



July 8, 2019

Dear Neighbouring Property Owner:

**Re: NOTICE OF HEARING – DEVELOPMENT APPEALS BOARD
Development Permit Denial – 409 3rd Avenue South
[Appeal No. 17-2019]**

As a neighbouring property owner of the above property you are hereby notified that **Triovest** has filed an appeal under section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a **sign permit for freestanding signs and wall signage**. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to register their comments in writing regarding the bylaw deficiencies for this property.

The property is zoned **DCD1** under *Zoning Bylaw No. 8770* and the appellant is appealing the following deficiencies:

1. Requirement: Section 13.1.3.4© of the Zoning Bylaw states that the regulations applicable to Signage Group 5 of Appendix A-Sign Regulations will govern the use of signs in DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited.

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 submitted, the following internally lit signs are proposed:

- Two (2) primary tenant signs
- Three (3) plaza dedication signs
- Two(2) wall signs

Deficiency: No internally lit signs are permitted on the site.

The Appellant is seeking the Board's approval for a sign as proposed.

The Development Appeals Board will hear the appeal:

Date and Time: Tuesday, July 23, 2019, at 4:00 p.m.

Location: Committee Room E, Ground Floor, South Wing, City Hall
(Enter through door #1 or #1A at 4th Avenue North)

Anyone wishing to obtain further information or view the file on this matter can contact the Secretary at (306) 975-2780.

Development Appeals Board
Appeal 17-2019

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