

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: October 6, 2026	APPEAL NO.: SDAB2026-0169 FILE NO.: DP2026-02948
APPEAL BY: JPS, Jim Kemp	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a Temporary Use: Sign - Class E (Digital Message Sign on Freestanding Sign - 3 years) was refused at <u>5420 24 Street SE</u> .	LAND USE DESIGNATION: I-G Discretionary
COMMUNITY OF: Valleyfield	DATE OF DECISION: September 10, 2026
APPLICANT: FIVE STAR PERMITS	OWNER: STRILCIC HOLDINGS LTD.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an "affected person" will be made by the Board if required.
- This Report is provided as a courtesy only. The Board's record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board's record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.



In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	5420 24 Street SE
Development Permit/Subdivision Application/File Number [required]	DP2026-02948
Name of Appellant [required]	JPS
Agent Name (if applicable)	Jim Kemp
Street Address [required]	403-830-4358
hdnFullAddress	403-830-4358 Calgary AB T3A 0B3
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3A 0B3
Residential Phone # [required]	(250) 488-5551
Business Phone #	
Email Address [required]	Mitchell@fivestarpermits.com

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Refusal



I do hereby appeal the decision
of the Subdivision/Development
Authority for the following rea-
sons [required]

proposed sign is required for business identification and wayfinding

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time 10 minutes

Will you be using an agent/legal
counsel? [required] Yes

Do you anticipate any preliminary
issues with your appeal? (i.e.
jurisdiction, parties status as
affected persons, adjournment,
etc.)? [required] Unknown

If yes, what are the issues?

Do you anticipate bringing any
witnesses/experts to your hear-
ing? [required] Unknown

If yes, how many will you be
bringing?

I confirm and acknowledge that

- I have read and understood this form;
- The information I have provided is accurate to the best of my knowledge; and
- I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.

Submission Date 2026-09-15 15:56:33 MST



The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. By clicking the link, calling the phone number, or otherwise participating, you are acknowledging and agreeing that your name, phone number, email address, image, or other personal information may be displayed during the videoconference, referenced in the Board's publicly available written decision, and/or included in the recording of the proceedings. If you make written or verbal submissions to the Board, those submissions including personal information contained in those submissions such as your name, phone number, email address, and an audio, visual, or audio-visual recording of verbal submissions will be publicly available (and may be posted on the Board's website as part of a public report) and may be referenced in the Board's publicly available written decision. The Board may use your contact information in the future for follow-up consultation for feedback regarding the appeal process. All information will be kept by the Board in accordance with the Board's information retention policies from time to time. If you have any questions regarding the collection, use, or retention of this information, contact the Tribunal Coordinator of the City Appeal Boards at 403-268-5312, or info@calgarysdab.ca

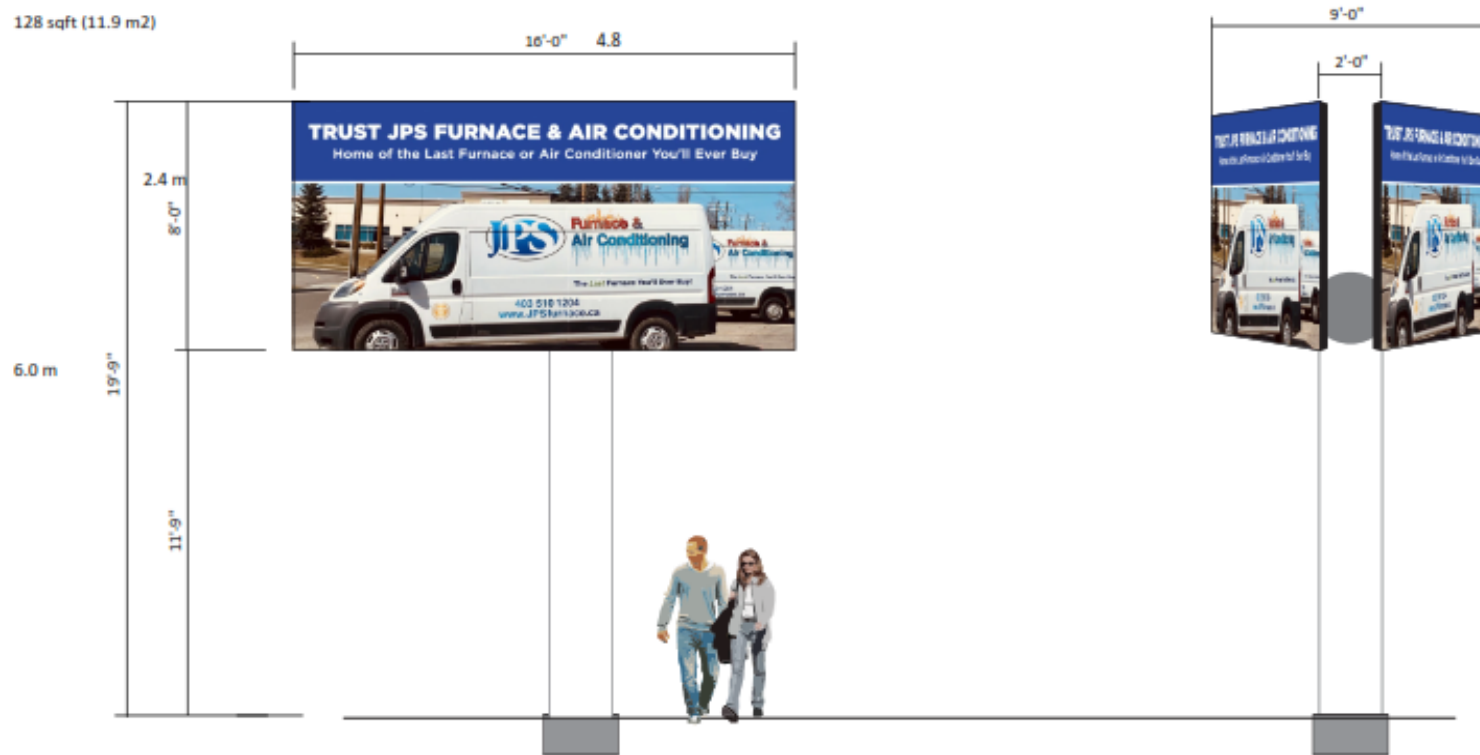
If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

128 sqft (11.9 m2)

**ONE (1) DF ILLUMINATED V-SHAPED PYLON WITH FULL COLOUR RGB ELECTRONIC MESSAGE DISPLAYS**

Steel angle structure as required welded to single round pole with concrete pile.
Pole painted white (pole size to be determined)

ELECTRONIC DISPLAYS

Full colour high definition LED / RGB Electronic displays c/w remote digital content broadcast computer system and content schedule software.
Electronic displays secured to steel grid frame

REVISIONS:

R1: no change to this page / May 11, 2026

R2: no change to this page / May 13, 2026

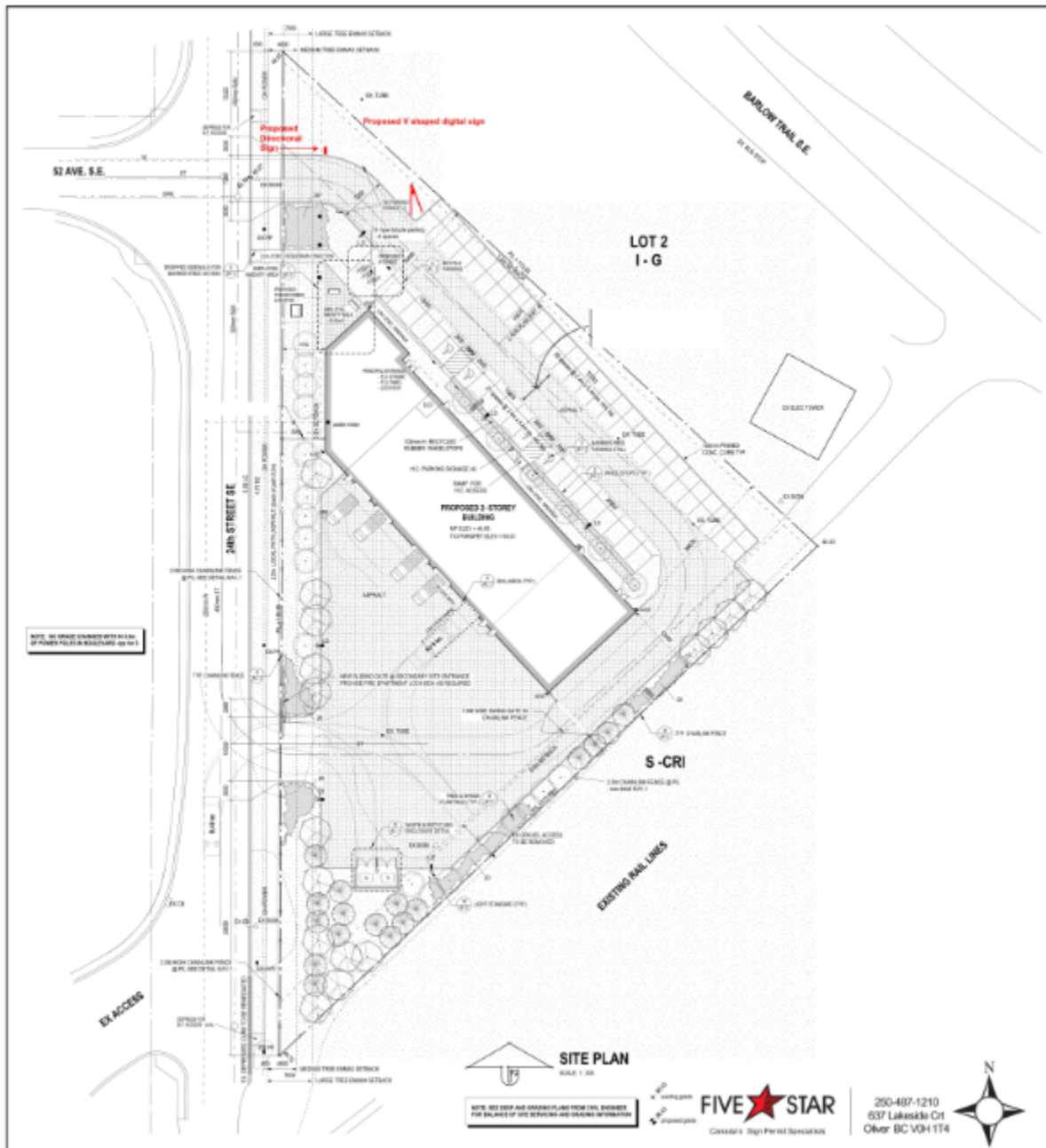
Bear Dog Designs
feel good media

Job #: 0167
Sign #2

Scale: 1/4" = 1'-0"
Date: May 7, 2026
Contact: Jim Kemp

SITE ADDRESS:
5420-24 Street SE
Calgary AB





From: [Mitchell Atkinson](#)
To: [Calgary SDAB Info](#)
Subject: [External] RE: Notice of Hearing: 5420 24 Street SE, DP2026-02948
Date: Friday, September 18, 2026 5:16:10 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Site plan.mxd](#)

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

[Report Suspicious](#)

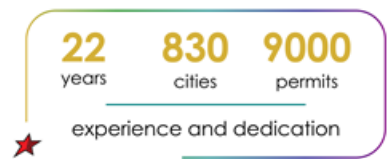
Hello,

Looking through the documents, I noticed the site plan that was attached was incorrect. Ive attached the correct one here. Is there a better place for me to submit this?

Cheers,
Mitchell



Five Star Permits
(604)355-1597



From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: September 18, 2026 7:21 AM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of Hearing: 5420 24 Street SE, DP2026-02948

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for **SDAB2026-0169**. If you wish to take part in the hearing, you may do so by visiting our website at www.calgarysdab.ca. The video conference link, phone number and access code are located at the bottom of our homepage and are also on the participating and the upcoming hearings pages.

Thank you,

SDAB2026-0169

Calgary SDAB Administration

Calgary Subdivision and Development Appeal Board

Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 31 Avenue NE

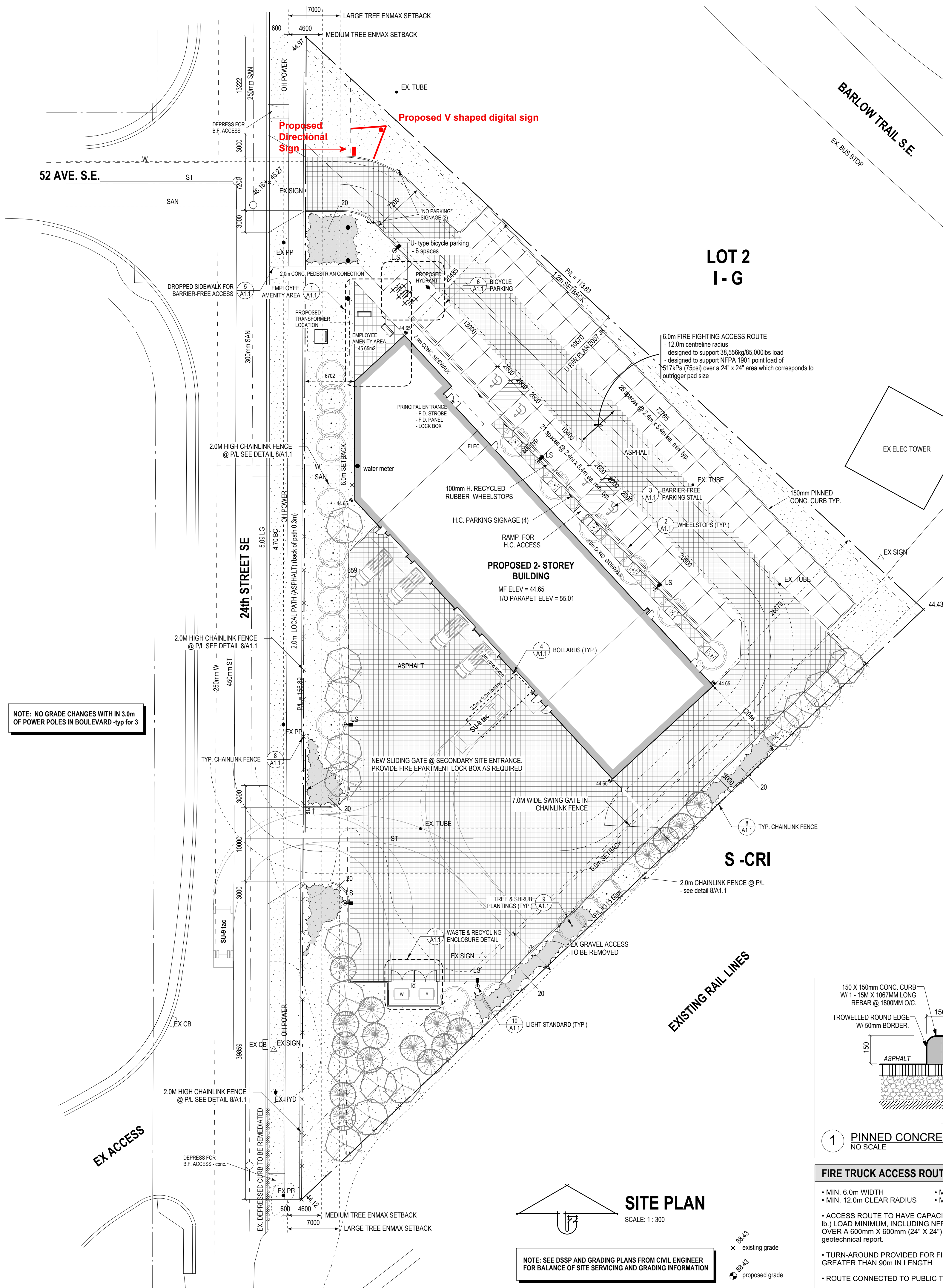
Contact: **T** 403.268.5312 | **E** info@calgarysdab.ca | **W** www.calgarysdab.ca

Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5



NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



SITE NOTES

MINIMUM CLEARANCES BETWEEN THE WATER SERVICE LINE AND THE FOUNDATION WALL OR PILES:

- 4.0m FOR 100mm SERVICE LINE OR LARGER.
- 3.0m FOR 50mm SERVICE LINE OR SMALLER.
- 2.0m WHERE THE FOUNDATION WALL OR PILES EXTEND VERTICALLY A MINIMUM OF 2.0m BELOW THE INVERT OF THE WATER PIPE.

• CONFIRM FINAL CLEARANCES WITH DSSP AND MECHANICAL SITE PLAN.

RADON CONTROL PLAN

SEE MECHANICAL DRAWINGS BY ENDEAVOUR CONSULTING FOR RADON CONTROL MEASURES & DESIGN.

NECB ENERGY COMPLIANCE

SEE NECB 2020 ENERGY COMPLIANCE REPORT ISSUED MAY 150, 2025 BY D.B.K. ENGINEERING

BASE CODE REVIEW

NATIONAL BUILDING CODE 2023 - ALBERTA EDITION

BUILDING AREA: ± 1,118.9 SQ.M. (± 12,044 SQ.FT.)

MAJOR OCCUPANCIES: GROUP F2: INDUSTRIAL - MEDIUM (3.2.2.78) GROUP D: OFFICE (3.2.2.62)

TWO STOREYS UNSPRINKLERED FACING 1 STREETS

BUILDING TO CONFORM TO 3.2.2.78:

- BUILDING AREA NOT MORE THAN 1,500 SQ.M. IF 2 STOREYS IN BUILDING HEIGHT FACING 1 STREET
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
- FLOORS ARE FIRE SEPARATIONS WITH A 45 MIN. FRR
- MEZZANINES SHALL HAVE A 45 MIN. FRR IF OF COMBUSTIBLE CONSTRUCTION
- ROOFS SHALL HAVE A 45 MIN. FRR IF OF COMBUSTIBLE CONSTRUCTION
- LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A RATED ASSEMBLY SHALL HAVE A 45 MIN. FRR OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
- LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL HAVE A FRR NOT LESS THAN THAT REQUIRED OF THE FIRE SEPARATION

GROUP F, DIVISION 2, UP TO 3 STOREYS

45 MIN FRR = 20 MIN. CLOSURE
60 MIN FRR = 45 MIN. CLOSURE
90 MIN FRR = 60 MIN. CLOSURE

3.1.17.1. OCCUPANT LOAD

WAREHOUSE: 999.56 SQ.M. / 28.00 SQ.M. = 35.7
OFFICE: 866.62 SQ.M. / 19.30 SQ.M. = 93.2
TOTAL: 129 PEOPLE (± 65 PER FLOOR)

3.2.3.1. LIMITING DISTANCE SEE SHEET A1.3 FOR SPATIAL SEPARATION CALCULATIONS

3.2.3.7. EXPOSED BLDG FACE SEE SHEET A1.3 FOR EXPOSING BUILDING FACE CONSTRUCTION

3.2.4.1. FIRE ALARM REQUIRED & PROVIDED

3.2.5.8. STANDPIPE SYSTEM NO STANDPIPE SYSTEM REQUIRED - 2 STOREYS IN BUILDING HEIGHT, 9.45M ABOVE GRADE AND LESS THAN 1500 SQ.M.

3.2.5.15. F.D. CONNECTION NOT REQUIRED

3.3.1.1. SUITE SEPARATIONS 45 MIN. FRR REQUIRED

3.3.1.9. PUBLIC CORRIDORS 1100MM MIN. WIDTH

3.3.1.22. JANITORS' ROOM 45 MIN. FRR REQUIRED

3.3.5.6. STORAGE GARAGE 1.5 HOUR FRR REQUIRED

3.4.2.1. ONE EXIT CRITERIA MULTIPLE EXITS REQUIRED

3.4.2.5. TRAVEL DISTANCE REQUIRED: 30.0M @ WAREHOUSE PROVIDED: 29.4M
REQUIRED: 40.0M @ OFFICE PROVIDED: 35.20M

3.4.3.2. EXIT WIDTH REQUIRED: 6.1MM x 129 PEOPLE = 787MM PROVIDED: 1800MM
STAIRS: 900MM DOORWAYS: 850MM CORRIDOR: 1100MM

3.4.4.1. EXIT FIRE RATING 45 MIN. FRR REQUIRED

3.4.4.2. EXIT THROUGH LOBBIES PERMITTED IF TRAVEL DISTANCE THROUGH LOBBY IS LESS THAN 15M. INDUSTRIAL OCCUPANCY DOES NOT HAVE DIRECT ACCESS TO LOBBY & LOBBY IS FIRE RATED AS REQUIRED BY EXITS.

3.5.3.1. ELEVATOR FIRE RATING 45 MIN. FRR REQUIRED

3.6.2.1. SERVICE ROOMS 1 HOUR FRR REQUIRED

3.6.4.7. ROOF HVAC ACCESS ROOF ACCESS REQUIRED BY INTERIOR STAIRWAY (OR A FIXED LADDER W/ ROOF HATCH CONFORMING TO STANDATA 19-BGV-019)

3.7.2.2. WATER CLOSETS REQUIRED: 4 MALE & 4 FEMALE PROVIDED: 7 MALE, 7 FEMALE & 2 PRIVATE

3.7.2.2. LAVATORIES (SINKS) REQUIRED: 4 PROVIDED: 12

3.8.2.1. ACCESSIBILITY BARRIER-FREE ACCESS REQUIRED FOR ALL FLOORS

3.8.3.2. B.F. PATH OF TRAVEL 1000MM MIN.

SITE INFORMATION

MUNICIPAL ADDRESS: 5420 24TH STREET SE
CALGARY, ALBERTA

LEGAL DESCRIPTION: LOT 1, BLOCK 10, PLAN 2007 JK

SITE AREA: 6,557.2 SQ.M.

BUILDING AREA: 1,118.9 SQ.M. (± 12, 044 SQ.FT.)

GROSS FLOOR AREA: 2,234.4 SQ.M. (± 24, 051 SQ.FT.)
MAIN: 1,117.2 SQ.M. (± 12, 026 SQ.FT.)
SECOND: 1,117.2 SQ.M. (± 12, 026 SQ.FT.)

FLOOR AREA RATIO: 0.34 FAR

BICYCLE PARKING

REQUIREMENTS:
• INDUSTRIAL - LIGHT 0 CLASS 1 STALL & 1 CLASS 2 STALL
• OFFICE 1 CLASS 1 STALL & 1 CLASS 2 STALL

REQUIRED: 1 CLASS 1 & 2 CLASS 2

PROVIDED: 1 CLASS 1 & 6 CLASS 2

VEHICLE PARKING

REQUIREMENTS:
• NO VEHICLE PARKING REQUIREMENTS

REQUIRED: 0 STALLS

PROVIDED: 49 STALLS

LANDSCAPING

REQUIREMENTS:
• 1 TREE & 2 SHRUBS PER 35.0 SQ.M. REQUIRED LANDSCAPED AREA

REQUIRED PLANTINGS:

6.0M WEST SETBACK 909 SQ.M. 26 TREES & 52 SHRUBS
6.0M SOUTHEAST SETBACK 619 SQ.M. 18 TREES & 36 SHRUBS
1.2M NORTHEAST SETBACK 123 SQ.M. 4 TREES & 8 SHRUBS

PROPOSED PLANTINGS:

6.0M WEST SETBACK 28 TREES & 60 SHRUBS
6.0M SOUTHEAST SETBACK 18 TREES & 40 SHRUBS
1.2M NORTHEAST SETBACK SETBACK (S IN U RW) - 4 TREES & 10 SHRUBS LOCATED IN SOUTHEAST SETBACK.

PLANTINGS: (setbacks)

KEY	ITEM	QTY.	SIZE
1	LARGE DECIDUOUS TREES - Brandy Elm - Green Ash	16	75mm
2	SMALL DECIDUOUS TREES - Mountain Ash	16	50mm
3	CONIFEROUS TREES - Colorado Spruce	17	3.0m

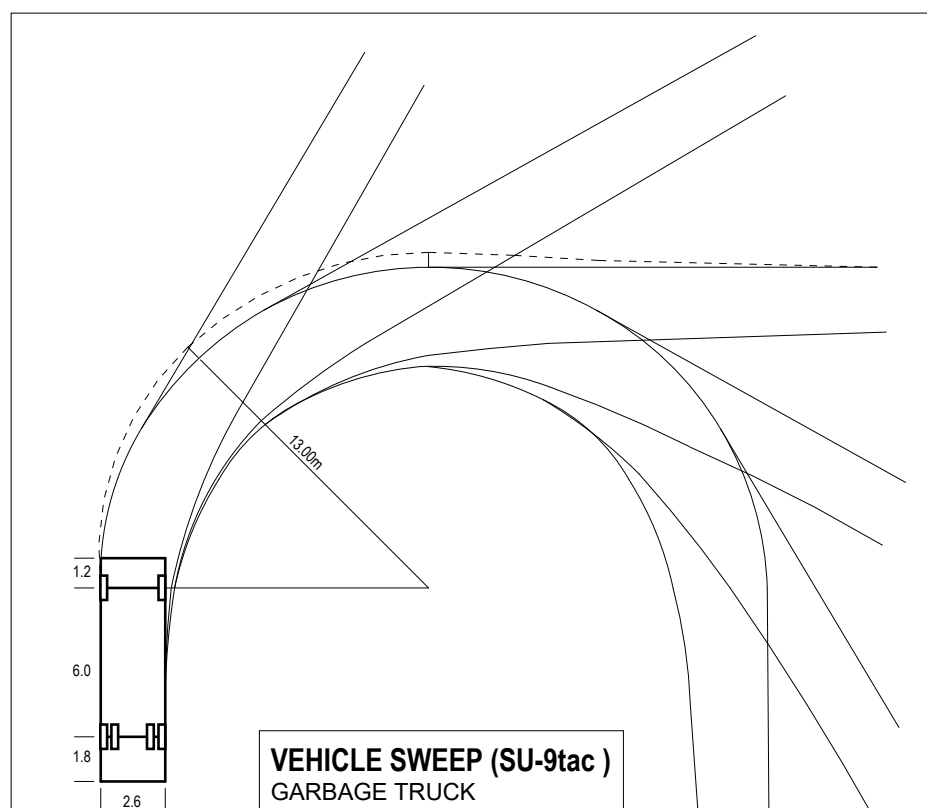
PLANTINGS: (site interior)

KEY	ITEM	QTY.	SIZE
4	SMALL DECIDUOUS TREES - Mountain Ash	6 (site interior)	50mm
5	DECIDUOUS SHRUBS - Sandcherry - Dogwood - Spiraea - Cotoneaster	70	600mm height or spread
6	CONIFEROUS SHRUBS - Juniper - Mugo Pine	40	600mm height or spread

REQUIREMENTS:

- SHRUB BEDS: MIN. 2" ROCKY MOUNTAIN SHALE BED OVER WEED CONTROL MATT & STERILIZED SUBSOIL
- SHRUB BEDS TO BE DESIGNED TO PROVIDE YEAR ROUND ENHANCEMENT AREA ACCEPTABILITY.
- SHRUBS TO BE PLANTED IN MASSES CONSISTING OF NO FEWER THAN 5 PLANTS OR EACH SPECIES USED.
- DECIDUOUS SHRUBS: MIN 24" (600MM) HEIGHT OR SPREAD
- PROVIDE A 2:1 RATIO OF DECIDUOUS TO CONIFEROUS SHRUBS
- ALL LANDSCAPED AREAS TO BE IRRIGATED W/ U/G SPRINKLER SYSTEM AND BOUNDED BY 150MM CONCRETE CURB.

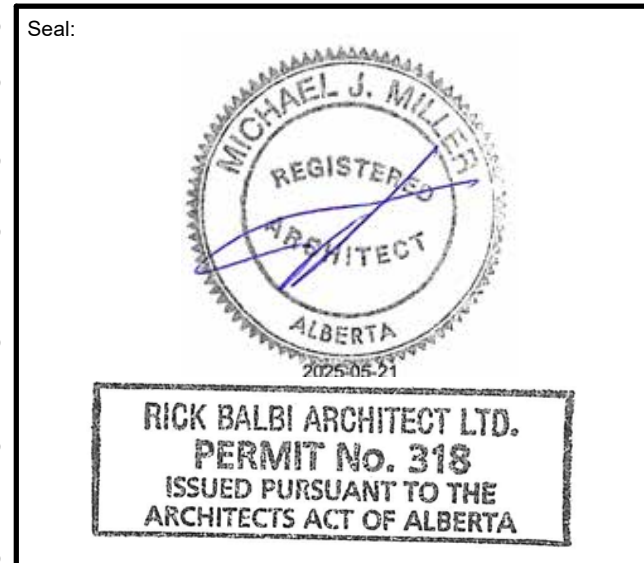
GRASS/SOD PATTERN STAMPED COLOURED CONCRETE



VEHICLE SWEEP DETAIL (SU-9tac)

SCALE: 1:300

DO NOT SCALE DRAWINGS; ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK



Site Servicing:
RICHVIEW ENGINEERING INC.
#201, 203 38th Avenue NE Calgary, Alberta T2E 3M3
Ph: (403) 230-3218
E: robin@richvieweng.com

Structural - Foundation:
TRL & ASSOCIATES LTD.
#100, 1615 10th Avenue SW Calgary, Alberta T2C 3J7
Ph: (403) 244-4944
E: bryanronney@trleng.ca

Structural - Precast:

Mechanical || Electrical || NECB:
D.B.K. ENGINEERING LTD.
#1, 5608 1st Street SE Calgary, Alberta T2H 2W9
Ph: (403) 290-0082
E: cmattheson@dbkeng.ca

Project:

PROPOSED INDUSTRIAL DEVELOPMENT

5420 24TH STREET SE
CALGARY, AB

LEGAL DESCRIPTION: LOT 1, BLOCK 10, PLAN 2007 JK

Revisions:
JAN. 11, 2024: ISSUED FOR TENDER
FEB. 29, 2024: ISSUED FOR CLIENT REVIEW
APR. 30, 2025: ISSUED FOR CLIENT REVIEW
MAY 21, 2025: ISSUED FOR BP/TENDER

Drawing Title:

SITE PLAN

JOB No. 22-197

DATE: MAY 21, 2025

DRAWN: AC

SHEET A1.0 of 10.1

Cody, Kimberly

From: Reilander, Craig R.
Sent: Tuesday, September 22, 2026 1:24 PM
To: Calgary SDAB Info
Subject: SDAB2026-0169 DP2026-02948 Appeal Response
Attachments: SDAB2026-0169 DP2026-02948 Appeal Response.pdf

Good Afternoon,

Please, find attached the Development Authority's Appeal Response to SDAB2026-0169 / DP2026-02948.

Thank you,
Craig Reilander
Senior Planning Technician 2
Technical Planning | Community Planning
Planning & Development
T. 403.333.5386 | E. Craig.Reilander@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.



Development Authority Appeal Response

Appeal Number: SDAB2026-0169

Development Permit Number: DP2026-02948

Address: 5420 24 ST SE

Description: Temporary Use: Sign – Class E (Digital Message Sign – 3 years)

Land Use: Industrial – General (I-G) District

Community: Valleyfield

Identified Appeal Body: Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Not Required

Public Response(s) Received? No

Bylaw Relaxations:

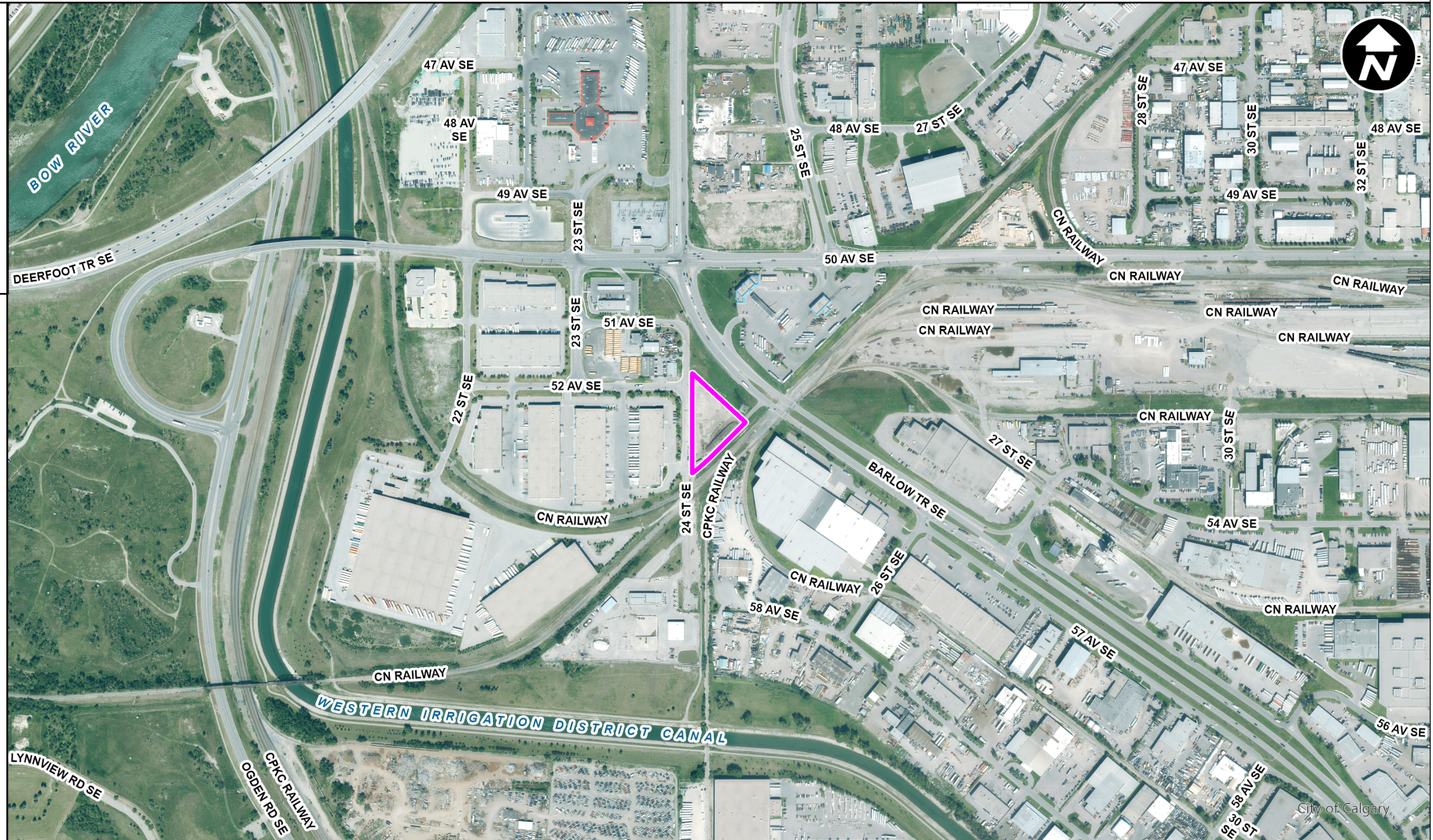
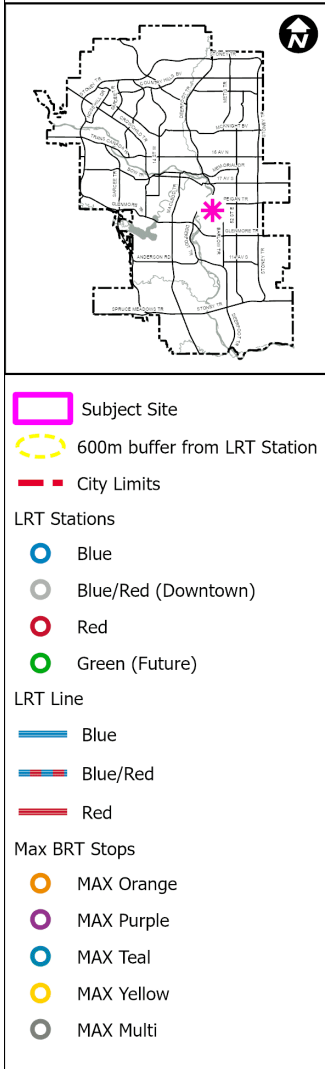
The development requires the following Land Use Bylaw relaxations:

Bylaw Relaxations		
96 Number of Freestanding Signs	1. Unless otherwise referenced in subsections (2) and (3), a parcel may have a maximum of one Freestanding Sign facing each street that provides access to the parcel.	Plans indicate the access to the site is on the West property line and the proposed signs will be along the Northeast property line facing Barlow Trail SE where there is not access to the parcel.
104 Digital Message Sign	6. A Digital Message Sign: iii. of 50 per cent of the sign area of a Freestanding Sign;	Plans indicate there are no other sign areas. The digital portion of the sign is 100% (+50%) of the sign area.
	9. The Development Authority must not approve any sign containing a digital display with a sign area greater than 2.0 square metres if the sign is located less than 30.0 metres from an intersection, pedestrian crosswalk, or railway crossing.	Sign is within 30.0 metres of an intersection

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Refusal.
2. The Development Authority may provide additional materials prior to the merits hearing.

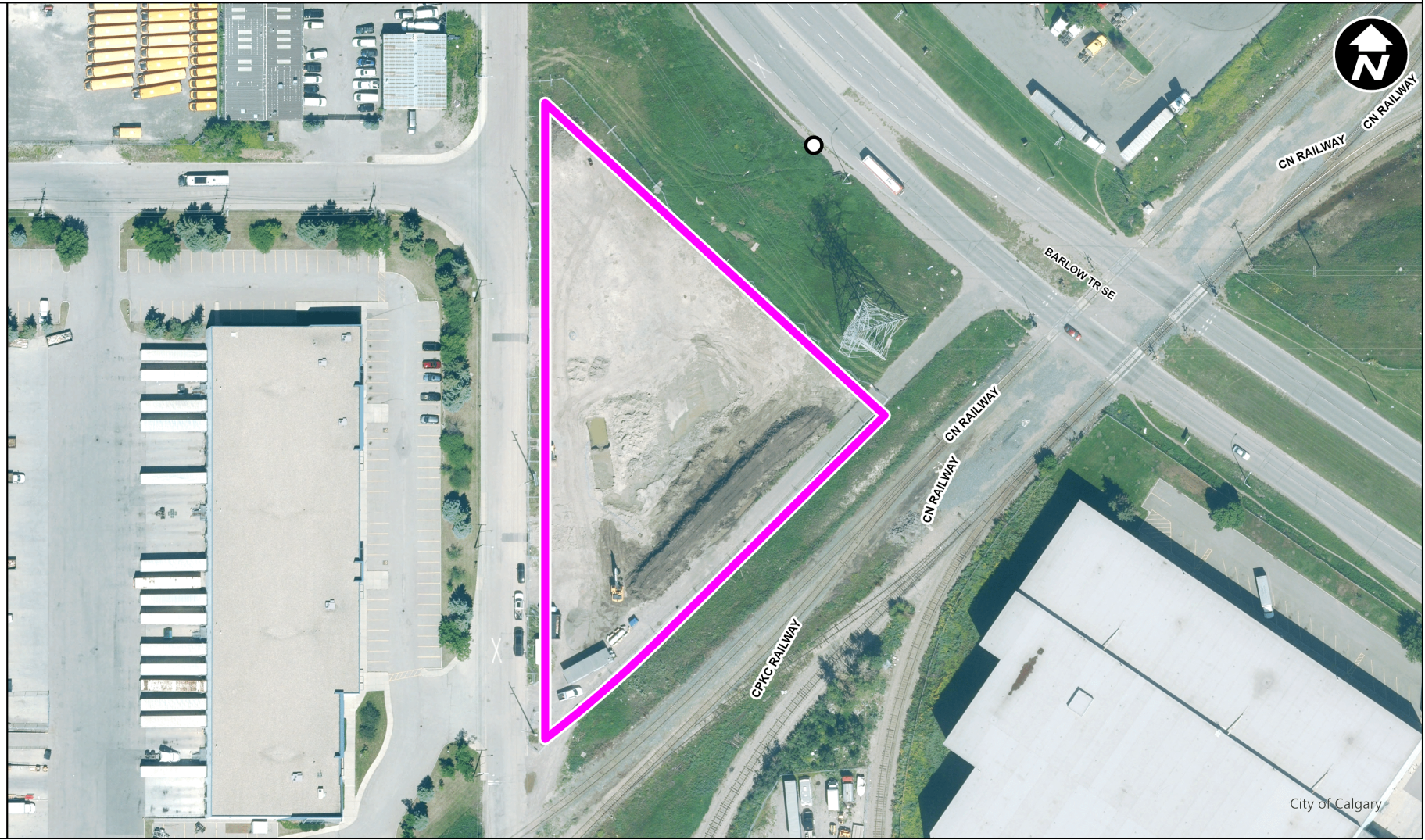
Community Context ¹³ SDAB2026-0169



Site Context SDAB2026-0169

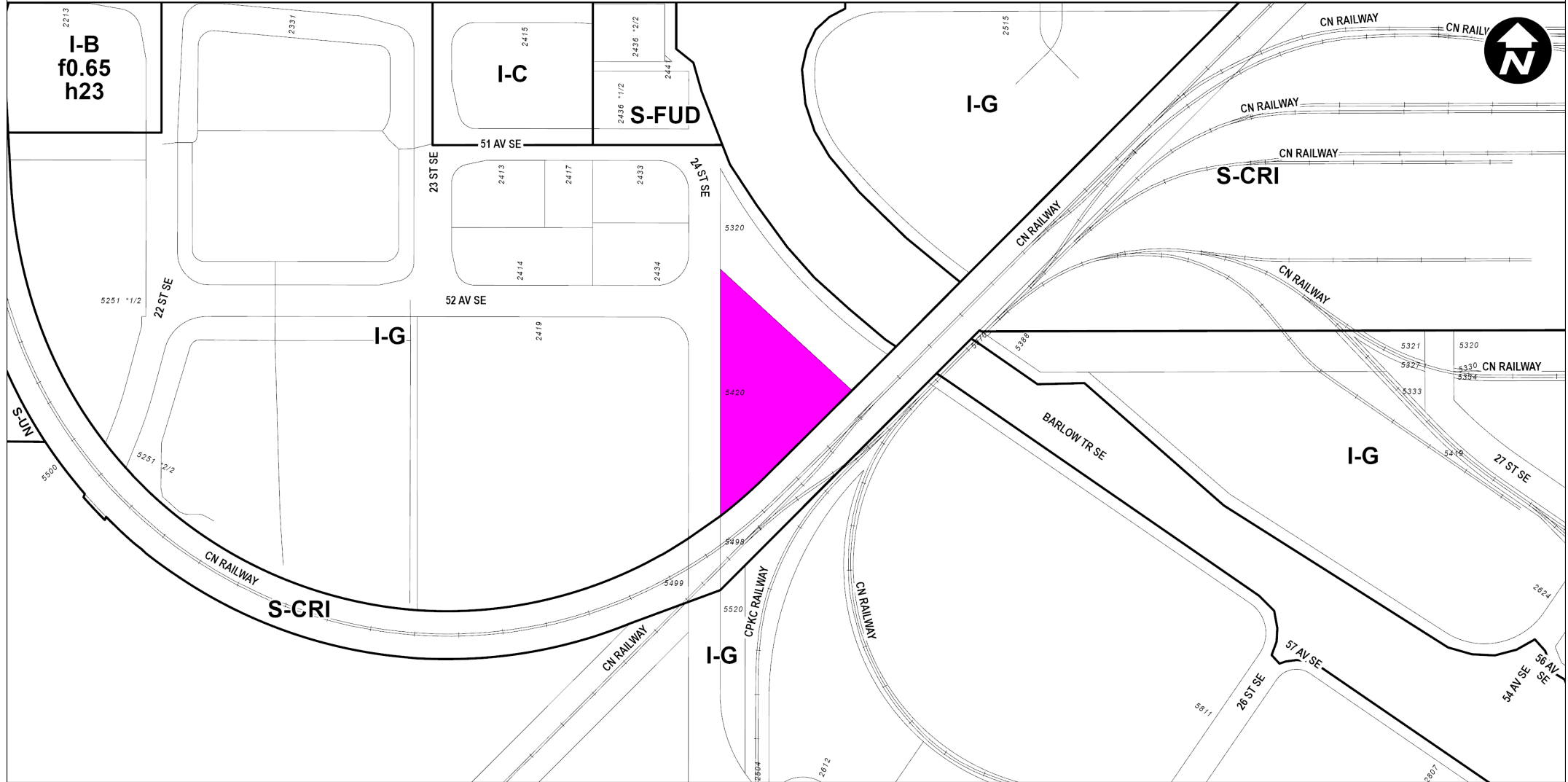
14

-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations
 -  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops
 -  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



Land Use Districts SDAB2026-0169

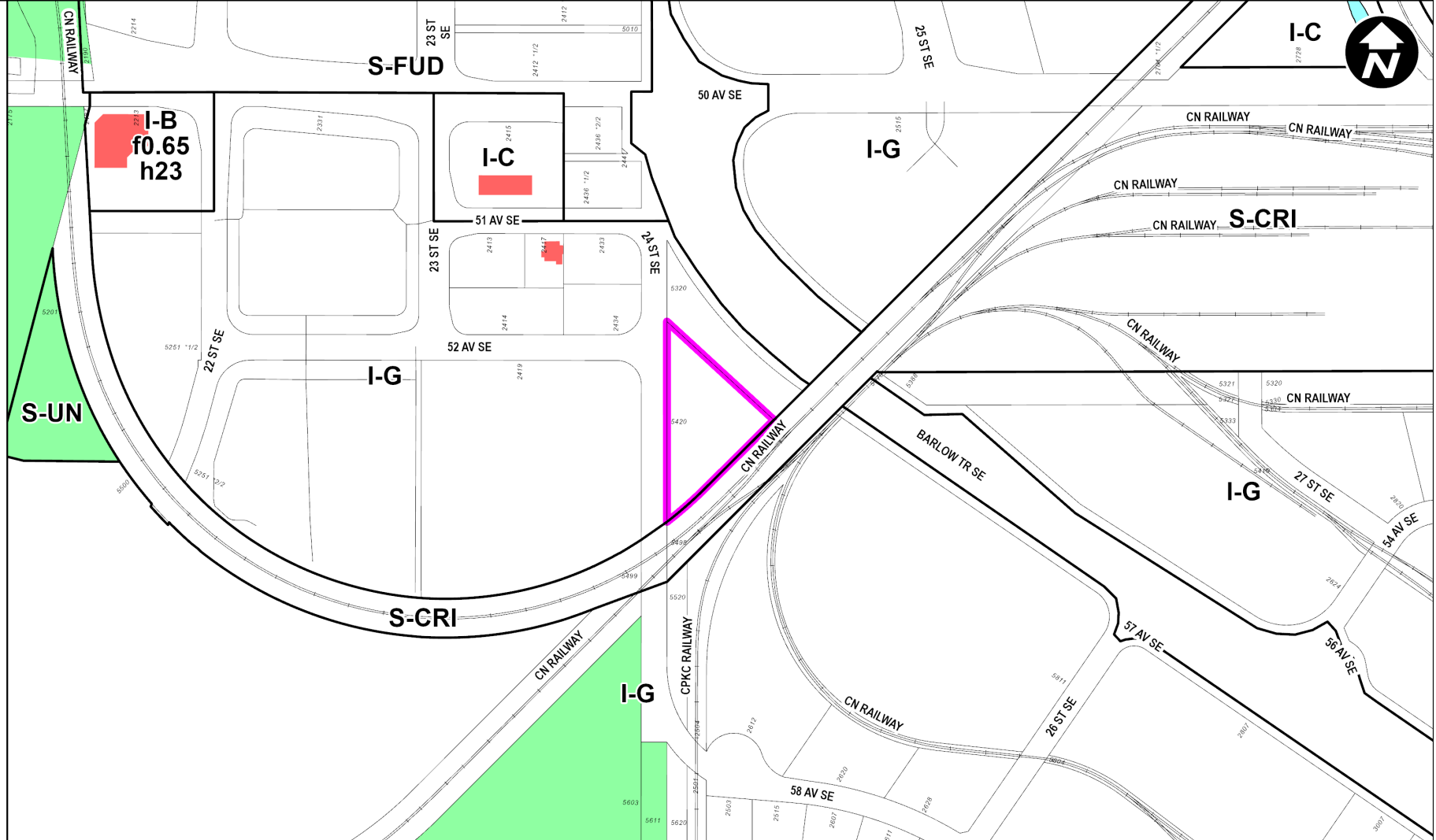
15



Surrounding Land Use SDAB2026-0169

16

- Subject Site
- Land Use Designation Polygons
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service



SDAB2026-0169



17
DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-02948

This permit relates to land in the City of Calgary municipally described as:

5420 24 ST SE

Community: **Valleyfield**

L.U.D.:I-G

and legally described as:

2007JK;10;1

and permits the land to be used for the following development:

Temporary Use: Sign on Freestanding Digital Message Sign on Freestanding Sign - 3 years)

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **September 10, 2026**

Development Authority: **Craig Reilander**

File Manager: **Cindy Cheng**

Release Date: _____

This permit will not be valid if development has not commenced by:

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. For further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **FIVE STAR PERMITS**
Address: **637 LAKESIDE CO**
City: **OLIVER, BC, V0H 1T4**
Phone: **2504871210**



18
DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-02948

Complete Address and Legal Description listing for Development Permit DP2026-02948

Address Type	Address	Legal Description
Parcel	5420 24 ST SE	2007JK;10;1
Building	5420 24 ST SE	



Reasons for Refusal for DP2026-02948

This document summarizes the development permit review and refusal reasons. Information about the application process, Land Use Bylaw relaxations and other supporting information for the decision are included.

Proposed Use

This application is for a Temporary Use: Sign - Class E (Digital Message Sign on Freestanding Sign - 3 years) at 5420 24 ST SE in the community of Valleyfield. The parcel is designated I-G District under the Land Use Bylaw. Sign - Class E is listed as a **discretionary** use in this district.

Planning Review and Analysis

During the review, the Development Authority considered the Land Use Bylaw rules, and the compatibility and impact of the proposed development on adjacent development and the neighbourhood.

The proposed freestanding sign includes two digital message display panels and is located approximately 11.40 m from the intersection of 24 ST SE and 52 AV NE. The sign is oriented northeast toward Barlow Trail and not toward the site's access point.

The intended purpose of a freestanding sign is to provide identification for the business operating on the site. However, the proposed sign exhibits characteristics of a Digital Advertising Sign, as its orientation and visibility appear primarily directed toward northbound and southbound traffic on Barlow Trail rather than serving as on-site business identification.

In evaluating the application, the Development Authority believes the approval of this application would result in development that is uncharacteristic of the neighbourhood.

The Development Authority's opinion is that the proposed development does not comply with the policies, context, or the test for relaxation.

The proposed **Sign - Class E** does not align with the applicable guidelines or policies. The **Sign - Class E** is not in context with the area and requires multiple relaxations of the Bylaw. **The Sign - Class E** is not materially like expected forms of development in this area.

Decision

For the above-noted reasons, this application is refused.



Craig Reilander, Development Authority

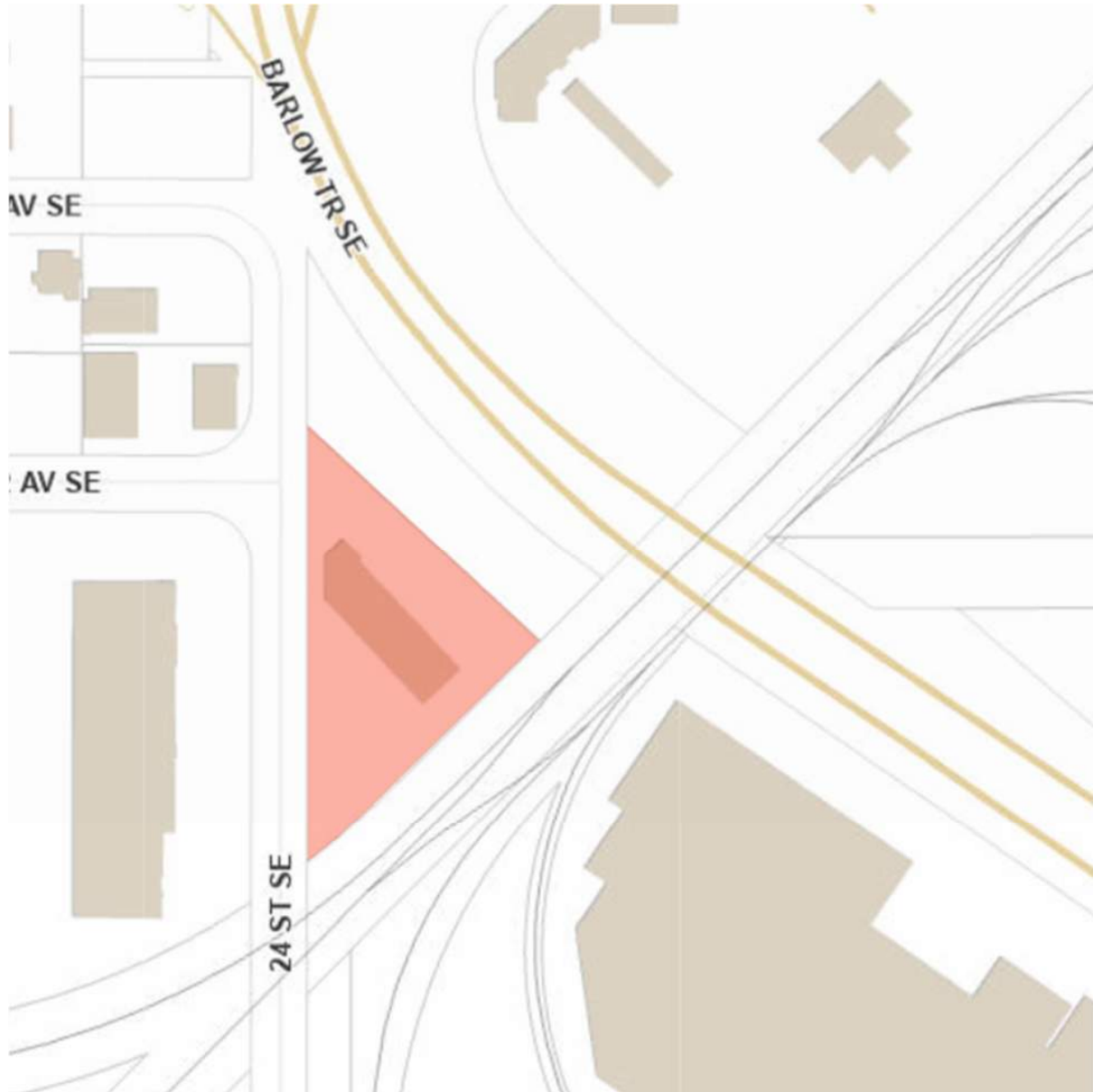
Sep 10, 2026

Date

Attachments for DP2026-02948

Site and Context

This parcel is an interior lot, laneless lot, shaped as a triangle, the property lined shared with the street is along 24 ST SE. The sign is proposed facing the adjacent parcel with the signs proposed to advertise towards northbound and southbound traffic on Barlow Trail S.E.





Process	
Notice Posting	Notice Posting was not required as per section 27 of the Land Use Bylaw.
Circulation	Ward 9 Councillor - No Comments Provided ENMAX - No Conflict Traffic Assessment - Mobility Traffic has no comments regarding the proposed digital sign application.
Public Responses Received	No comments were received.
Bylaw Review	The application does not comply with the bylaw as shown in the bylaw relaxations table below.

Key Land Use Bylaw Provisions	
Discretionary Use Development Permit Application	
35	When making a decision on a development permit for a discretionary use the Development Authority must take into account: (a) any plans and policies affecting the parcel; (a.1) climate mitigation and climate adaptation; (b) the purpose statements in the applicable land use district; (c) the appropriateness of the location and parcel for the proposed development; (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood; (e) the merits of the proposed development; (f) the servicing requirements; (g) access, parking and transportation requirements; (h) vehicle and pedestrian circulation within the parcel; (i) the impact on the public transit system; and (j) sound planning principles
Discretionary Use That Does Not Comply	
36	(1) The Development Authority may approve a development permit application for a discretionary use where the proposed development does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the Development Authority: (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building. (2) The provisions of 36(1) apply to any reduction in the required distance of 100 metres from a Cannabis Store to a boundary of a parcel of land that does not contain a school building and is designated as school reserve or municipal and school reserve under the Municipal Government Act, in accordance with 105(5) of the Gaming, Liquor And Cannabis Regulation



Development Authority's Decision

- 37** (1) The **Development Authority** may approve, either permanently or for a limited period of time, a **development permit** application for a **discretionary use**, and may impose the conditions enumerated in section 38 of this Part.
- (2) The **Development Authority** may refuse a **development permit** application for a **discretionary use** even though it meets the requirements and rules of this Bylaw

Division 5: Signs

67 This Division is intended to regulate signs in order to:

- a. balance the need for signage and expression with safety and aesthetics;
- b. support a hierarchy of signs which places informational and directional signs at a higher order than commercial signs through the regulation of the size, location and structure of signs;
- c. provide many opportunities for the identification of businesses and buildings; and
- d. prevent sign proliferation, to ensure that the effectiveness of informational and identification signage is not undermined through visual clutter.

Bylaw Relaxations

96 Number of Freestanding Signs	1. Unless otherwise referenced in subsections (2) and (3), a parcel may have a maximum of one Freestanding Sign facing each street that provides access to the parcel.	Plans indicate the access to the site is on the West property line and the proposed signs will be along the Northeast property line facing Barlow Trail SE where there is not access to the parcel.
104 Digital Message Sign	6. A Digital Message Sign: iii. of 50 per cent of the sign area of a Freestanding Sign;	Plans indicate there are no other sign areas. The digital portion of the sign is 100% (+50%) of the sign area.
	9. The Development Authority must not approve any sign containing a digital display with a sign area greater than 2.0 square metres if the sign is located less than 30.0 metres from an intersection, pedestrian crosswalk, or railway crossing.	Sign is within 30.0 metres of an intersection



Signs Permit Application

Online Submission

Application Information	
Applicant Details ☐ Property Owner ☒ Agent Representing Business or Property Owner	
Applicant Name Mitchell Atkinson	Applicant Contact Information Phone: (250) 488-5581
Representing Company (if applicable) Five Star permits	Email: Mitchell@fivestarpermits.com
Business Trade Name FIVE STAR PERMITS	Mailing Address: 637 LAKESIDE CRT, OLIVER British Columbia Canada V0H1T4
Business ID 12588356	

Sign(s) Information	
Municipal Address 5420 24 ST SE	
Type of Application ☒ New Sign ☐ Sign Reapplication	Previous Approval Number (if reapplying)
Type of Sign(s) Digital third party advertising sign (Class G) Digital Third Party Advertising Sign	
Number of Signs: 1	
Permitted/Permitted with Relaxation/Discretionary Discretionary	
Text and/or business name to be displayed on the sign(s) JPS	
Please provide a detailed explanation of your sign application Installation of one freestanding sign as per artwork	

Sign Details

Digital third party advertising sign (Class G)

Digital Third Party Advertising Signs

Number of Signs: 1

1. Digital Third Party Advertising Signs Details

Q: Is the Sign new or existing?

A: New

Q: Are there any freestanding advertising signs within 30 metres of the proposed sign?

A: No

Q: Are there any digital third party advertising signs or digital message signs within 300 metres of the proposed sign?

A: No

Q: Will there be more than two third party advertising signs within a 225 metre radius of each other, facing the same street?

A: No

Q: Are there any digital third party advertising signs less than 4.6 metres high and 4.5 square metres in area (such as "pillar ads") within a 30 metres of the proposed sign?

A: No

Q: Is the proposed sign within, and visible from, 125 metres of a building containing a dwelling unit?

A: No

Q: Proximity to Sensitive Areas

Is the proposed sign located in or within 450 metres of any of the following?

A major park

A: No

Q: An escarpment

A: No

Q: A civic pathway

A: No

Q: A riverbank

A: No

Q: A natural area

A: No

Q: Is the power provided underground?

A: Yes

Q: Is the sign equipped with an ambient light metre (which will operate at all times the sign is operating)?

A: Yes

Q: Can the sign be set to not exceed 3.0 LUX?

A: Yes

Q: Industrial

Maximum Luminance (Nits) -- Sunrise to Sunset: 7500 -- Sunset to Sunrise: 500

A: Selected

Q: How often is the sign messaging proposed to change?

A: minimum 6 second hold time

Q: 24 Hour Monitoring Contact

If the following information changes, the sign owner must provide The City with updated information, within 48 hours, by contacting 403-268-5311.

Applicant name:

A: James Strilcic

Q: Company name:

A: JPS furnace @ Air LTD

Q: Contact email:

A: james.strilcic@gmail.com

Q: Contact phone:

A: 4037718601

Q: Alternative contact phone:

A: 4037718601

Submitted Documents

Document Type: ARCHITECTURAL

Document SubType: PLANS

Document Name: 1 Artwork.pdf

Document Type: SUPPORTING DOCUMENT

Document SubType: CERTIFICATE OF TITLE

Document Name: 231343947_57207557_0_0.pdf

Document Type: SUPPORTING DOCUMENT

Document SubType: LETTER OF AUTHORIZATION

Document Name: Landlord Approval.pdf

Document Type: SUPPORTING DOCUMENT

Document SubType: PHOTOS

Document Name: photo page.pdf

Document Type: SUPPORTING DOCUMENT

Document SubType: PUBLIC TREE DISCLOSURE

Document Name: Calgary Public Tree Disclosure.pdf

The personal information obtained on this form is being collected under the authority of section 4 (c) of the Protection of Privacy Act (POPA). This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. Information may also be used to conduct ongoing evaluations of services received from Planning & Development department. The name of the applicant and the nature of the application may be made available to the public, as authorized by the Access to Information Act (ATIA), unless exempted under the Act's disclosure provisions. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE, Calgary, Alberta, in relation to this program by contacting the Access Privacy Protection Administrator for Planning and Development by telephone at (403)268-5311 or by using the live chat services provided on our websites.

Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. Interpretation

These **Online Application Consent and Confirmation of Applicant** supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

5. Complete Application

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at The City's sole discretion.

6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

THE CITY DISCLAIMS ALL WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENTS, PRODUCTS AND SERVICES CONTAINED ON THIS ONLINE SERVICES SITE, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES AND CONDITIONS OF TITLE, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE AND NON-INFRINGEMENT. THE CITY FURTHER DISCLAIMS ANY AND ALL WARRANTIES REGARDING SECURITY, CURRENCY, CORRECTNESS, QUALITY, ACCURACY, COMPLETENESS, RELIABILITY, PERFORMANCE, TIMELINESS, OR CONTINUED AVAILABILITY WITH RESPECT TO THE ONLINE SERVICES SITE OR YOUR USE OF THE SITE. THE CITY FURTHER DISCLAIMS ALL WARRANTIES WITH RESPECT TO ANY DELAYS OR ERRORS IN THE TRANSMISSION OR DELIVERY OF ANY MATERIALS, PRODUCTS OR SERVICES AVAILABLE THROUGH THIS ONLINE SERVICES SITE. THESE DISCLAIMERS APPLY TO THE FULLEST POSSIBLE EXTENT IN JURISDICTIONS THAT LIMIT THE EXCLUSION OF IMPLIED WARRANTIES.

WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THIS SITE WILL ALWAYS BE AVAILABLE FOR USE.

8. Privacy Statement and Collection of Personal Information

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as section 4 (c) of the Protection of Privacy Act (POPA). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used to conduct ongoing evaluations of services received from Planning & Development department. The name of the applicant and the nature of the application may be made available to the public, as authorized by the Access to Information Act (ATIA), unless exempted under the Act's disclosure provisions. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE, Calgary, Alberta, in relation to this program by contacting the Access Privacy Protection Administrator for Planning and Development by telephone at (403)268-5311 or by using the live chat services provided on our websites.

9. Alberta Law

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will take place in Alberta.

10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account, user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

14. Copyright

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

15. Condominium Property

If the application includes land that is common property or other land to which I am not the sole owner, I have all authorizations of those other owners to make this application.

Development Permit Application Requirements

I am authorized to apply for this permit in accordance with section 26 (1) of the Land Use Bylaw 1P2007 as amended.

LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 231 354

2007JK;10;1

231 343 947

LEGAL DESCRIPTION

PLAN 2007JK

BLOCK 10

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;29;23;33

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 161 296 379

REGISTERED OWNER(S)						
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION	
231 343 947	07/11/2023	TRANSFER OF LAND		\$1,250,000	CASH & MORTGAGE	

OWNERS

STRILCIC HOLDINGS LTD.
OF 192 WEST LAKEVIEW PLACE
CHESTERMERE
ALBERTA T1X 1K3

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
6499IQ .	18/06/1963	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:2007JK
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
251 214 833	23/08/2025	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

SUITE 250, 28 QUARRYP ARK BLVD SE
CALGARY
ALBERTA T2C5P9
ORIGINAL PRINCIPAL AMOUNT: \$7,700,000

251 214 834 23/08/2025 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
SUITE 250, 28 QUARRYP ARK BLVD SE
CALGARY
ALBERTA T2C5P9
AGENT - SCOTT MCLEMAN

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF MAY,
2026 AT 06:22 P.M.

ORDER NUMBER: 57207557

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Authorization To Apply

to be completed by the Building/Property Owner as listed on the Certificate of Title

(Tenants may not provide their own authorization)

To Whom It May Concern:

Regarding Permit Application for:

JPS Furnace & Air Conditioning Ltd./Strilcic Holdings Ltd.
Business Name for new sign(s)

5420 24 St, SE Calgary AB T2C 4X7
Address for new sign(s)

I declare that I am the authorized owner of the above-mentioned premises. I hereby approve of the signage as proposed and authorize Five Star Permits to apply for the necessary permits and arrange for installation.

Property Owner:

Signature

Printed Name

Company Name

Address

Email

Phone

Date


James Strilcic
Same as above
↓
James.Strilcic@gmail.com
403-771-8601
May 15/26







Site Contamination Statement



Application # _____
for office use only

Site Address: 5420 24 Street SE

Legal Description: Plan:2007JK;Block:10;Lot:1

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property.

Please be aware that further site assessments may be required as part of the review of your application.

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

☐ Yes ☒ No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

If yes please provided a brief description and the associated development application number(s):

3. Has there been site remediation or a request for such on the site?

☐ Yes ☒ No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

☐ Yes ☒ No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

If yes, please describe and provide copies of relevant documents:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

☐ Yes ☒ No

If yes, please provided a brief description:

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐ owner, ☐ authorized agent, ☐ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

05/20/2026

Date



Applicant Signature

Mitchell Atkinson

Applicant Name (Please Print)

Five Star Permits

Company Name (Please Print)

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The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site? ☐ Yes ☒ No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:

- Use the [City's tree map](#) (may not be up to date for your property)
- Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- Send inquiries to tree.protection@calgary.ca

2. Who will be submitting the Tree Protection Plan for this development?

☐ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: Mitchell Atkinson Phone: 250-488-5581
Email: mitchell@fivestarpermits.com

The Tree Protection Plan must be submitted directly to Urban Forestry at tree.protection@Calgary.ca following the [Tree Protection Plan Guidelines](#).

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



June 9, 2026

FIVE STAR PERMITS
Atkinson, Mitchell
Mitchell@fivestarpermits.com
(250) 488-5581

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-02948

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than July 9, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 887-0731 or by email at Cindy.Cheng@calgary.ca.

Sincerely,

Cindy Cheng
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2026-02948
Application Description:	Temporary Use: Sign - Class E (Digital Message Sign)
Land Use District:	Industrial - General
Use Type:	Discretionary
Site Address:	5420 24 ST SE
Community:	VALLEYFIELD
Applicant:	FIVE STAR PERMITS
Date DR Sent:	June 9, 2026
Response Due Date:	July 9, 2026
Planning:	Cindy Cheng (368) 887-0731 Cindy.Cheng@calgary.ca

General Comments

This development permit is for a Class E – Digital message free standing sign. As there are insufficient documents for review, this development permit can't be supported. Please see below for more details.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:
 - Missing site plan for the proposed sign

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).



July 14, 2026

FIVE STAR PERMITS
Atkinson, Mitchell
Mitchell@fivestarpermits.com
(604) 355-1597

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-02948

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than August 13, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 887-0731 or by email at Cindy.Cheng@calgary.ca.

Sincerely,

Cindy Cheng
Senior Planning Technician



Detailed Review 3 – Development Permit

Application Number:	DP2026-02948
Application Description:	Temporary Use: Sign - Class E (Digital Message Sign - 3 years)
Land Use District:	Industrial - General
Use Type:	Discretionary
Site Address:	5420 24 ST SE
Community:	VALLEYFIELD
Applicant:	FIVE STAR PERMITS
Date DR Sent:	July 14, 2026
Response Due Date:	August 13, 2026
Planning:	Cindy Cheng (368) 887-0731 Cindy.Cheng@calgary.ca

General Comments

This development permit is for a digital message free standing sign. During the review the proposed sign is not in compliance with bylaw requirements.

Bylaw Discrepancies		
Regulation	Standard	Provided
96. Number of Freestanding Signs	1. Unless otherwise referenced in subsections (2) and (3), a parcel may have a maximum of one Freestanding Sign facing each street that provides access to the parcel.	Plans indicate the proposed signs are not facing the street that provides access

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:

- Bylaw Discrepancies

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).



August 19, 2026

FIVE STAR PERMITS
Atkinson, Mitchell
Mitchell@fivestarpermits.com
(250) 488-5581

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-02948

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than September 18, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 887-0731 or by email at Cindy.Cheng@calgary.ca.

Sincerely,

Cindy Cheng
Senior Planning Technician



Detailed Review 4 – Development Permit

Application Number:	DP2026-02948
Application Description:	Temporary Use: Sign - Class E (Digital Message Sign on Freestanding Sign - 3 years)
Land Use District:	Industrial - General
Use Type:	Discretionary
Site Address:	5420 24 ST SE
Community:	VALLEYFIELD
Applicant:	FIVE STAR PERMITS
Date DR Sent:	August 19, 2026
Response Due Date:	September 18, 2026
Planning:	Cindy Cheng (368) 887-0731 Cindy.Cheng@calgary.ca

General Comments

The proposed Development Permit is for a digital message sign incorporated into a freestanding sign structure. The sign consists of a freestanding pole sign with two digital message display faces oriented toward Barlow Trail SE, providing visibility to both northbound and southbound traffic. No additional copy area or sign elements are proposed as part of this application.

As proposed, the sign cannot be supported due to the combined impact of the required relaxations to the Land Use Bylaw. Please see below for the bylaw discrepancies.

Bylaw Discrepancies		
Regulation	Standard	Provided
96 Number of Freestanding Signs	1. Unless otherwise referenced in subsections (2) and (3), a parcel may have a maximum of one Freestanding Sign facing each street that provides access to the parcel.	Plans indicate the access to the site is on the West property line and the proposed signs will be along the Northeast property line facing Barlow Trail SE with no access to the parcel.
104 Digital Message Sign	6. A Digital Message Sign: iii. of 50 per cent of the sign area of a Freestanding Sign; and	Plans indicate there are no other sign areas. Sign exceeds 50%.

104 Digital Message Sign	9. The Development Authority must not approve any sign containing a digital display with a sign area greater than 2.0 square metres if the sign is located less than 30.0 metres from an intersection, pedestrian crosswalk, or railway crossing.	Sign is within 30.0 metres of an intersection
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Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

2. The development, as proposed, is not supported for the following reasons:

- Bylaw Discrepancies

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

1P2007.

D.P. #	2026-02948
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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****If applicable Complete Flood Sheet****

Public Realm Setbacks

Main Floor Elevation(S):

Roof Peak Elevation(s):[illegible]

73 Rules Governing All Signs

D.P. #

2026-02948

Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
73 Rules Governing All Signs	(2) No sign, other than an approved Sign – Class F or Sign – Class G, may display third party advertising.		Requires review by planner or technician		N/A	N/I
	(4) A sign must not:	(a) have the position, shape, colour, format or illumination which is similar to a traffic sign, signal or device; or	Requires review by planner or technician		N/A	N/I
		(b) display lights which is similar to lights generally associated with danger or those used by police, fire, ambulance or other emergency vehicles.	Requires review by planner or technician		N/A	N/I
	(5) Sign in residential districts must not be internally illuminated, but may be illuminated indirectly in a manner that prevents the trespass of light onto adjacent parcels		Requires review by planner or technician		N/A	N/I
	(6) Signs, sign supports and structures for signs must be located a minimum of 0.75m back from a curb line.		1.20			
	(7) Signs must not be placed in or on a required motor vehicle parking stall or loading stall, and must be placed so as to not reduce the number of required motor vehicle parking stalls or loading stalls required pursuant to this Bylaw or a development permit.		C	N/C	N/A	N/I
	(8) Signs must not be placed within a corner visibility triangle where any part of the sign is higher than 0.75m and lower than 4.6m above the lowest elevation of the street.		C	N/C	N/A	N/I
	(9) Signs, sign supports and structures for signs must not be located in the required road rights-of-way setbacks as referenced in section 53 Table 1.		C	N/C	N/A	N/I
	(12) Trees and shrubs must not be removed or damaged to erect a sign, to make a sign more visible, to maintain a sign, or to change copy on a sign.		C	N/C	N/A	N/I
	(14) The Development Authority may only relax the requirement of subsection (12) if the Development Authority is satisfied that new trees or shrubs will be planted to replace any trees and shrubs that are removed or damaged and that the new plantings are consistent with any conditions respecting landscaping on a development permit for the parcel where the sign is located.		Requires review by planner or technician		N/A	N/I

74 Rules Governing Signs containing Digital Displays

D.P. # 2026-02948

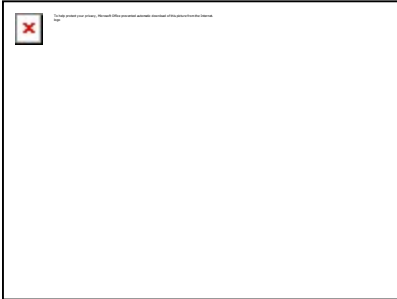
Rule	Requirements		Evaluation		
		Notes	Provided/Variance		
74 Rules Governing Signs containing Digital Displays	(1) Copy shown on a digital display must be static and remain in place for a minimum of 6 seconds before switching to a new or the next copy	Condition	Requires review by planner or technician	N/A	N/I
	(2) The maximum transition time between each digital copy must not exceed 0.25 seconds	Condition	Requires review by planner or technician	N/A	N/I
	(4) Copy must not be shown on the digital display using full motion video or otherwise give the appearance of animation or movement, and the transition between each digital copy must not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects.	Condition	Requires review by planner or technician	N/A	N/I
	(5) Copy must not be shown in a manner that required the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.	Condition	Requires review by planner or technician	N/A	N/I
	(5.1) All signs containing a digital display must be equipped with an ambient light sensor.	Condition	Requires review by planner or technician	N/A	N/I
	(5.2) A sign containing a digital display must not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.	Condition	Requires review by planner or technician	N/A	N/I

Signs Class E - Digital Message Sign					D.P. #		2026-02948	
Rule	Requirements				Evaluation			
			Notes	Provided/Variance				
104 Electronic Message Sign	(1) Unless otherwise referenced in subsection (2), a Digital Message Sign may only be approved in a commercial district, industrial district, mixed use district, S-R, CC-ER or CR20-C20/R20 District.		I-G	C	N/C	N/A	N/I	
	(2) A Digital Message Sign advertising events, activities or services offered, may only be approved in the residential districts, CC-MH, CC-MHX, S-SPR, S-CS, S-CI, S-URP, CC-EMU, CC-ET, CC-EPR, CC-EIR and CC-ERR Districts, when they are associated with one of the following uses:							
	(a) Community Recreation Facility;			C	N/C	N/A	N/I	
	(b) Indoor Recreations Facility;			C	N/C	N/A	N/I	
	(c) Library;			C	N/C	N/A	N/I	
	(d) Museum;			C	N/C	N/A	N/I	
	(e) Outdoor Recreation Area;			C	N/C	N/A	N/I	
	(f) Park;			C	N/C	N/A	N/I	
	(g) Place of Worship - Large;			C	N/C	N/A	N/I	
	(h) Place of Worship - Medium;			C	N/C	N/A	N/I	
	(i) Place of Worship - Small;			C	N/C	N/A	N/I	
	(j) School - Private;			C	N/C	N/A	N/I	
	(k) School Authority - School;			C	N/C	N/A	N/I	
	(l) School Authority Purpose - Major; and			C	N/C	N/A	N/I	
	(m) School Authority Purpose - Minor.			C	N/C	N/A	N/I	
	(3) A maximum of one Digital Message Sign may be located on a parcel with the exception that corner parcels may have one Digital Message Sign on the street side of each street.			C	N/C	N/A	N/I	
	(4) Subsection (3) does not apply to a Digital Message Sign with copy that only displays the date, time, temperature, motor vehicle parking stall information, motor vehicle fuel price or a Drive Through menu board.			C	N/C	N/A	N/I	
	(5) Notwithstanding subsection (3), a Digital Message Sign must not be located on a parcel adjacent to Deerfoot Trail, Spruce Meadows Trail, Stoney Trail, or any provincial highway under the Highways Development and Protection Act when the copy on the sign is visible from these streets or highways.			C	N/C	N/A	N/I	
	(5.1) Notwithstanding subsection (5), a Digital Message Sign may be located on a parcel adjacent to Deerfoot Trail, Spruce Meadows Trail, Stoney Trail or any other highway under the Highways Development and Protection Act when in accordance with Table 1.1:			C	N/C	N/A	N/I	
Table 1.1	Max Sign Area (m²)	Minimum Distance from edge of pavement to sign (m)		Area (m²)		Distance (m)		
	5.0	400		C	N/C	N/A	N/I	
	4.0	350		C	N/C	N/A	N/I	
	3.0	300		C	N/C	N/A	N/I	
	2.0	250		C	N/C	N/A	N/I	
	1.0	200		C	N/C	N/A	N/I	
(6) A Digital Message Sign:								
		(i) of 5.0m² when attached to a building;						
		(ii) not exceeding the lesser of		Percentage (%)				

Signs Class E - Digital Message Sign				D.P. # 2026-02948			
Rule	Requirements			Evaluation			
			Notes	Provided/Variance			
	(a) where located in a commercial district, industrial district, mixed use district, S-R, CC-ER or CR20-C20/R20 District has a maximum sign area:	2.5m ² or 30.0% of the window area, where used as a window sign; and					
					Area (m ²)		
		Window Area (m ²)					
		(iii) of 50% of the sign area of a Freestanding Sign; and Hyperlink	Entire sign is digital	See Attached	N/A	N/I	
	(b) where located in a low-density residential district, multi-residential district, CC-MH, CC-MHX, S-SPR, S-CS, S-CI, S-URP, CC-EMU, CC-ET, CC-EPR, CC-EIR and CC-ERR Districts, has a maximum sign area of 1m ² .						
	(7) Where the digital display of a Digital Message Sign is visible from and located within 125.0m of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen when located in:	(a) a commercial district, industrial district, mixed use district, S-R, CC-ER or CR20-C20/R20 District, between 11pm and 6am; or		F/M Discretion	N/A	N/I	
		b) one of the districts and associated with one of the uses listed in subsection (2), between 10pm and 7am.		F/M Discretion	N/A	N/I	
	(8) A Digital Message Sign, or any digital copy on a Digital Message Sign must not be located on or attached to a roof of a building.			C	N/C	N/A	N/I
	(9) The development Authority must not approve any sign containing a digital display with a sign area greater than 2m ² if the sign is located less than 30m from an intersection, pedestrian crosswalk, or railway crossing.	Sign is not facing intersection		11.34		9.34	
	(10) The electrical power supply to a Digital Message Sign must be provided underground.			C	N/C	N/A	N/I

Knee, Judy

From: Cindy.Cheng@calgary.ca
Sent: Wednesday, June 3, 2026 2:08 PM
To: Mitchell@fivestarpermits.com
Cc: Cindy.Cheng@calgary.ca
Subject: DP2026-02948 INCOMPLETE APPLICATION 5420 24 ST SE



Re: DP2026-02948 COMPLETENESS REVIEW - 5420 24 ST SE

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is an incomplete application as key pieces of information are missing. Your application is currently on hold and cannot be further reviewed until the following information is provided:

site contamination

site plan

please also confirm if this is a 3rd party advertising sign or a digital freestanding as the copy area is showing the first party advertising.

Please provide the information requested above by June 24, 2026, or your application will be deemed refused in accordance with Section 683.1(8) of the Municipal Government Act (MGA). There is no refund of fees if the application is deemed refused. If you are unable to meet this timeline, please contact me to discuss your options.

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2026-02948-05781, at www.calgary.ca/vista.

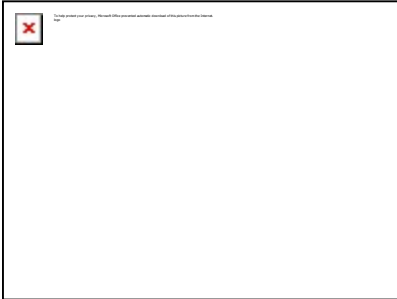
Should you have any questions or concerns, please contact me at your convenience.

Regards,

Cindy Cheng
 Senior Planning Technician
 Cindy.Cheng@calgary.ca
 (368) 887-0731
www.calgary.ca/PDMap

Knee, Judy

From: Cindy.Cheng@calgary.ca
Sent: Friday, June 5, 2026 4:14 PM
To: Mitchell@fivestarpermits.com
Cc: Cindy.Cheng@calgary.ca
Subject: DP2026-02948 COMPLETE APPLICATION 5420 24 ST SE



Re: DP2026-02948 COMPLETENESS REVIEW - 5420 24 ST SE

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2026-02948-05781, at www.calgary.ca/vista.

Should you have any questions or concerns, please contact me at your convenience.

Regards,

Cindy Cheng
Senior Planning Technician
Cindy.Cheng@calgary.ca
(368) 887-0731
www.calgary.ca/PDMap

Knee, Judy

From: Mitchell Atkinson <mitchell@fivestarpermits.com>
Sent: Monday, July 27, 2026 12:04 PM
To: Cheng, Cindy
Subject: [External] RE: DP2026-02948 // 5420 24 ST SE
Attachments: 1 Siteplan 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Cindy,

Here is the new siteplan with the sign changed to face the side of the property that has access to the parcel.

*Cheers,
Mitchell*



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: July 17, 2026 9:06 AM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: RE: DP2026-02948 // 5420 24 ST SE

Good morning,

The sign at 2420 42 Avenue NE was originally approved in 1996, with subsequent modifications proposed in 2014. As the two signs differ in both design and location, each application must be assessed on its own merits. As such, any consideration of a variance for the previous sign would not necessarily apply to this proposal.

I discussed the proposal with the Development Authority, and there would be no support for a bylaw relaxation in this case. As proposed, the sign would no longer function as an identification sign and would instead serve to advertise the business along Barlow Trail, where there is no direct access to the site. Based on this, the proposal

does not meet the intent of the Land Use Bylaw. If the sign remains as currently proposed, the application would be refused.

Thank you,

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services / Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mitchell Atkinson <mitchell@fivestarpermits.com>

Sent: Thursday, July 16, 2026 11:00 AM

To: Cheng, Cindy <Cindy.Cheng@calgary.ca>

Subject: [External] RE: DP2026-02948 // 5420 24 ST SE

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Hi Cindy,

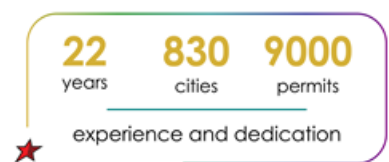
I spoke to the client, and they don't love any of the options I gave them to make the sign comply. Is there an option to go to variance on this project? I had a very similar sign get approved a few months ago.

Cheers,

Mitchell



Five Star Permits
(250)488-5581



From: Mitchell Atkinson

Sent: July 10, 2026 9:43 AM

To: 'Cheng, Cindy' <Cindy.Cheng@calgary.ca>

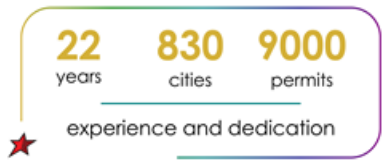
Subject: RE: DP2026-02948 // 5420 24 ST SE

Ok thank you! Ill pass that info off to my client.

Cheers,
Mitchell



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: July 10, 2026 9:39 AM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: RE: DP2026-02948 // 5420 24 ST SE

I was talking to the development authority, the sign should be for the used as an identification marker, rather than advertising.

With the current location it would be used to advertise to drivers along Barlow rather than used for the street that actually provides access.

So, the rotation should have the intent for driveways accessing parcel, and not for Barlow.

I hope that helps.

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mitchell Atkinson <mitchell@fivestarpermits.com>
Sent: Friday, July 10, 2026 10:35 AM
To: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Subject: [External] RE: DP2026-02948 // 5420 24 ST SE

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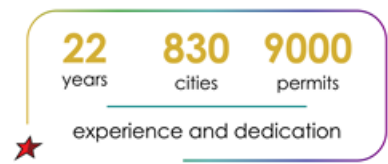
Hi Cindy,

I was taking to my client about this and they were wondering exactly how much we need to turn the sign before it is considered facing? What would the smallest change we can make before it conforms?

Cheers,
Mitchell



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>

Sent: July 6, 2026 2:38 PM

To: Mitchell Atkinson <mitchell@fivestarpermits.com>

Subject: DP2026-02948 // 5420 24 ST SE

Hello Mitchell,

The development authority reviewed DP2026-02948 // 5420 24 ST SE, and commented that although the sign is by the entrance to the site, the sign will also need to face the street providing access.

Number of Freestanding Signs

- 96** (1) Unless otherwise referenced in subsections (2) and (3), a parcel shall have a maximum of one Freestanding Sign facing each street that provides access to the parcel.
- (2) Where a parcel has a frontage equal to or greater than 200.0 metres, one additional Freestanding Sign for every 200.0 metres of frontage shall be allowed in addition to the Freestanding Sign allowed with subsection (1).
- (3) Where a parcel is designated the C-R2 or C-R3 District, two additional Freestanding Signs are allowed per frontage in addition to the Signs allowed in accordance with subsections (1) and (2).

Would it be possible to rotate the sign to face the street accessing the parcel?

Thank you,

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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Knee, Judy

From: Mitchell Atkinson <mitchell@fivestarpermits.com>
Sent: Tuesday, August 18, 2026 5:03 PM
To: Cheng, Cindy
Subject: [External] RE: DP2026-02948 // 5420 24 ST SE
Attachments: 1 Artwork.pdf

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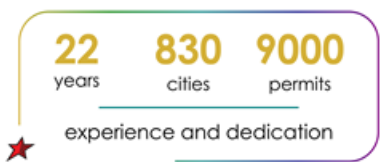
Hi Cindy,

The client has come back and are going to pursue the original proposal via variance. I've attached the artwork with original site plan.

*Cheers,
Mitchell*



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: August 18, 2026 12:27 PM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: RE: DP2026-02948 // 5420 24 ST SE

Hi Mitchell,

I know the development authority is not supporting the sign as proposed. ENMAX also requested for:

Hi,

Please ask the applicant to provide a site plan that is legible and scaled.

Regards,

Rodel Santiago, P.Eng

Standards & Equipment Engineer

ENMAX Power

Thank you,

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services / Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Cheng, Cindy

Sent: Monday, August 10, 2026 2:12 PM

To: 'Mitchell Atkinson' <mitchell@fivestarpermits.com>

Subject: RE: DP2026-02948 // 5420 24 ST SE

Sorry I referenced the wrong LUB

Number of Freestanding Signs

- 96 (1) Unless otherwise referenced in subsections (2) and (3), a parcel maximum of one Freestanding Sign facing each street that pr the parcel.
- (2) Where a parcel has a frontage equal to or greater than 200.0 additional Freestanding Sign for every 200.0 metres of fronta applicable frontage in addition to the Freestanding Sign allow with subsection (1).
- (3) Where a parcel is designated the C-R2 or C-R3 District, two ad Freestanding Sign are allowed per frontage in addition to the Signs allowed in accordance with subsections (1) and (2).

Cindy Cheng ^{AT}

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Cheng, Cindy

Sent: Monday, August 10, 2026 2:08 PM

To: 'Mitchell Atkinson' <mitchell@fivestarpermits.com>

Subject: RE: DP2026-02948 // 5420 24 ST SE

Hi Mitchell,

I talked to the development authority, there won't be support for the side that is facing Barlow.

Rules for Freestanding Signs

- 95 (1) A Freestanding Sign must not interfere with vehicle parking or traffic circulation.
- (2) The electrical power supply to a Freestanding Sign must be located underground.
- (3) Anchor bolts securing the base of a Freestanding Sign must be permanently covered.
- (4) A proposed Freestanding Sign must be located a minimum of 30.0 metres from any other Freestanding Sign located on an adjacent parcel that is:
- (a) facing the same oncoming traffic; and
 - (b) on the same side of the street.
- (5) A Freestanding Sign must not be located within the Stephen Avenue Mall heritage area.

I am curious, have you considered a digital sign attached to the building? I haven't done a complete review of what that would look like as that would depend on what is proposed, but I think the big restriction is that the proposed right now is restricted because it's a free standing sign.

Thank you,

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services / Community Planning

Planning & Development Services

T 368-887-0731 | www.calgary.ca | developmentmap.calgary.ca

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Cheng, Cindy

Sent: Wednesday, August 5, 2026 2:04 PM

To: 'Mitchell Atkinson' <mitchell@fivestarpermits.com>

Subject: RE: DP2026-02948 // 5420 24 ST SE

Hi Mitchell,

Thank you, sorry I just came back from vacation. I will send this off to circulation with ENMAX for the new location. The development authority is back on the 10th, and I will try to find time to discuss with them regarding that location.

Thank you, and have a great day!

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services / Community Planning

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The City of Calgary | Mail code: #8094
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mitchell Atkinson <mitchell@fivestarpermits.com>
Sent: Monday, July 27, 2026 12:04 PM
To: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Subject: [External] RE: DP2026-02948 // 5420 24 ST SE

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

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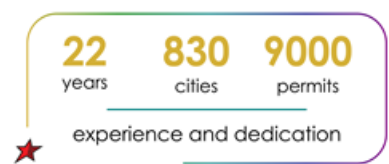
Hi Cindy,

Here is the new siteplan with the sign changed to face the side of the property that has access to the parcel.

*Cheers,
Mitchell*



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: July 17, 2026 9:06 AM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: RE: DP2026-02948 // 5420 24 ST SE

Good morning,

The sign at 2420 42 Avenue NE was originally approved in 1996, with subsequent modifications proposed in 2014. As the two signs differ in both design and location, each application must be assessed on its own merits. As such, any consideration of a variance for the previous sign would not necessarily apply to this proposal.

I discussed the proposal with the Development Authority, and there would be no support for a bylaw relaxation in this case. As proposed, the sign would no longer function as an identification sign and would instead serve to advertise the business along Barlow Trail, where there is no direct access to the site. Based on this, the proposal does not meet the intent of the Land Use Bylaw. If the sign remains as currently proposed, the application would be refused.

Thank you,

Cindy Cheng AT

Senior Planning Technician

Development & Subdivision Application Services / Community Planning

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Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mitchell Atkinson <mitchell@fivestarpermits.com>

Sent: Thursday, July 16, 2026 11:00 AM

To: Cheng, Cindy <Cindy.Cheng@calgary.ca>

Subject: [External] RE: DP2026-02948 // 5420 24 ST SE

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Hi Cindy,

I spoke to the client, and they don't love any of the options I gave them to make the sign comply. Is there an option to go to variance on this project? I had a very similar sign get approved a few months ago.

Cheers,

Mitchell



Five Star Permits
(250)488-5581



From: Mitchell Atkinson

Sent: July 10, 2026 9:43 AM

To: 'Cheng, Cindy' <Cindy.Cheng@calgary.ca>

Subject: RE: DP2026-02948 // 5420 24 ST SE

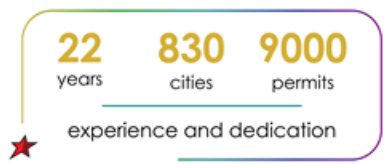
Ok thank you! Ill pass that info off to my client.

Cheers,

Mitchell



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: July 10, 2026 9:39 AM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: RE: DP2026-02948 // 5420 24 ST SE

I was talking to the development authority, the sign should be for the used as an identification marker, rather than advertising.

With the current location it would be used to advertise to drivers along Barlow rather than used for the street that actually provides access.

So, the rotation should have the intent for driveways accessing parcel, and not for Barlow.

I hope that helps.

Cindy Cheng AT

Senior Planning Technician

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The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mitchell Atkinson <mitchell@fivestarpermits.com>
Sent: Friday, July 10, 2026 10:35 AM
To: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Subject: [External] RE: DP2026-02948 // 5420 24 ST SE

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[Report Suspicious](#)

Hi Cindy,

I was taking to my client about this and they were wondering exactly how much we need to turn the sign before it is considered facing? What would the smallest change we can make before it conforms?

Cheers,
Mitchell



Five Star Permits
(250)488-5581



From: Cheng, Cindy <Cindy.Cheng@calgary.ca>
Sent: July 6, 2026 2:38 PM
To: Mitchell Atkinson <mitchell@fivestarpermits.com>
Subject: DP2026-02948 // 5420 24 ST SE

Hello Mitchell,

The development authority reviewed DP2026-02948 // 5420 24 ST SE, and commented that although the sign is by the entrance to the site, the sign will also need to face the street providing access.

Number of Freestanding Signs

- 96** (1) Unless otherwise referenced in subsections (2) and (3), a parcel maximum of one Freestanding Sign facing each street that p the parcel.
- (2) Where a parcel has a frontage equal to or greater than 200.0 additional Freestanding Sign for every 200.0 metres of frontage applicable frontage in addition to the Freestanding Sign allow with subsection (1).
- (3) Where a parcel is designated the C-R2 or C-R3 District, two ac Freestanding Sign are allowed per frontage in addition to the Signs allowed in accordance with subsections (1) and (2).

Would it be possible to rotate the sign to face the street accessing the parcel?

Thank you,

Cindy Cheng AT

Senior Planning Technician*Development & Subdivision Application Services | Community Planning***Planning & Development Services****T 368-887-0731** | www.calgary.ca | developmentmap.calgary.ca

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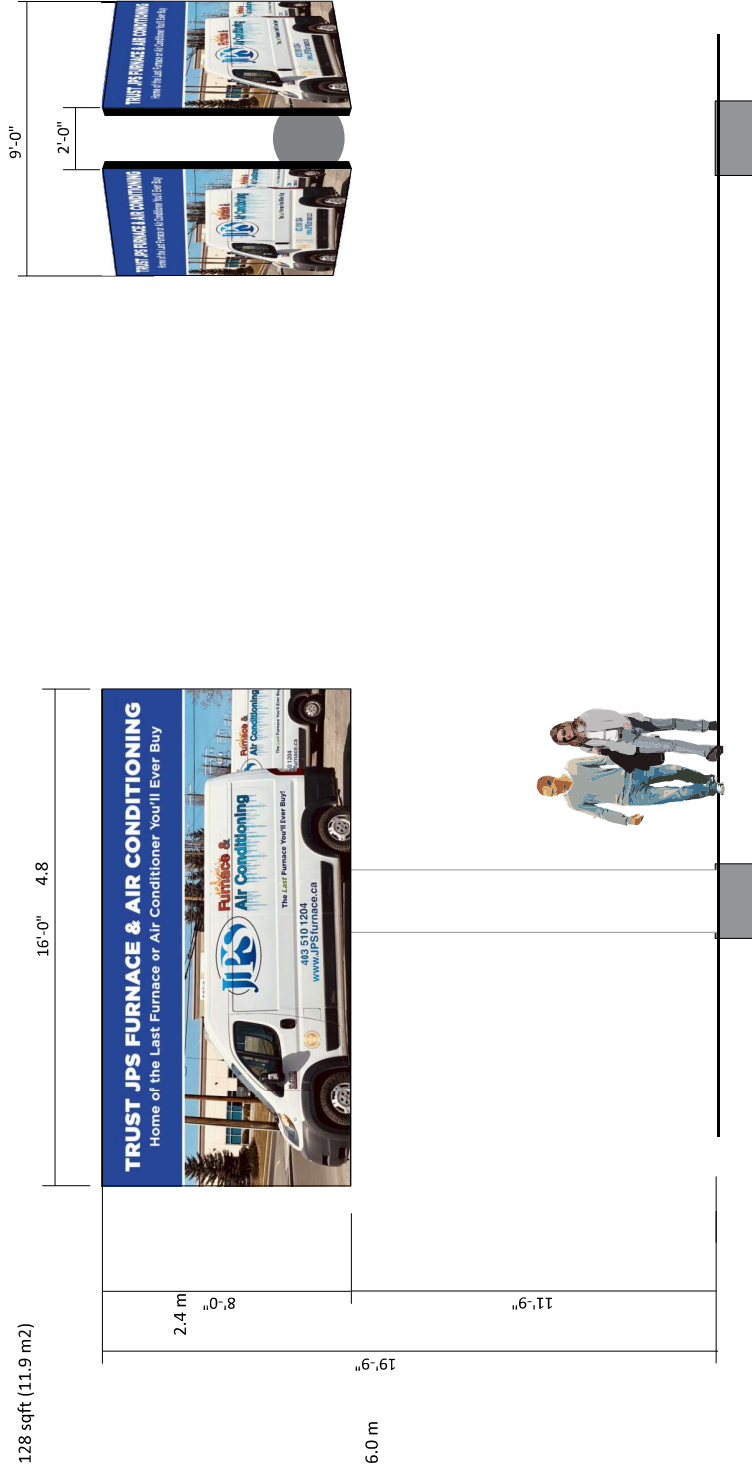
The City of Calgary | Mail code: #8094

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128 sqft (11.9 m2)



ONE (1) DF ILLUMINATED V-SHAPED PYLON WITH FULL COLOUR RGB ELECTRONIC MESSAGE DISPLAYS

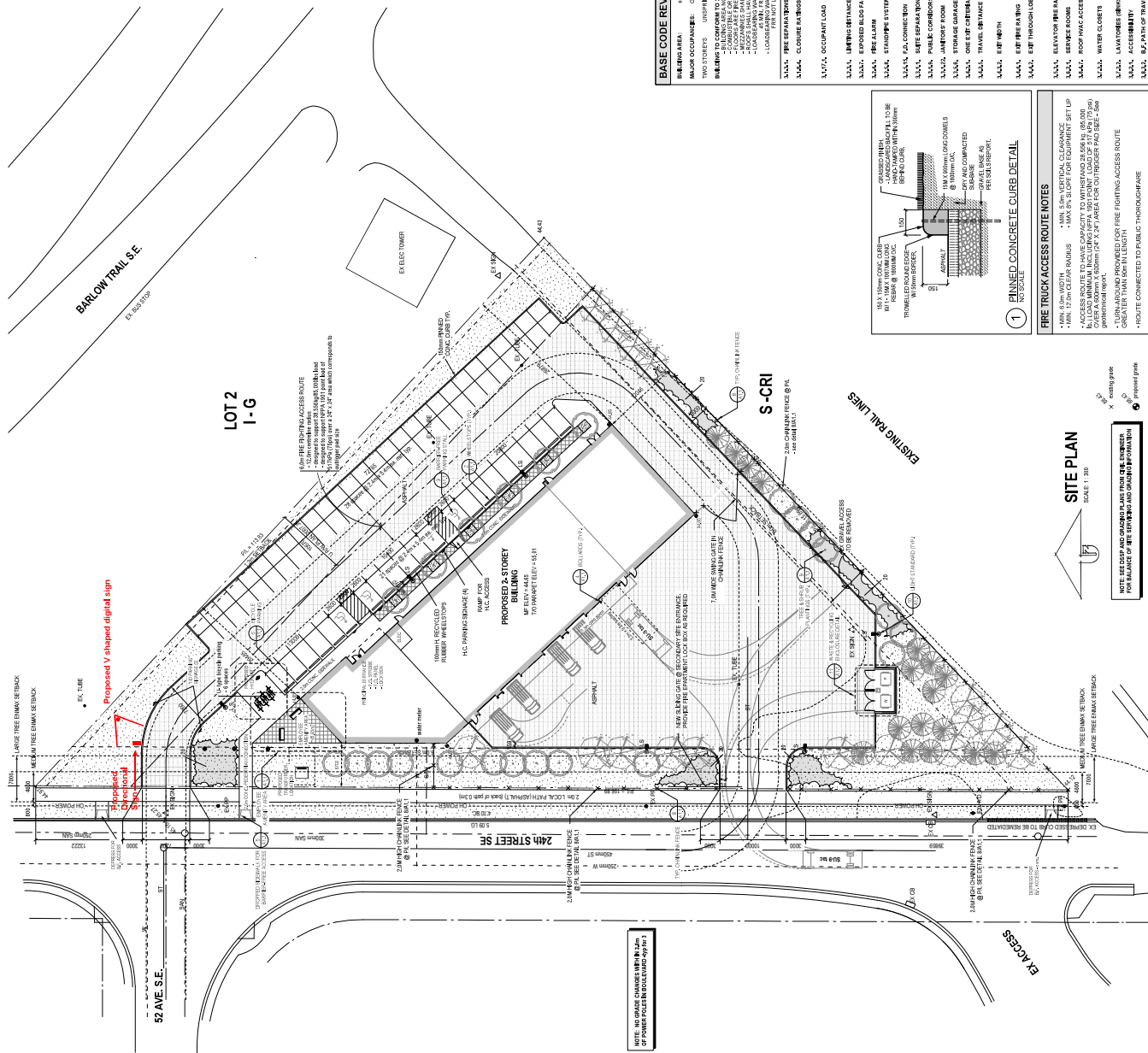
Steel angle structure as required welded to single round pole with concrete pile.
Pole painted white (pole size to be determined)

ELECTRONIC DISPLAYS

Full colour high definition LED / RGB Electronic displays c/w remote digital content broadcast computer system and content schedule software.
Electronic displays secured to steel grid frame

REVISIONS:	
R1:	no change to this page / May 11, 2026
R2:	no change to this page / May 13, 2026

Bear Dog Designs feel good media	Job #: 0167 Sign #2	Scale: 1/4" = 1'-0" Date: May 7, 2026 Contact: Jim Kemp	SITE ADDRESS: 5420-24 Street SE Calgary AB	



SITE INFORMATION	
MUNICIPAL DESCRIPTION:	400 S 17TH STREET SE COLUMBIA, ALABAMA
LEGAL DESCRIPTION:	LOT 1, BLOCK 1, PL 1 JAN 2007 JK
6/9/07 ACIN:	6/9/07 ACIN:
BUILDING AREA:	1,189.50 SQ. M. (12,044.50 SQ. FT.)
PAVING AREA:	2,334.50 SQ. M. (24,667.50 SQ. FT.)
GROSS FLOOR AREA:	2,334.50 SQ. M. (24,667.50 SQ. FT.)
NET FLOOR AREA:	1,177.50 SQ. M. (12,499.50 SQ. FT.)
SECOND:	1,177.50 SQ. M. (12,499.50 SQ. FT.)
FLOOR AREA RATIO:	0.34 F/R
BICYCLE PARKING	
REQUIREMENTS:	0 CLASS 1 STALL & 1 CLASS 2 STALL
PROVIDED:	1 CLASS 1 STALL & 1 CLASS 2 STALL
VEHICLE PARKING	
REQUIREMENTS:	NO VEHICLE PARKING REQUIREMENTS
PROVIDED:	0 STALLS
REQUIRED:	49 STALLS

LANDSCAPING

REQUIREMENTS:

- 1 TREE & 2 SHRUBS PER 30.0 SQ. M. REQUIRED LANDSCAPED AREA

REQUIRED PLANTINGS:

- 6.0M WEST SETBACK
 - 26 TREES & 52 SHRUBS
 - 1.0M WEST SETBACK
 - 4 TREES & 8 SHRUBS
- 6.0M NORTH SETBACK
 - 4 TREES & 8 SHRUBS

PROPOSED PLANTINGS:

- 6.0M WEST SETBACK
 - 28 TREES & 40 SHRUBS
 - 18 TREES & 40 SHRUBS
- 1.0M NORTH SETBACK
 - 11 TREES & 10 SHRUBS LOCATED IN SOUTH-EAST SETBACK

PLANTINGS (selection)		DT ₁	DT ₂
NET		18	75mm
ITEM	LINDS DECIDUOUS TREES • Alder • Birch • Cherry ash		
NET		18	50mm
ITEM	SMALL DECIDUOUS TREES • Alder • Birch • Willow		
NET		17	3.4m
ITEM	CONIFEROUS TREES • Larch • Calluna heath		
PLANTINGS (all intens)		DT ₁	DT ₂
NET		6 (all intens)	50mm
ITEM	SMALL DECIDUOUS TREES • Alder • Birch		
NET		70	400mm height in spread
ITEM	DECIDUOUS & SHEDS • Alder • Birch • Shrubbery		

[illegible]

VEHICLE SWEEP DETAIL (SUBAREA)

VEHICLE TRACKS
RESISTENTIAL LOADING

SCALE: 1/32"

2



Rick Balei Architect Ltd.
 Suite 201-174 St. Denis St.
 Montreal, Quebec H3A 2G4
 Tel: (514) 363-2933 Fax: (514) 363-3078
www.rickbalei.com

RICHVIEW ENGINEERING INC. #201, 203 38th Avenue NE Calgary, Alberta T2E 3M0 Ph: (403) 235-5216 E: rich@richvieweng.com	TRL & ASSOCIATES LTD. #100, 1616 10th Avenue SW Calgary, Alberta T2C 3J7 Ph: (403) 244-5444 E: bryanm@trleng.ca	Structural - Foundation
Structural - Precast		

D.B.K. ENGINEERING LTD.
#1, 5608 1st Street SE Calgary, Alberta T2H 2W9
Ph: (403) 250-0082
E: cmahneson@dbkeng.ca

72

**INDUSTRIAL
DEVELOPMENT**

5420 24TH STREET SE
CALGARY, AB

Reasons: JAN. 11, 2024. ISSUED FOR TENDER FEB. 28, 2024. ISSUED FOR CLIENT REVIEW MAR. 20, 2024. ISSUED FOR CLIENT REVIEW MAY 21, 2024. ISSUED FOR SPENDER	SITE PLAN	25-37
		MAY 21, 2024 25-37A
Drawing Title:		SHEET A1.0 of 10.1

[illegible]

BASE CODE REVIEW		NATIONAL BUILDING CODE 2021 - ALBERTA EDITION	
REFERENCE AREA:	41118.02.04, 41134.02.71		
MAJOR OCCURRENCES:	GROUP 2: INDUSTRY, GROUP 5: FACTORY, GROUP 6: OFFICE (A2.2.52)		
TWO STOREYS:	UNFURNISHED FACTORY - STREET		
REFERENCE TO COMPARE TO:	GROUP 1: RESIDENTIAL UP TO 3 STOREYS - COMBUSTIBLE EXTERIOR WALLS - COMBUSTIBLE EXTERIOR ROOFS - COMBUSTIBLE EXTERIOR FLOORS - COMBUSTIBLE EXTERIOR BALCONIES - COMBUSTIBLE EXTERIOR STAIRS - COMBUSTIBLE EXTERIOR PORCHES - COMBUSTIBLE EXTERIOR TERRACES - COMBUSTIBLE EXTERIOR PATIOS - COMBUSTIBLE EXTERIOR DECKS - COMBUSTIBLE EXTERIOR PERGOLAS - COMBUSTIBLE EXTERIOR AWNINGS - COMBUSTIBLE EXTERIOR CANOPIES - COMBUSTIBLE EXTERIOR ENCLOSURES - COMBUSTIBLE EXTERIOR SCREENS - COMBUSTIBLE EXTERIOR FENCES - COMBUSTIBLE EXTERIOR GATES - COMBUSTIBLE EXTERIOR RAILINGS - COMBUSTIBLE EXTERIOR SIGNAGE - COMBUSTIBLE EXTERIOR LIGHTING - COMBUSTIBLE EXTERIOR VENTILATION - COMBUSTIBLE EXTERIOR DRAINAGE - COMBUSTIBLE EXTERIOR UTILITIES - COMBUSTIBLE EXTERIOR LANDSCAPING - COMBUSTIBLE EXTERIOR FURNITURE - COMBUSTIBLE EXTERIOR EQUIPMENT - COMBUSTIBLE EXTERIOR STRUCTURES		
GROUP 1: RESIDENTIAL UP TO 3 STOREYS	GROUP 1: RESIDENTIAL UP TO 3 STOREYS		
GROUP 2: INDUSTRY	GROUP 2: INDUSTRY		
GROUP 5: FACTORY	GROUP 5: FACTORY		
GROUP 6: OFFICE (A2.2.52)	GROUP 6: OFFICE (A2.2.52)		
GROUP 7: GROUP 7 TO GROUP 8	GROUP 7 TO GROUP 8		
GROUP 8: GROUP 8 TO GROUP 9	GROUP 8 TO GROUP 9		
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GROUP 226: GROUP 226 TO GROUP 227	GROUP 226 TO GROUP 227		
GROUP 227: GROUP 227 TO GROUP 228	GROUP 227 TO GROUP 228		
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GROUP 229: GROUP 229 TO GROUP 230	GROUP 229 TO GROUP 230		
GROUP 230: GROUP 230 TO GROUP 231	GROUP 230 TO GROUP 231		
GROUP 231: GROUP 231 TO GROUP 232	GROUP 231 TO GROUP 232		
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GROUP 251: GROUP 251 TO GROUP 252	GROUP 251 TO GROUP 252		
GROUP 252: GROUP 252 TO GROUP 253	GROUP 252 TO GROUP 253		
GROUP 253: GROUP 253 TO GROUP 254	GROUP 253 TO GROUP 254		

[illegible]

Knee, Judy

From: Teh, Michael
Sent: Wednesday, September 2, 2026 3:26 PM
To: Cheng, Cindy
Cc: Yusuf, Yusuf H.; Giang, Michael
Subject: RE: Review Required for DP2026-02948 (5420 24 ST SE)

Hi Cindy,

Review of DP2026-02948, for 5420 24 St SE, proposed Class G signs is complete.

A note to clarify on. According to POSSE, the proposed sign is a Class E in the title of the POSSE process, but looking at the info in the application form, the form states that it's a Class G, which is third party digital advertising sign, not a Class E. Please confirm this and correct it if applicable.

Reviewing the proposed sign location in relation to the intersection restricted area for the intersection of Barlow Tr & 50 Av SE, and for the rail crossing on Barlow Tr south of 50 Av for the two intended sign facing direction of travel, the proposed sign is outside the restricted area and does not appear to be legible at the critical stopping sight distance from the signals.

Mobility Traffic has no comments regarding the proposed digital sign application.

Thanks,
Michael

-----Original Message-----

From: do-not-reply@calgary.ca <do-not-reply@calgary.ca>
Sent: Wednesday, August 26, 2026 11:30 AM
To: Teh, Michael <Michael.Teh@calgary.ca>; Cheng, Steve <Steve.Cheng@calgary.ca>; Joseph, Anjaly <Anjaly.Joseph@calgary.ca>; Yusuf, Yusuf H. <Yusuf.Yusuf@calgary.ca>; Giang, Michael <Michael.Giang@calgary.ca>; Tang, Sorpea <Sorpea.Tang@calgary.ca>
Subject: Review Required for DP2026-02948 (5420 24 ST SE)

Your review is required for the above noted file. Click the link to go to your assigned process.
<http://posse.coc.ca/Default.aspx#PosseProcessId=694028030>

Comment Summary

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Permit #: DP2026-02948
Address: 5420 24 ST SE
Job Description: Temporary Use: Sign - Class E (Digital Message Sign on Freestanding Sign - 3 years)

Name:	ENMAX Power	Created Date:	July 2, 2026
Phone:	4033904926	Circulation Referee:	Y
Email:	rsantiago@enmax.com	Number:	681671070
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Site layout

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-02948-Reply Letter-2026-07-02.pdf](#)

Name:	ENMAX Power	Created Date:	July 2, 2026
Phone:	4033904926	Circulation Referee:	Y
Email:	rsantiago@enmax.com	Number:	681671229
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Site layout

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-02948-Reply Letter-2026-07-02.pdf](#)



ENMAX Power Corporation
 141 – 50 Avenue SE
 Calgary, AB T2G 4S7
 Tel (403) 514-3000
 enmax.com

2026-07-02

To: The City of Calgary

Development Permit Application

File No.: DP2026-02948

Location: 5420 24 ST SE

Development Permit – No Conflict Letter

ENMAX Power Corporation (“EPC”) received an Application Notice, dated 2026-06-11 from The City of Calgary (the “City”) requesting EPC’s review of the above noted Development Permit Application (“Application”).

No Conflict

1. Based upon the information provided to EPC in the Application Notice, and subject to the terms and conditions of this No Conflict Letter, EPC has not identified a conflict between the Application’s proposed development (“**Proposed Development**”) and the Alberta Electrical Utility Code, 6th Edition, (“AEUC”) and/or other EPC requirements.

Terms and Conditions

2. During the design and construction of the Proposed Development, the Applicant must comply with:
 - a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems), and 12 (Underground Systems);
 - b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
 - c) the *Safety Codes Act*, RSA 2000, c S-1 (“**SCA**”);
 - d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 (“**OHS**”), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;
 - e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (<https://assets.enmax.com/api/public/content/ground-disturbance-guidelines>);
 - f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and
 - g) any other laws and regulations regarding utility facilities,

and must ensure that all stripping, grading, excavating, hydrovacating, piling, shoring, craning, and temporary structures, etc. meet the requirements provided in this section 2 and any other applicable laws.

In a situation where there is a discrepancy between the requirements provided in this section 2, the stricter requirements shall govern.

3. The Applicant must contact:

- a) Utility Safety Partners for locations of all buried facilities prior to any excavating at the location;
- b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and
- c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

Should EPC be contacted in accordance with section 3(c), no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the location.

4. This No Conflict Letter does not:

- a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, SCA, and OHSa; or
- b) represent that the Proposed Development will meet any legislative or regulatory requirements,

and EPC expressly disclaims any liability related to the Applicant's responsibility to comply with such laws and regulations and EPC's required setbacks.

5. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this No Conflict Letter, including any requirements set out in the AEUC and SCA, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

6. This No Conflict Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.

7. Any reference in this No Conflict Letter to:

- a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and
- b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

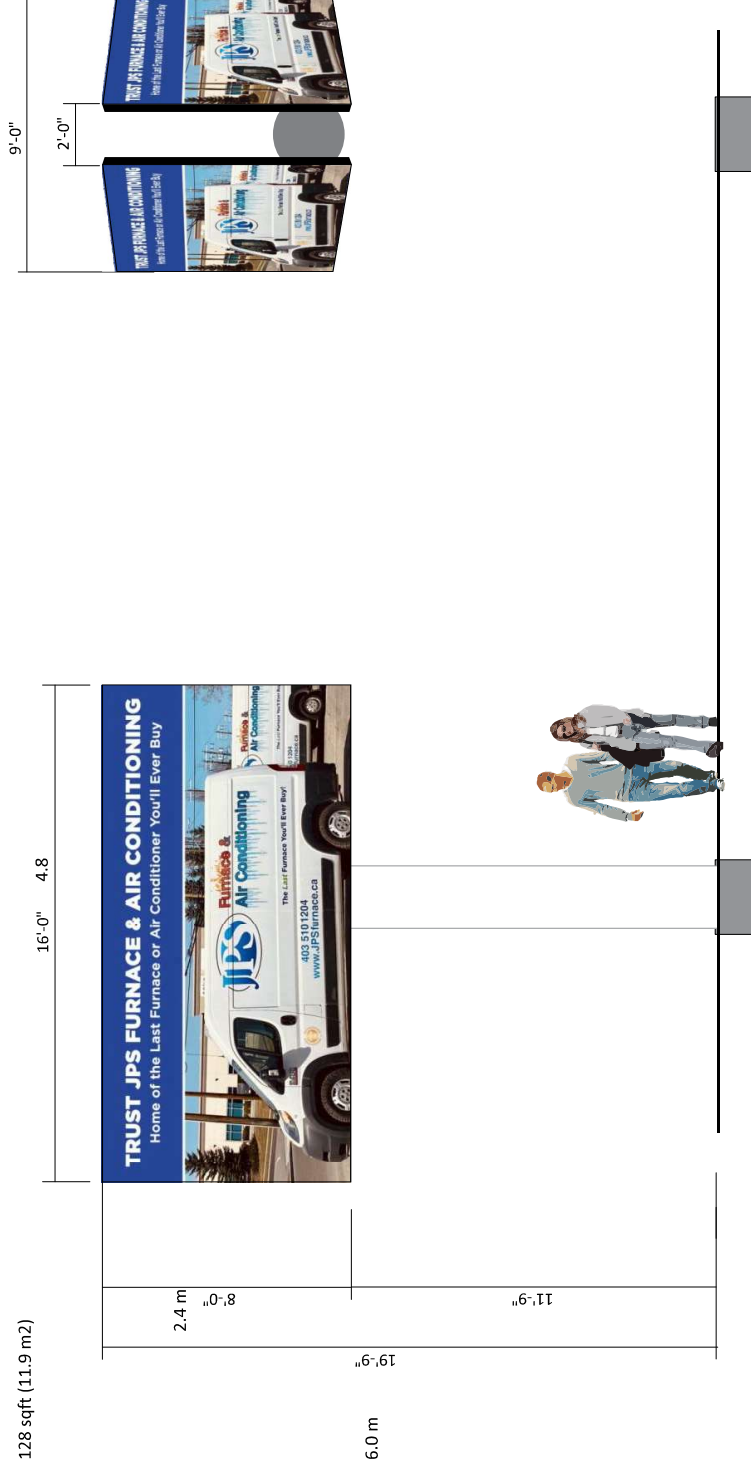
If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at EPC_Permits@enmax.com.

Sincerely,

Digitally signed by
Rodel Santiago
Date: 2026.07.02
14:33:56-06'00'

Rodel Santiago
Engineer, Permits and Circulations
ENMAX Power Corporation

128 sqft (11.9 m2)



ONE (1) DF ILLUMINATED V-SHAPED PYLON WITH FULL COLOUR RGB ELECTRONIC MESSAGE DISPLAYS

Steel angle structure as required welded to single round pole with concrete pile.
Pole painted white (pole size to be determined)

ELECTRONIC DISPLAYS

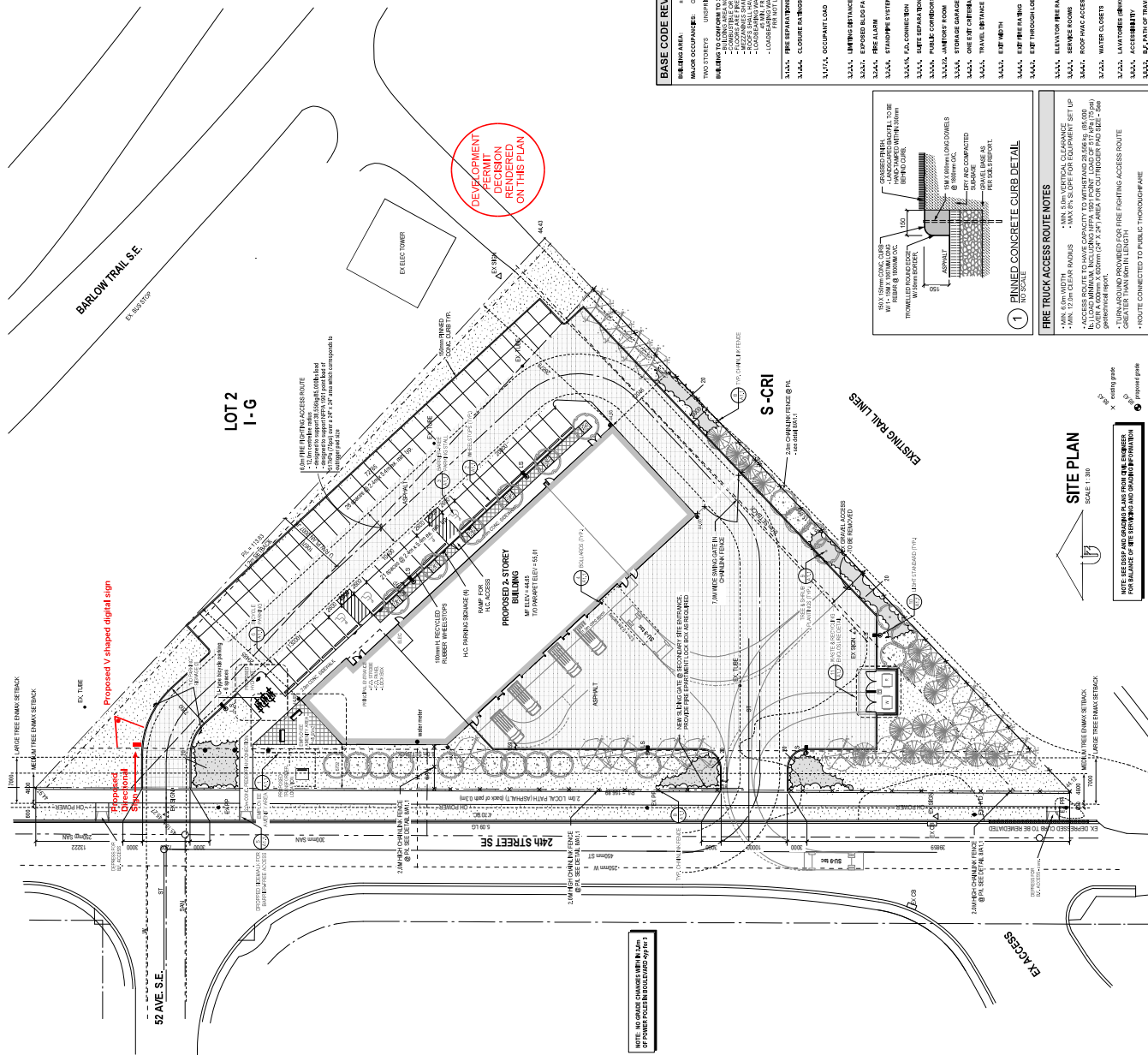
Full colour high definition LED / RGB Electronic displays c/w remote digital content broadcast computer system and content schedule software.
Electronic displays secured to steel grid frame



REVISIONS:

R1: no change to this page / May 11, 2026

R2: no change to this page / May 13, 2026



SITE INFORMATION	
MUNICIPAL COUNCIL	500-37TH STREET SE CALGARY, ALBERTA
LEGAL DESCRIPTION	LOT 1, BLOCK 16 PLAN 2007 JK
DATE	6/05/2016
BILLING AREA	1,189.50 m ² 6 (2.04 50.77)
STILLING AREA	2,234.50 m ² 10 (2.04 50.77)
GROSS FLOOR AREA	2,234.50 m ² 10 (2.04 50.77)
NET FLOOR AREA	1,117.50 m ² 5 (2.04 50.77)
FLOOR AREA RATIO	0.33/F
BICYCLE PARKING	
REQUIREMENTS	CLASSES 1 & 2 CLASS 1
PROVIDED	CLASSES 1 & 2 CLASS 2
REQUIREMENTS	CLASSES 1 & 2 CLASS 2
PROVIDED	CLASSES 1 & 2 CLASS 2
VEHICLE PARKING	
REQUIREMENTS	NO VEHICLE PARKING REQUIREMENTS
PROVIDED	0 STALLS
REQUIREMENTS	0 STALLS
PROVIDED	0 STALLS

LANDSCAPING

REQUIREMENTS
1 TREE & 2 SHRUBS PER 500 SQ.M. REQUIRED LANDSCAPED AREA

REQUIRED PLANTINGS

6.0M WEST SETBACK	20 TREES & 40 SHRUBS
6.0M EAST SETBACK	10 TREES & 20 SHRUBS
6.0M NORTHWEST SETBACK	4 TREES & 8 SHRUBS

PROPOSED PLANTINGS

6.0M WEST SETBACK	20 TREES & 40 SHRUBS
6.0M EAST SETBACK	10 TREES & 20 SHRUBS
6.0M NORTHWEST SETBACK	4 TREES & 8 SHRUBS

SHRUBS LOCATED IN SOUTHEAST SETBACK

KEY	FEW	QTY.	SIZE
	LARGE DECIDUOUS TREES	16	20mm
	• Branch 8in. • Green Adj.		
	SMALL DECIDUOUS TREES	16	50mm
	• Branch 4in. • Mottled Adj.		
	CONIFEROUS TREES	17	20mm
	• Yellow Adj.		

KEY	ITEM	QTY.	SIZE
PLANTINGS (per acre)			
	SMALL DECIDUOUS TREES - Mature Ash	6 (per acre)	20mm
	DECIDUOUS SPREADERS - Sessile - Spine - Concolorata	70	60mm height or spread
	CONIFEROUS SPREADERS - Many Pine	40	60mm height or spread
	# of plantings		

REQUIREMENTS:

- SHRUBS BEING PLANTED MUST BE SPECIALLY SELECTED TO GROW IN THE MOUNTAIN SHALE BED OVER WEED CONTROL MATTS & BERMUDGRASS.
- SHRUBS SHOULD BE DESIGNED TO PROVIDE YEAR ROUND ENHANCEMENT OF SCENIC QUALITY.
- SHRUBS SHOULD BE PLANTED IN MASSSES CONSISTING OF NO FEWER THAN 5 PLANTS ON EACH SPRINGER USED.
- CIRCULOUS SHRUBS MAX 2' (600MM) HEIGHT OR SPREAD
- PROVIDE A 2:1 RATIO OF DECIDUOUS TO CONIFEROUS SHRUBS
- ALL LANDSCAPED AREAS TO BE IRRIGATED W/ ULS SPRINKLER SYSTEM AND BOUNDED BY TYPICAL CONCRETE CURB.

VEHICLE SWEEP (SU-42c)

RESIDENTIAL LOADING

2 VEHICLE SWEEP DETAIL (SU-9tac)
SCALE: 1:300



Rick Balei Architect Ltd.
 Suite 200/174-180 St. Lawrence
 St. Catharines, ON L9A 5G4
 Tel: (403) 352-2933 Fax: (403) 252-3078
www.rickbalei.com

RICHVIEW ENGINEERING INC. #201, 203 38th Avenue NE Calgary, Alberta T2E 3M0 Ph: (403) 235-5216 E: rich@richvieweng.com	TRL & ASSOCIATES LTD. #100, 1616 10th Avenue SW Calgary, Alberta T2C 3J7 Ph: (403) 244-5444 E: bryanm@trleng.ca	Structural - Foundation
		Structural - Precast

Mechanical Electrical NECB:

D.B.K. ENGINEERING LTD.
#1, 5608 1st Street SE Calgary, Alberta T2H 2M9
PH: (403) 262-5555
E: info@dbkeng.ca
www.dbkeng.ca

Project:

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PROPOSED
INDUSTRIAL
DEVELOPMENT

5420 24TH STREET SE
CALGARY, AB

Revisions: JAN. 11, 2024: ISSUED FOR TENDER FEB. 29, 2024: ISSUED FOR CLIENT REVIEW APR. 30, 2025: ISSUED FOR CLIENT REVIEW MAY 21, 2025: ISSUED FOR BPTENDER	LEGAL DESCRIPTION: LOT 1, BLOCK 10, PLAN 2007 JK
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Drawing Title:	JOB No.	22-187
		DATE
S I T E P L A N	DRAWN:	MAY 21, 2005
		AC

SHEET A1.0 of 10.1[illegible][illegible][illegible][illegible][illegible][illegible]