

City of Airdrie
Subdivision and Development Appeal Board

Notice of Appeal Form

A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision.
A notice of appeal for a subdivision matter must be filed within 14 days after the receipt of the subdivision authority's written decision.

Appellant (Landowner, applicant, or affected party filing the appeal)

Name of Appellant(s)	Chris Roubekas c/o Steve Bakovsky Holdings Ltd.	Telephone #		
Mailing Address	147 Signal Ridge Link SW	Municipality	Calgary	Province AB Postal Code T3H 2J8
E-mail Address (By providing an e-mail address I consent to receive documents by e-mail)				

Property under appeal

Municipal Address	5994 RANGE ROAD 294 SE,	Legal Land Description (Lot, Block, Plan)	Lot: 1, Block: 1, Plan: 0110936
Development Permit #, Subdivision Application #, or Enforcement Order #	PL2401079	Date of decision	August 2, 2024

Matter being appealed (check one box only)

Development authority decision <input checked="" type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	Subdivision authority decision <input type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	Enforcement decision <input type="checkbox"/> Stop Order
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Reasons for appeal (attach separate page if required) - All appeals must contain reasons

We are appealing one of the conditions of approval which was the term for one (1) year. Our request is for the term to be extended to 3 years as per:

1. the City of Airdrie Land Use By-Law Section (7) Billboard Sign Regulations (c) that allows for three (3) year permit terms;
2. the previous 2 permits that were approved for this location (3 year terms each); and
3. the other Highway Billboard that were granted a 3 year permit renewal term.

Signature of Appellant

Chris Roubekas

Date August 21, 2024

The personal information on this form is collected for the purpose of administering the Subdivision and Development Appeal Board appeal process and becomes a public document which may be provided to those who may be affected by your appeal. This personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Questions concerning the collection of this information can be directed to the FOIP Coordinator at (403) 948-8816 or by e-mail to foip@airdrie.ca.

Notice of Appeal Information

How do I file my appeal?

- Your Notice of Appeal and the required fee must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the *Municipal Government Act*. Notice of Appeal sent by mail must be received by the SDAB (not post-marked) on or before the final date for appeal.
- A non-refundable \$250 (Development Appeal or Stop Order) or \$350 (Subdivision Appeal) filing fee is required on or before the final date for appeal.
- You can submit your Notice of Appeal and the fee in the following ways:

By mail to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board Pay by cheque payable to “City of Airdrie”.
Deliver in person to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board Pay by cheque payable to “City of Airdrie”, cash, debit card, Visa, or Mastercard.
By e-mail to:	Appeals@airdrie.ca Pay with Visa or Mastercard by phoning 403-948-8816 between 8:30 am 4:30 pm, Monday to Friday.

What happens after my appeal is submitted?

The SDAB clerk schedules an appeal hearing within 30 days of receiving the appeal form and fee. You and any other party required to be notified under the *Municipal Government Act* or the City of Airdrie’s *Land Use Bylaw* will receive a written Notice of Hearing.

Please note, the SDAB hearing is considered a hearing *de novo* (to hear anew). The Board can confirm, revoke, or vary the order, decision, or development permit, or any attached condition. The Board may also replace an order, decision, or permit with its own. For example, if conditions of a development permit are appealed, the Board may deny the development permit in its entirety. In these circumstances, there may be legislated re-application waiting periods.

Where can I get more information?

- For information about filing an appeal or SDAB procedures, contact the SDAB Clerk at 403-948-8816 or appeals@airdrie.ca.
- For information about land development applications or the City of Airdrie’s Municipal Development Plan or *Land Use Bylaw*, contact the City of Airdrie’s Planning Department at 403-948-8848 or planning@airdrie.ca.
- For information about the enforcement of municipal bylaws, contact the City of Airdrie’s Municipal Enforcement at 403-948-8892.