



Development Appeals Board
c/o Office of the City Clerk
222 – 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-3240
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April 28, 2021

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
«MAILING_ADDR_POSTAL_CODE»

NEIGHBOUR NOTIFICATION

Reference: Sign Permit Denial – Appeal No. 20-2021
Site: 211 19th Street East
Proposal: Proposed Wall Signs (6) with Internal Lighting

The above-noted appeal has been filed by **Seventy-Seven Signs Ltd. on behalf of Triovest Realty Advisors Inc.**, under Section 219(1)(b) of *The Planning and Development Act, 2007*. This letter has been sent to you as the registered owner or property manager of a property that has been deemed as neighbouring the subject site. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to submit comments in writing regarding the appeal.

The property is zoned **DCD1** under *Zoning Bylaw No. 8770*, and the sign permit was denied due to the following deficiencies:

- 1. Requirement:** Section 13.1.3.4(c) states that the regulations applicable to Signage Group No. 5 of Appendix A – Sign Regulations will govern the use of signs in DCD1 except that portable signs, billboards, superboards, electric message centres and electronic message centres (mobile) are prohibited.

Regulations governing signs in a DCD1 District are also contained in Appendix C – South Downtown Local Area Design Plan in addition to Appendix A – Sign Regulations. Section 2.1.12 of Appendix C – South Downtown Local Area Design Plan states that no internally lit signs, other than for internally lit awnings, shall be permitted.

Proposed: Based on the information provided, the north, east and south building faces include six internally lit wall signs.

Deficiency: The six internally lit wall signs on the north, east and south building faces are not permitted.

The Development Appeals Board will hear the appeal: Tuesday, May 18, 2021, at 4:30 p.m. via Teleconference. Please contact the Secretary at development.appeals.board@saskatoon.ca or call (306) 975-3240 by noon of the hearing date if you wish to attend.

For additional information please refer to the website at www.saskatoon.ca (select City Hall, City Council, Boards & Committees, Agendas, Minutes & Video, Development Appeals Board) or contact the Secretary at (306) 975-3240.

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If you wish to provide written comments regarding this matter you are required to submit a letter including your name and full address to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email **development.appeals.board@saskatoon.ca**. Please note that your letter and written comments are a public document and will be provided to the parties of the appeal in advance of the hearing.

Penny Walter, Secretary
Development Appeals Board