-031
8. Issued Permit – 2014-DP-01157
9. Land Use Bylaw definitions – Billboard Sign & Freestanding Sign

REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE #

Prepared By:

ATIA 20(1)

Phyllis Agyemang
Planner/ Development Officer

May 6, 2026

Reviewed and
Supported By:

ATIA 20(1)

Shailesh Makwana
Supervisor
Community Development Planning

May 6, 2026

Presented to:

Subdivision and Development Appeal Board



DEVELOPMENT PERMIT: #2026-DP-00039

February 9, 2026

Jeremy Laporte

ATIA 20(1)

Attention: Jeremy Laporte

Dear Jeremy Laporte,

**RE: DEVELOPMENT DECISION: Billboard Sign at 9802 Morrison Street
Lot: 37, Block: 2 Plan: 0125663**

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,

The Regional Municipality of Wood Buffalo
Per: Phyllis Agyemang, Planner II
E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084
Planning and Development Services

Attachments:
Development Permit #2026-DP-00039 REFUSAL Billboard Sign
Notice of Appeal Application



DEVELOPMENT PERMIT: #2026-DP-00039 REFUSAL

DATE: Monday, February 9, 2026

APPLICANT: Jeremy Laporte

Civic Address: 9802 Morrison Street

Legal Address: Lot: 37, Block: 2, Plan: 0125663

DEVELOPMENT PERMIT REFUSED: Billboard Sign

This Development was REFUSED by the Development Officer for the following reasons, in accordance with the Municipality's Land Use Bylaw No. 26/001:

1. Section 8.8.1.a(iv) – Sign Clearance

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 the sign and the grade. The submitted plans indicate a sign clearance of 3.96m, which exceeds the maximum permitted clearance.

2. Section 8.8.1.b(i) – Proximity to Residential Uses

Billboard signs must be located a minimum of 100m from any district containing residential uses. The proposed sign is located within 100m of the residential property at 10126 MacDonald Avenue and therefore does not comply with this requirement.

As the proposed billboard sign does not meet the requirements of the Land Use Bylaw, and the Development Authority does not have the discretion to vary either the sign clearance or the proximity to residential districts, the application is hereby refused.

DATE OF DECISION: Monday, February 9, 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.

Date

Applicant's Signature





Warning Letter

March 10, 2025

891550 ALBERTA LTD.

ATIA 20(1)

Attention:

RICHARD DUDELZAK (Primary Agent)

ATIA 20(1)

**Re: DEVELOPMENT WITHOUT A DEVELOPMENT PERMIT
EARL'S RESTAURANT (2000 LTD.) – THIRD-PARTY ADVERTISING
LOT 37, BLOCK 2, PLAN 012 5663
9802 MORRISON STREET**

In my capacity as the Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing a **WARNING LETTER** with regards to illegal signage on the Lands referenced in the attached document. This is in direct contravention of the Land Use Bylaw 99/059 (the "LUB").

The Municipality's Land Use Bylaw 99/059, as amended, states:

Section 19.1: 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.

The Municipality's Signage Regulations Bylaw 24/002 states:

Except as otherwise provided for in Part 12, no person shall develop, construct, erect, paint, enlarge, relocate, or structurally alter any sign on any parcel, other than for general maintenance, without first obtaining the permission of the Development Authority through the issuance of a Development Permit.

An inspection conducted on your property dated February 5, 2025, identified illegal third-party advertising on the approved signage. The existing signage was approved on December 11, 2014, and included condition #10 which prohibits third-party advertising.



Accordingly, you are hereby ordered to remove any third-party advertising per the conditions of your approved development permit. Please accept this letter as the first and only warning that you will receive to complete the following action **no later than Friday, March 21, 2025**

The above property must comply with the requirements of the Land Use Bylaw 99/059. Failure to comply with the above will result in the Municipality issuing a Stop Order. For any questions or concerns regarding this warning letter, please contact me by email at Phyllis.Agyemang@rmwb.ca or by phone at 780-743-7084.

ATIA 20(1)

Phyllis Agyemang
Planner I
Planning and Development
780-743-7084
Phyllis.Agyemang@rmwb.ca

Attachment(s):

Image Date: April 2024



Image Date: February 2025



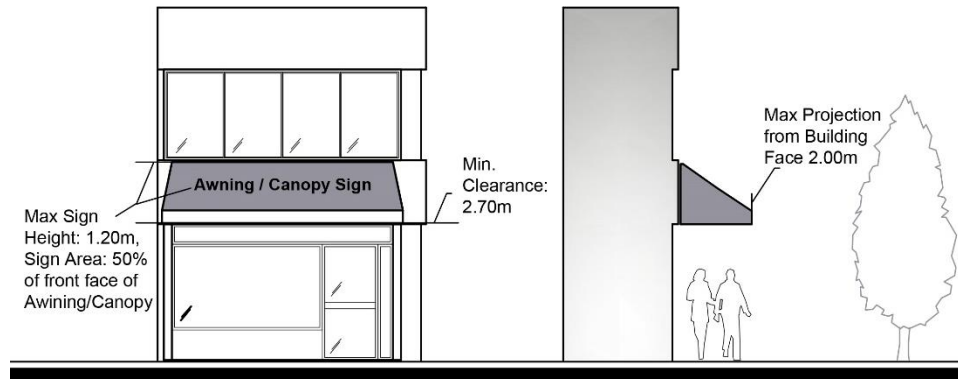


Figure 8.2 Canopy Sign

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.

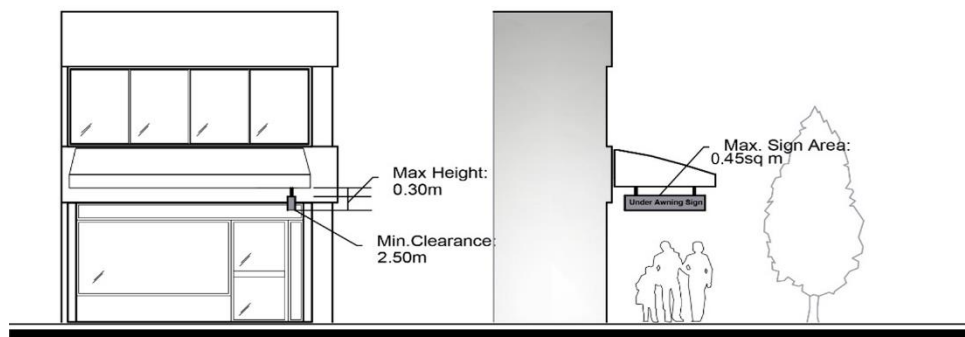


Figure 8.3 Under-awning Sign and Under-canopy Sign

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.

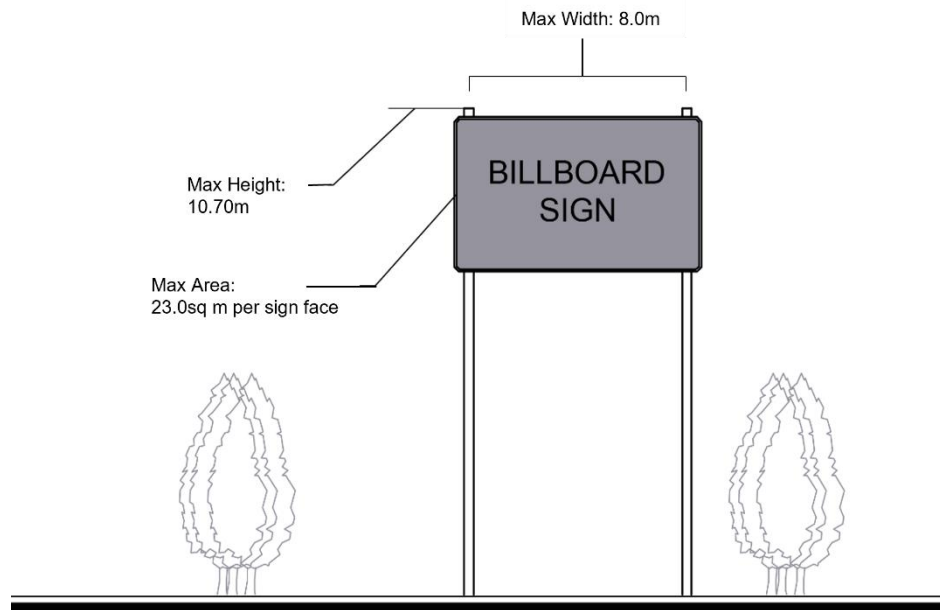


Figure 8.4 Billboard Sign

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).



DEVELOPMENT PERMIT: #2025-DP-00130

July 17, 2025

Jeremy Laporte

ATIA 20(1)

Attention: Jeremy Laporte

Dear Jeremy Laporte,

**RE: DEVELOPMENT DECISION: Billboard Sign at 9802 Morrison Street
Lot: 37, Block: 2 Plan: 0125663**

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,

The Regional Municipality of Wood Buffalo
Per: Phyllis Agyemang, Planner I
E: Phyllis.Agyemang@rmwb.ca T: 780-743-7084
Planning and Development Services

Attachments:
Development Permit #2025-DP-00130 REFUSAL Billboard Sign
Notice of Appeal Application



DEVELOPMENT PERMIT: #2025-DP-00130 REFUSAL

DATE: Thursday, July 17, 2025

APPLICANT: Jeremy Laporte

Civic Address: 9802 Morrison Street

Legal Address: Lot: 37, Block: 2, Plan: 0125663

DEVELOPMENT PERMIT REFUSED: Billboard Sign

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

1. Section 6.3.1(d) – Sign Clearance

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 the sign and the grade. The submitted plans indicate a sign clearance of 3.96m, which exceeds the maximum permitted clearance.

2. Section 6.3.2(a) – Proximity to Residential Uses

Billboard signs must be located a minimum of 100m from any district containing residential uses. The proposed sign is located within 100m of the residential property at 10126 MacDonald Avenue, and therefore does not comply with this requirement.

As the proposed billboard sign does not meet the requirements of the Land Use Bylaw, and the Development Authority does not have the discretion to vary either the sign clearance or the proximity to residential districts, the application is hereby refused.

DATE OF DECISION: Thursday, July 17, 2025

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.

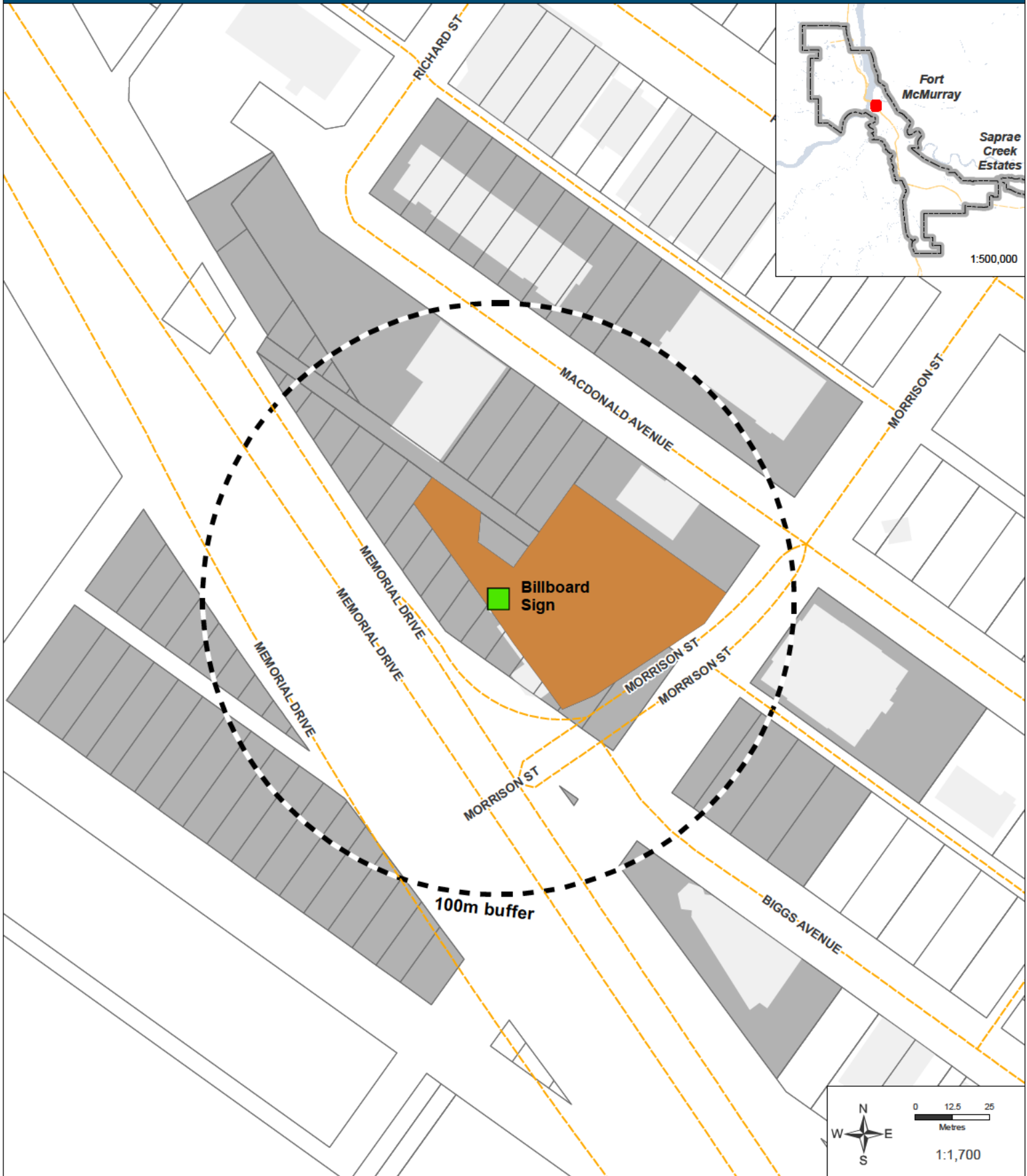
Date

Applicant's Signature



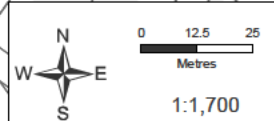
SUBJECT PROPERTY MAP Notification

ATTACHMENT 5



- Subject Area
- Survey Parcels
- Adjacent Owners within 100m

9802 Morrison Street, Fort McMurray
Lot 37, Block 2, Plan 0125663



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map Produced for the Community
Development Planning Branch
Task 25052305
28 May 2025

ATTACHMENT 6

From: [Phyllis Agyemang](#)
To: ATIA 20(1)
Cc: [Shailesh Makwana](#)
Subject: RE: 2025-DP-00130_Development Permit Decision
Date: Monday, August 25, 2025 11:25:00 AM
Attachments: [image001.png](#)

Good morning Jeremy,

Further to our phone conversation last Friday, I'd like to follow up with a summary of the next steps regarding your development permit application.

As discussed, the deadline for filing an appeal has now passed, and the refusal is considered final and binding. If you still wish to bring the sign before the SDAB, a new development permit application will need to be submitted. Once a decision is made on the new application, you will then have the opportunity to appeal and proceed to an SDAB hearing.

Please note that in accordance with Section 27.7 of the Land Use Bylaw, we are unable to accept a new development permit application until six months after the date of refusal. This means you may submit a new application on January 17, 2025. Since January 17 falls on a Saturday, you may submit the application by Monday, January 19, 2025.

If no application is received by 4:30 PM on January 19, 2025, we will proceed with further enforcement action regarding the sign.

I hope this clarifies the process. Please don't hesitate to reach out if you have any questions or need further assistance.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner I | Planning and Development Services |
T: 780-743-7084

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: Phyllis Agyemang
Sent: Monday, August 11, 2025 11:33 AM
To: ATIA 20(1)
Cc: Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: RE: 2025-DP-00130_Development Permit Decision

Good morning,

Further to my previous correspondence, please be advised that the deadline to appeal the decision regarding the development permit expired on August 7,

2025.

In accordance with Section 686(1) of the Municipal Government Act, an appeal must be filed within 21 days from the date of refusal or the date the applicant is notified of the decision. As no appeal was submitted within this timeframe, the decision of the development authority is now final and binding.

At this stage, the applicant may either:

1. Submit a new application, potentially revised to address the reasons for refusal; or
2. Accept the refusal and refrain from proceeding with the proposed development.

As I have not received any feedback within the appeal period, I will proceed with the next steps in the enforcement process, as the sign remains non-compliant.

Please do not hesitate to contact me if you have any questions or require further clarification.

Cheers,

Phyllis Agyemang, BSc., MSc.
Planner I | Planning and Development Services |
T: 780-743-7084

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Please consider the environment before printing this email.

From: Phyllis Agyemang
Sent: Thursday, July 17, 2025 4:27 PM
To: ATIA 20(1)
Subject: 2025-DP-00130_Development Permit Decision

Good afternoon,

Thank you for submitting your development permit application for the existing billboard sign located at 9802 Morrison Street.

Your application has been reviewed, and my decision regarding the permit is attached to this email for your reference. Should you have any questions or concerns about the decision, please don't hesitate to reach out. I'd be happy to discuss it further or provide any clarification you may need.

Regards,

Phyllis Agyemang, BSc., MSc.
Planner I
Planning and Development Services



T: 780-743-7084 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓴᓂᓐ | Nistawâyâw |
Ełıdłı Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Please consider the environment before printing this email.



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

**NOTICE OF DECISION
OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

FILE NO. **SDAB-2014/031**

APPLICATION No.: **2014-DP-01157**

DEVELOPMENT: **Freestanding Digital Sign**

LAND USE DESIGNATION: **CBD1 – Central Business District**

LEGAL DESCRIPTION: **Lot 37, Block 2, Plan 012 5663**

CIVIC ADDRESS: **9802 Morrison Street, Fort McMurray, Alberta**

IN THE MATTER OF AN APPEAL filed with the Regional Municipality of Wood Buffalo Subdivision and Development Appeal Board pursuant to Sections 685 and 686 of the *Municipal Government Act*, R.S.A 2000, c. M-26, the Appeal Hearing was held on Thursday, October 30, 2014 in the Jubilee Centre, Council Chamber, 9909 Franklin Avenue, Fort McMurray, Alberta.

BEFORE

K. Hughes, Chair
R. Bourgeau
F. Baiyewun
M. Edirisinghe
P. Klug
S. Schaffer
D. Secord

Administration:

S. Soutter, Clerk for the Subdivision and Development Appeal Board
J. Wall, Clerk for the Subdivision and Development Appeal Board

PRESENT

For the Applicants:

C. Naudi, Applicant, Nextraction Media Inc.

For the Development Authority:

D. Fitzgerald, Development Officer,
I. Thomson, Supervisor, Development Control

- [1] Following the introduction of the Board, the Chair confirmed with the parties in attendance that there were no objections to the constitution of the Board.

PRELIMINARY MATTERS

- [2] No preliminary matters were raised.

SUMMARY OF HEARING

- [3] This Appeal is related to the refusal of Development Permit 2014-DP-01157 an application for a Freestanding Digital Sign.
- [4] The Development Officer started the proceedings with a verbal presentation of his written report. The application for the development was refused on September 23, 2014.
- [5] The report noted that Bylaw No. 13/005 – Sign Regulations for the City Centre was passed on January 15, 2013. The intent of the sign bylaw regulations are derived from the character defined within the identified corridors of the City Centre Area Re-development Plan. The sign application falls with the Downtown General District.
- [6] While within the Major Downtown Re-development Zone, this area contemplates a higher order pedestrian scaled signage which is contemplated to be smaller scale and closer to the ground. The intent of the sign bylaw within this area is to de-clutter the streets and create an attractive public realm.
- [7] The regulations within Downtown General District allow for Freestanding Signs to be a maximum of the following regulations.
- Foot print: 1m²
 - Width: 1m
 - Depth: 1m
 - Sign Face Surface Area: 2m²
 - Height: 2m
 - Number: 1 per lot
 - Party: 1st

- [8] Freestanding signs are also limited to the street corners and mid-block connections within the Downtown General District.
- [9] The Development Officer indicated that the applicant has proposed a Freestanding Sign with a Sign Face Surface Area of 17.9m², a height of 7.62m, and is proposed to display 3rd party advertising. As such the proposed freestanding sign is beyond the authority of the Development Officer to approve. Additionally the proposed location of the digital sign next to the major intersection of Highway 63 and Morrison Street is concerning to the Planning and Development Department.
- [10] The Development Authority recommends that the Subdivision and Development Appeal Board uphold the decision of the Development Officer and refuse Development Permit 2014-DP-01157. In the event the Board decides to overturn the decision of the Development Authority, the Planning and Development Department asks that the following conditions be included on the Development Permit:
- (i) 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:
 - a. Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming traffic;
 - b. Is not located in the field of view near or past other traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
 - c. 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
 - d. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
 - (ii) Digital signs shall be located or constructed such that Sign Illumination shall not project onto any surrounding residential premises, shall not face an abutting Residential Use, and shall not face a Hospital to the satisfaction of the Development Officer.
 - (iii) The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1,100 lumens.

- (iv) 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 time 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.
- (v) The applicant shall provide a written and signed approval from Alberta Transportation to the satisfaction of the Development Officer regarding the proposed location of the Freestanding Digital Sign, due to the proposed location next to Highway 63.

In favor of the Appeal

- [11] The Board heard from the Applicant who stated that his company is seeking to launch the future of advertising in Fort McMurray catering primarily to local companies. He explained that LED Billboards are the expected medium for progressive city outdoor advertising.
- [12] The applicant proposed the following:
 - (i) Hours of Operation - Most digital billboards run twenty four hours seven days a week, but he feels it makes good business sense to “go dark” at night, between the hours of 12.00 and 5.00 a.m.

- (ii) Hold Time - Each advertisement displays for a determined amount of time before the next one appears. This is known as the “hold time,” and it is consistent for every advertisement. Typical hold time ranges from six to eight seconds. Advertisers prefer longer hold times and are safer for road ways. The Applicant stated that he will adhere to the longer hold time of seven seconds.
- (iii) Public Service Alerts - Digital billboards often serve as instant message centers to the public, displaying traffic alerts, amber alerts, weather alerts, election results, and more.
- (iv) Design Guidelines and Content Approval - Nextraction Media will approve each new content piece before anything appears on the billboard. This ensures Canadian Advertising Standards are followed and that the content is safe. In addition, their company will assist small to medium sized businesses with creative solutions made to be most effective and safe for road way advertising.

Opposed to the Appeal:

- [13] No one came forward to speak in opposition to the appeal.
- [14] Upon conclusion, the Chair asked the parties present, if they felt that the hearing was conducted in a fair manner. No issues were brought to the Board’s attention.

DECISION

- [15] **In accordance with Section 687 of the *Municipal Government Act*, it is the decision of the Subdivision and Development Appeal Board to overturn the decision of the Development Officer and approve Development Permit 2014-DP-01157 with the following conditions:**
 - (i) The Digital sign must be located such that the sign does not obscure a driver decision point. The Development Officer must be satisfied that each Copy Area:
 - a. Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming traffic;
 - b. Is not located in the field of view near or past other traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;

- c. 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
 - d. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.

- (ii) The digital sign must be located or constructed such that sign illumination must not project onto any surrounding residential premises, must not face an abutting residential use, and must not face a hospital to the satisfaction of the Development Officer.

- (iii) The intensity of exposed bulbs on the sign, excluding digital signs, must not exceed 1,100 lumens.

- (iv) The digital sign must 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 must automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels must 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 time determined by the Sunrise /Sunset calculator from the National Research Council of Canada;
 - b. Brightness level of the sign must 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 must be de-energized daily between 12:00 AM — 5:00 AM.
 - d. Each advertisement displays for a hold time of seven seconds and must adhere to Canadian Advertising Standards.

- (v) The applicant must provide a written and signed approval from Alberta Transportation to the satisfaction of the Development Officer regarding the proposed location of the Freestanding Digital Sign.

REASONS FOR THE DECISION

- [16] The Board determined that as long as the Applicant adheres to the conditions of development permit; there will be no negative impact on the use, enjoyment, and value of the adjacent properties.
- [17] The intent of the legislation as it relates to sign bylaws is to establish uniformity in special areas, in this case, the Central Business District. The appearance and placement of signs are important components to ensure aesthetics and safety in establishing place identity. The Board feels that the Digital Sign will have no negative impact on the vision of the City Centre Area Redevelopment Plan.
- [18] Included in the supplementary submission of the Applicant (Exhibit 3) the Applicant requested that the Board overturn the recommendation of Planning and Development to insert the clause in the approved development permit that the Applicant must provide a written and signed approval from Alberta Transportation with regard to the proposed location of the sign.
- [19] The Applicant stated that consulting Alberta Transportation would only add to further delays and that the sign will be located on private land in an urban area. The Applicant added that Alberta Transportation has allowed billboards larger than the proposed sign along many parts of Alberta highways.
- [20] Whilst the Board did take this request into consideration, the Board feels that in order to be compliant with Alberta Transportation regulations it would be prudent upon the Applicant to consult Alberta Transportation and receive written and signed approval in order to satisfy the Development Officer and the community that any safety related concerns due to the proposed location next to Highway 63 have been addressed beforehand.

EVIDENCE

- [21] The Board accepted the evidence of both parties and feels that the Digital Sign will not adversely interfere with Municipalities intentions of ensuring the character of defined corridors within the Downtown General District.

LEGISLATION

[22] In making this decision, the Board considered the written and verbal evidence that was presented as well as the relevant planning legislation, the circumstances and merits of the application.

[23] Section 687(3)(d) of the Municipal Government Act, RSA 2000, c. M-26

*687(3) In determining an appeal, the subdivision and development appeal board
[...]*

(d) may make an order or decision or issue or confirm that the issue of a development permit even though the proposed development permit does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

[24] The decision of the Subdivision and Development Appeal Board is final and binding on all parties, subject only to appeal to the Court of Appeal under Section 688 of the *Municipal Government Act*, R.S.A 2000, c. M-26

Dated at the Regional Municipality of Wood Buffalo in the Province of Alberta, this 14th day of November 2014.

CHAIR:

ATIA 20(1)

Kevin Hughes

APPENDIX "A"

DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

EXHIBIT NO.	FILED BY	ITEM	DATE FILED
1.	Applicant	Notice of Appeal	10/03/2014
2.	P&D	Planners Report	10/09/2014
3.	Applicant	Applicants Supplementary Submission	10/24/2014

APPENDIX "B"

REPRESENTATIONS

PERSON APPEARING

CAPACITY

- | | | |
|----|---------------|----------------------------------------------------------------------------------------|
| 1. | D. Fitzgerald | Development Officer, Planning and Development
Regional Municipality of Wood Buffalo |
| 2. | I. Thomson | Supervisor, Development Control
Regional Municipality of Wood Buffalo |
| 3. | C. Naudi | Applicant |



Permit Number
2014-DP-01157

December 11, 2014

Applicant

Owner

NEXTRACTION MEDIA INC. CHRIS NAUDI

891550 ALBERTA LTD..

ATIA 20(1)

ATIA 20(1)

**RE: LED Billboard
9802 MORRISON ST
Lot: 37 Block: 2 Plan: 012 5663**

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.

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 nor 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)

December 11, 2014

Dan Fitzgerald
Planner I
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Dan.fitzgerald@woodbuffalo.ab.ca

*Approved as per direction of Date
The Subdivision Development & Appeal Board
File No. SDAB-2014/031.*



Applicant: Chris Naudi

Issued : December 11, 2014

Development Permit

9802 MORRISON ST

Lot	Block	Plan	Section	Township	Range
37	2	012 5663	21	89	9

Sign

LED Billboard

- 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 : December 11, 2014

Dan Fitzgerald
Planner I

Planning and Development Dept.
Land Services Branch

Regional Municipality of Wood Buffalo
Dan.fitzgerald@woodbuffalo.ab.ca

Date

*Approved As per direction of the
Subdivision Development and Appeal Board
File No. SDAB-2014/031*

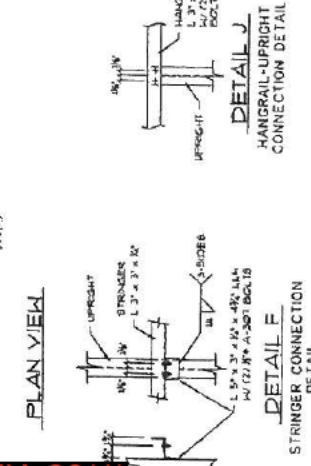
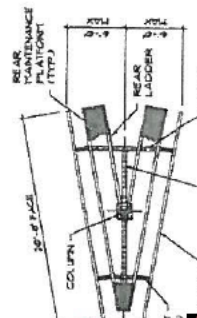
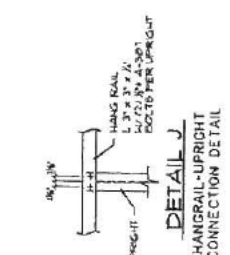
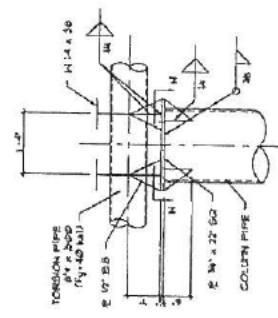
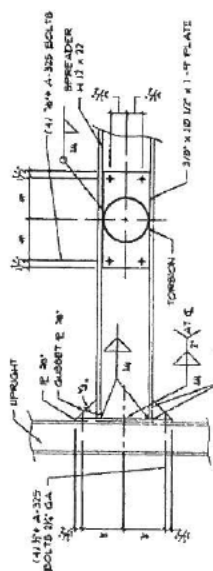
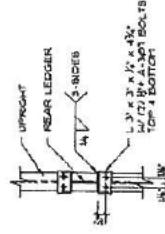
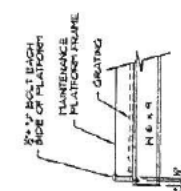
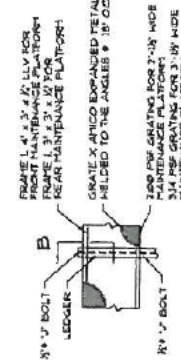
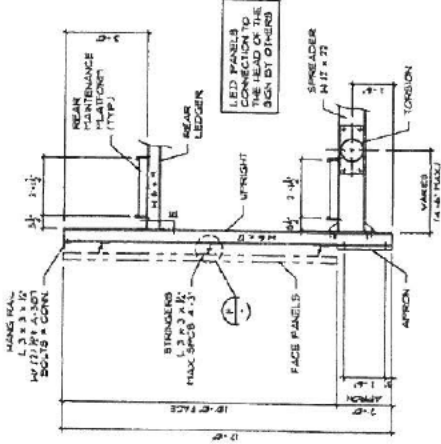
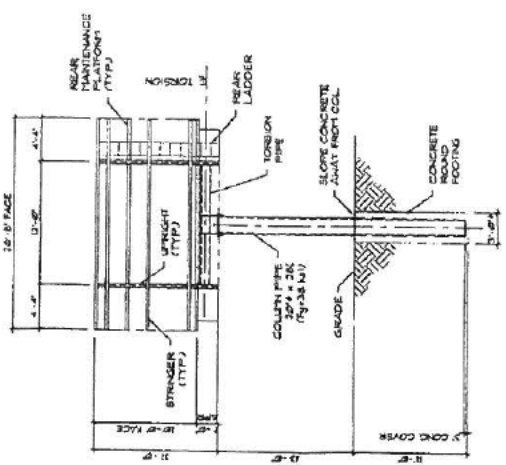
Advisory Notes:

- 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 All Federal, Provincial and Municipal Statutes and regulations shall be met, including the Alberta Building Code.
- 3 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.

Conditions:

- 1 The Digital sign must be located such that the sign does not obscure a driver decision point. The Development Officer must be satisfied that each Copy Area:
 - a. Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming traffic;
 - b. Is not located in the filed of view near or past other traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
 - c. 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
 - d. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 2 The digital sign must be located or constructed such that sign illumination must not project onto any surrounding residential premises, must not face an abutting residential use, and must not face a hospital to the satisfaction of the Development Officer.
- 3 The digital sign must 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 must automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels must 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 Reseach Council of Canada;
 - b. Brightness level of the sign must 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 must be de-energized daily between 12:00 AM - 5:00 AM.
 - d. Each advertisement displays for a hold time of seven seconds and must adhere to Canadian Advertising Standards.
- 4 The applicant must provide a written and signed approval from Alberta Transporation to the satisfaction of the Development Officer regarding the proposed location of the Freestanding Digital Sign.
- 5 The intensity of exposed bulbs on the sign, excluding digital signs, must not exceed 1,100 lumens.
- 6 This development is classified as a Freestanding Digital Sign (6.03m x 2.97m) and is a Discretionary Use in the Downtown Major Redevelopment Zone General 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.



NOTES AND SPECIFICATIONS

1. ALL WELDS SHALL BE WELDED ON BOTH SIDES.

2. ALL WELDS SHALL BE WELDED BY A WELDER QUALIFIED TO WELD TO THE ABOVE SPECIFICATIONS.

3. ALL WELDS SHALL BE WELDED BY A WELDER QUALIFIED TO WELD TO THE ABOVE SPECIFICATIONS.

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10. ALL WELDS SHALL BE WELDED BY A WELDER QUALIFIED TO WELD TO THE ABOVE SPECIFICATIONS.

PRELIMINARY

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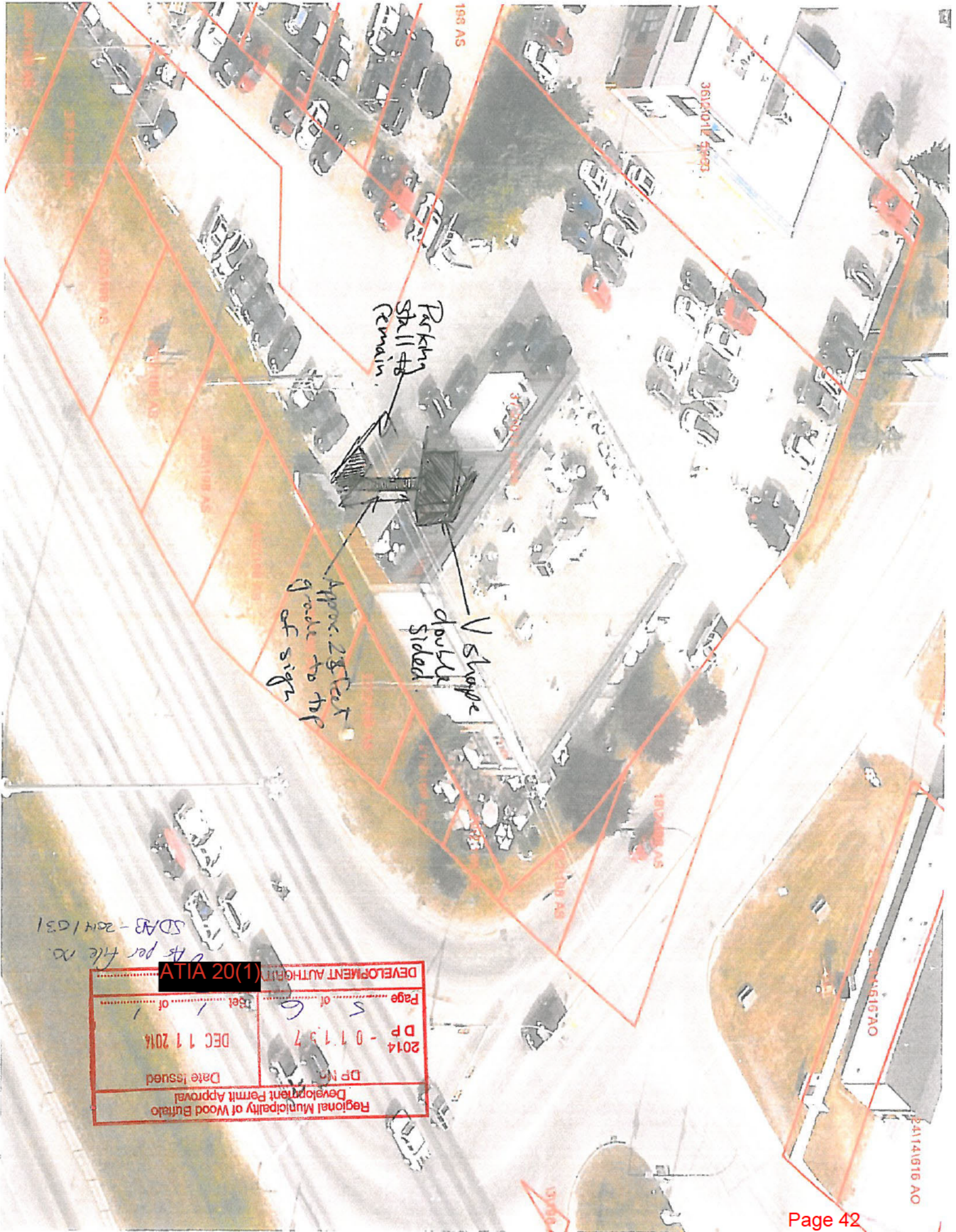
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1815 20th Street NW
Edmonton, Alberta, Canada
T6E 6P1

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Development Authority of Wood Buffalo
Development Permit Approval

DP No. 2014 - 01157
Page 3 of 6
Date Issued: DEC 17 2014

Development Authority

Approved as per file no. SDAB-2014/031



Regional Municipality of Wood Buffalo Development Permit Approval	
DP No.	2014 - 01137
Date Issued	DEC 11 2014
Page	5 of 6
Set	1 of 1
DEVELOPMENT AUTHORITY (2011) AIA	

As per file no. SDAB-20141031

Regional Municipality of Wood Buffalo Development Permit Approval	
DP No.	Date Issued
2014 DP - 01157	DEC 11 2014
Page 6 of 6	Set 1 of 1
DEVELOPMENT AUTHORITY ATIA 20(1)	

As per file no.
SDAB - 2014/031

Parking
Stall

Site of
Sign

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.