**President’s Update**

SACA Development Permit Authority and Responsibilities

A development is defined under the Municipal Government Act (MGA) as: a change of use of land or a building; a change in the intensity of use or a building; a building or an addition to or replacement or repair of a building; an excavation or stockpile. These initiatives generally require development permits before any activity begins. Projects that generally don’t require development permits include: decks, patios, fences and accessory structures less than 75 square metres. Development permits are not building permits. Building permits deal with physical construction, standards and code compliance, inspections and approvals. Developments are regulated by the MGA and Land Use Bylaw (LUB IP2007).

There are many and various development permit applications initiated within Scenic Acres and the City contacts SACA directly to analyze them, provide recommendations and comments in order to determine if these permits should be approved. SACA also engages applicants direclty in order to clarify and make recommendations on specific plans. The SACA reports are submitted to the City and to the Ward Councillor when necessary. These developmentscan be for residence-specific applications such as a home-based businesses, house renovations that include relaxation to standards and secondary suites or they could be for larger and more complex projects such as new structures; the current school building development permit would be such an example. Community Associations also have legal right of appeal within the land use districts of our community.

The Community Development Director, Lee DeKorte coordinates development activity correspondence within Scenic Acres and it can be fairly intense at times. Many community associations have a development sub-committee and SACA formed a small one early this year; Bill Mah and Colin Yeo assist Lee with the workload. Other SACA directors including myself are engaged in the larger projects.

These regular development activities are managed by SACA in addition to other broader longer term initiatives that we consider development which include the new school project integration and traffic studies and initiatives. SACA also initiates and manages capital projects for the overall benefit of our community and examples would include our building expansions, volley ball courts, tennis and basketball courts. The City also asks for SACA representation and/or recommendations regarding multi-community projects, capital projects and City policy. SACA will advocate for our community regarding any development that affects our residents; an example is the Crowchild Trail Corridor Study and others include the Transit bus route review and the Trinity housing development on Paskapoo Slopes. Remember, SACA does all this work through volunteer directors and other passionate community volunteers!

Graffiti

SACA has recently initiated a blitz of graffiti clean-up within the Community, raising approximately 50 requests to the City. Though not all this work has been completed, I hope you have noticed the improvement! Any figures, letters, drawings or stickers that are applied, scribbled, scratched, etched, sprayed or attached to the surface of any premises, structure or other property is considered graffiti vandalism. Graffiti vandalism is a crime. The criminal offence is mischief to property, section 430(1)(A) of the Criminal Code of Canada. If convicted, offenders can receive fines of up to $5,000.00 and/or imprisonment of up to 2 years. Graffiti vandalism is also violation of the Community Standards Bylaw 5M2004 section 19(2) and convicted offenders could be sentenced to a fine of up to $5,000.00. Offenders do not need to be caught in the act of vandalism to be charged. The Graffiti Coordinator with the Calgary Police Service coordinates graffiti investigations between different members of the Calgary Police Service. Graffiti clean-up must be addressed by the property owner so in the case of our reported infractions the owners have been the City, Enmax, Shaw, Telus, Transit and individual property owners. Please help with the process and call 3-1-1 to register graffiti infractions including the closest physical address and pictures.

The online 3-1-1 link https://311online.calgary.ca/pdcsrweb/ServiceRequest.mvc/SRIntakeStep2?id=CORPGRF2&templateid=&guid=3f0e3903528a45098de28a622691b8d3&srID=.

AGM April 11, 2016  
SACA’s Annual General Meeting and Wine & Cheese is next month. We have ensured it does not conflict with your Spring break plans. Please come out and hear what your Community Association is doing and plans to do in the coming year. Put a face to a name and meet your Board and other SACA volunteers.