

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
FOR ROCKY VIEW COUNTY AGENDA**

Date: Thursday, January 14, 2021  
Time: 9:00 AM  
Location: <https://www.rockyview.ca/>

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**Pages**

**A. CALL MEETING TO ORDER**

**B. DEVELOPMENT APPEALS**

**9:00 AM APPOINTMENTS**

**1. Division 4 File: 03223312 PRDP20202898**

**2**

An appeal against the Development Authority's conditions of approval for a development permit application for signs, installation of three fascia signs and one free standing sign, associated to the principle use (restaurant) at 704 Centre Street NE (Lot UNIT 1 Plan 0011878; NW-23-23-27-W4M) and located in the hamlet of Langdon.

Appellant/Applicant: Five Star Permits (David Atkinson)

Owners: Heesin Investments Ltd

**C. ADJOURN THE MEETING**

**D. NEXT MEETING**

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Subdivision and Development Appeal Board		
<b>DATE:</b>	January 14, 2021	<b>DIVISION:</b>	4
<b>FILE:</b>	03223312	<b>APPLICATION:</b>	PRDP20202898
<b>SUBJECT:</b>	Signage, Fascia and Freestanding		

**APPLICATION:** Signage, Fascia and Freestanding

**GENERAL LOCATION:** located in the hamlet of Langdon.

**LAND USE DESIGNATION:** DC-2

**EXECUTIVE SUMMARY:** This proposal is for the construction of signage accessory to the principle restaurant use. The subject parcel is zoned DC-2, is located in the hamlet of Langdon on the northeast corner of Nesbitt Avenue and Centre Street. The parcel contains a fast food restaurant (currently under construction, previously authorized by Development Permit PRDP20171222), and interfaces with commercial parcels to the north and residential parcels to the south. The application was made on September 22, 2020, and was presented to the Municipal Planning Commission on December 10, 2020. The Commission approved the application with amended conditions and the Notice of Decision was circulated to 47 adjacent landowners (not counting the applicant). Administration received the notice of appeal on December 21, 2020 from appellant David Atkinson and the reasons for the appeal are included in the agenda package.

**DECISION:** Approved, in part.

**DEVELOPMENT / SUBDIVISION AUTHORITY:** Municipal Planning Commission

<b>DECISION DATE:</b>	<b>APPEAL DATE:</b>	<b>ADVERTISED DATE:</b>
December 10, 2020	December 21, 2020	December 22, 2020

### AIR PHOTO & DEVELOPMENT CONTEXT:





<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• County Plan</li> <li>• Land Use Bylaw</li> <li>• Langdon Area Structure Plan</li> <li>• Langdon Centre Street Design Guidelines</li> <li>• Rocky View County Commercial, Office and Industrial Design Guidelines</li> </ul>	<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>• Free standing Signs associated with the principal use</li> </ul>
	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Fascia signs associated with the principal use</li> </ul>

## EXECUTIVE SUMMARY:

This proposal is for the construction of signage accessory to the principle restaurant use. The subject parcel is zoned DC-2, is located in the hamlet of Langdon on the northeast corner of Nesbitt Avenue and Centre Street. The parcel contains a fast food restaurant (currently under construction, previously authorized by Development Permit PRDP20171222), and interfaces with commercial parcels to the north and residential parcels to the south. The application was made on September 22, 2020, and was presented to the Municipal Planning Commission on December 10, 2020. The Commission approved the application with amended conditions and the Notice of Decision was circulated to 47 adjacent landowners (not counting the applicant). Administration received the notice of appeal on December 21, 2020 from appellant David Atkinson and the reasons for the appeal are included in the agenda package.

## APPEAL:

See attached report and exhibits.

Respectfully submitted,

Heather McInnis  
Supervisor, Development & Compliance

EN/lt

## ATTACHMENTS:

ATTACHMENT 'A': Municipal Planning Commission Report  
 ATTACHMENT 'B': Application Details  
 ATTACHMENT 'C': Inspection Report and Site Photos  
 ATTACHMENT 'D': Notice of Decision  
 ATTACHMENT 'E': Notice of Appeal  
 ATTACHMENT 'F': Map Set



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> Sept 24, 2020	<b>File:</b> 032233122
<b>Application:</b> PRDP20202898	<b>Applicant/Owner:</b> David Atkinson
<b>Legal Description:</b> UNIT 1 Plan:0011878 (704 Centre Street)	<b>General Location:</b> Located in the hamlet of Langdon
<b>Land Use Designation:</b> Direct Control District 2 (DC-2) and under Land Use Bylaw C-4841-97.	<b>Gross Area:</b> ± 0.33 hectares (± 0.84 acres)
<b>File Manager:</b> Evan Neilsen	<b>Division:</b> 4

### PROPOSAL:

This proposal is for the installation of three fascia signs and one free standing sign accessory to the principal restaurant use. The principal use, is a Restaurant (Dairy Queen), approved with Development Permit #PRDP20171222. *Note: This application has been evaluated in accordance with C-4841-97.*

Within DC 2, Section 4.2, fascia signs (associated with the principal use are a listed permitted use. The fascia signs will be located on the north, west, and east facades of the restaurant. Each fascia sign is composed of two elements - including the restaurant chain's logo ("DQ") and the restaurant chain's catchphrase ("Grill & Chill").

Within DC 2, Section 4.3, free standing signs (associated with the principal use) are a listed discretionary use. The freestanding sign will be located near the southwest corner of the parcel. The sign contains three elements including the logo, the catchphrase and an illuminated LED billboard used for advertisement.

The proposed fascia signs vary in area from 1.38 sq. m. (14.85 sq. ft.) to approximately 6.00 sq. m. (64.58 sq. ft.) and the three aspects of the proposed freestanding sign will range from 2.20 sq. m. (23.68 sq. ft.) in area to approximately 3.40 sq. m. (36.59 sq. ft.). The height to base of the fascia signs range from 3.30 m to 4.20 m and the height to base of the highest element of the freestanding sign is 5.10 m.

The restaurant directly interfaces with residential parcels to the south -- with residential parcels screened through fencing and trees to both the east and west. There are light commercial uses to the north of the restaurant. DC-2 lists fascia signage associated with the principle use as a permitted use, however, it also identifies that free standing Signs associated with the principle use are discretionary. Langdon is home to many fast food and traditional sit-down restaurants and many have signage. The proposed freestanding sign with an LED screen would be the first of its type within the Hamlet. Section 35.5 of C-4841-97 identifies that:

*"Interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas, interfere with the interpretation of traffic signs or controls, or interfere with traffic."*

In consulting with the applicant and reviewing industry-specific literature, the principle concern of administration involves the potential of light pollution interfering with the use or enjoyment of adjacent parcels, with secondary concerns about potential traffic safety impacts. The parcel directly interfaces

### Administration Resources

Evan Neilsen, Planning and Development Services





with residential parcels to the south and east – with the proposed signs likely visible from residential parcels to the west located on the opposite side of Centre Street. To manage these potential impacts Administration is recommending approval with only one north-facing LED sign. Administration believes that the potential negative impacts on residential parcels to the south and west by from the proposed LED sign are unable to be mitigated through various regulatory or other brightness-control measures. Furthermore, administration believes that allowing a south facing LED sign may also distract northbound drivers approaching the intersection of Glenmore Trail/Highway 560 and Highway 797. The proposed freestanding sign is located within 90 m (295.27 ft.) of 3 traffic control signs – with the closest sign being approximately 26.00 m (85.00 ft.) away. Administration is recommending approval in accordance with the conditions presented in option one, however administration has also prepared a condition set in option two that represents approval conditions for all signage requested by the applicant for review by the Commission.

Signage	Type	Approximate Area	Height to base	Illuminated?
North Logo	Fascia	6.00 sq. m.	3.60 m	Yes (internal)
North Catchphrase	Fascia	3.90 sq. m.	3.90 m	Yes (internal)
West Logo	Fascia	2.60 sq. m.	3.90 m	Yes (internal)
West Catchphrase	Fascia	1.38 sq. m.	3.30m	Yes (internal)
East Logo	Fascia	1.71 sq. m.	4.20 m	Yes (internal)
East Catchphrase	Fascia	0.64 sq. m.	3.60 m	Yes (internal)
Freestanding Logo (North/South)	Freestanding	4.42 sq. m.	5.10 m	Yes (internal)
Freestanding Catchphrase (North/South)	Freestanding	2.72 sq. m.	4.30 m	Yes (internal)
Freestanding LED(North/South)	Freestanding	2.2 sq. m.	3.20 m	Yes (LED)

## STATUTORY PLANS:

### • Langdon Area Structure Plan

- ASP identifies that parcel is located in the Business Commercial area.
- Policy 9.9 of the ASP requires the application address “Rocky View County’s Commercial, Office and Industrial Design Guidelines, and the Langdon Centre Street Corridor Design Guidelines.”
  - Section 5.2 of Rocky View County’s Commercial, Office and Industrial Design Guidelines apply to all parcels within 800 m of a provincial Highway, the subject parcel is located approximately 63 m from the intersection of HWY 560 and HWY 797.
  - The application complies with Policy 2 of the above section, as the proposed signage is not adjacent to a highway right-of-way.



- The application complies with Policy 3 of the above section, as the proposed signage faces both the highway and internal roads.
- Section 5.3 of Rocky View County's Commercial, Office and Industrial Design Guidelines apply to this parcel, however there are no relevant policies for signage.
- The Langdon Centre Street Corridor Design Guidelines continue to be developed and are not yet in effect.

#### INSPECTOR'S COMMENTS (Inspection performed Oct 1, 2020):

- No signs in place.
- Building currently under construction.
- No concerns at time of inspection.

#### CIRCULATIONS (Circulated, 2020):

Building Services: No concerns with signs.

Development Compliance: Development Compliance has no comments or concerns with respect to the attached application.

Operations Division: No response received at the time of report writing.

Alberta Transportation: In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.

The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>.

The department has the following additional comments on the referral:

1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional in accordance with Alberta Transportation guidelines <https://open.alberta.ca/publications/traffic-impact-assessment-guideline>. The TIA will provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway 560 / Highway 797 intersection. The TIA shall be reviewed and accepted by Alberta Transportation as a condition of approval. The municipality shall be responsible for ensuring that any required intersection improvements are in place prior to occupancy.
2. The municipality shall be responsible for determining an alternate access arrangement for lands in proximity of the Highway 560 / Highway 797 intersection, protecting suitable local road right of way, and implementing this strategy prior to improvement of the highway, as outlined in the Highway 560 Functional Planning Study. [http://www.transportation.alberta.ca/projects/assets/Area\\_7\\_Calgary\\_Area/Hwy\\_560/Recommended\\_plan.pdf](http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_560/Recommended_plan.pdf)
3. No compensation will be payable to the permittee for loss of convenient or direct access, or for a more circuitous/less convenient access arrangement. The on-site drainage, surface water run-off and/or storm water management must not be directed into the highway ditches. All on-



site drainage, storm water management and surface water run-off must be handled in a manner that is acceptable to the department. The department may request that a special report and plan be submitted that outlines how the surface water and storm water run-off will be handled. This could be requested after the development permit has been issued or after the facility/operation has been established. Remedial work, that may be required to correct drainage concerns, will be the responsibility of the permittee.

#### Planning and Development Services - Engineering Review:

- Engineering has no requirements at this time.

Road Operations: No response received at the time of report writing.

Transportation Services: No response received at the time of report writing.

#### **OPTIONS:**

Option #1: (this would allow the proposed development as recommended by Administration) APPROVAL, subject to the following conditions:

#### **Description:**

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019, submitted with the application, while also taking into account the changes proposed by Administration to manage potential impacts on adjacent parcels or land.
  - i. One Freestanding sign approximately 7.30 m (23.95 ft.) in height with two sign faces and one LED sign facing north.
    - a) One sign face faces north and a separate sign face faces south. The north sign face contains three elements: one internally-illuminated Restaurant chain logo ("DQ"), one internally-illuminated restaurant chain slogan ("Grill & Chill"), and one LED sign displaying a static, non-animated image in accordance with the below conditions.
    - b) The South-facing sign contains only two elements, one internally-illuminated Restaurant chain logo ("DQ") and one internally-illuminated restaurant chain slogan ("Grill & Chill").
  - ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

#### **Permanent**

2. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application with.
3. The LED sign shall be equipped with an ambient light detector.
4. The hours of operation for the LED digital sign will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
5. The LED sign shall be a multi-colour, full colour board;
6. The LED sign is to have static copy with a hold time of a minimum of six (6.00) seconds or more. The maximum transition time between each digital copy must not exceed 0.25 seconds.



## ROCKY VIEW COUNTY

7. That the LED sign shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
  - i. That any images or transitions between images shall 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.
  - ii. That any copy displayed on the LED sign shall not be shown in a manner that requires 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
8. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
9. The LED sign shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
10. The light output of the LED sign shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset: 7500 Nits.
  - ii. From activation to sunrise: 300 Nits.
  - iii. From sunset to deactivation: 300 Nits.
11. The electrical power supply to the LED Sign shall be provided underground on the subject parcel.
12. That any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.
13. That if any component of the LED sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all components are fixed and operating as approved.
14. The backs of all digital displays, all cutouts and the space between the faces of a double-faced digital display shall be enclosed.

**Advisory:**

15. That all other government compliances, including a Roadside Development Permit from Alberta Transportation, and approvals are the sole responsibility of the Applicant/Owner.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option #2: (this would allow the proposed development as requested by Applicant)

APPROVAL, subject to the following conditions:

**Description:**

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.



- i. One Freestanding sign approximately 7.30 m (23.95 ft.) in height with two sign faces and two LED signs, one LED sign faces north and one LED sign faces south.
  - a) One sign face faces north and a separate sign face faces south. Each sign face shall contain three elements: one internally-illuminated Restaurant chain logo ("DQ"), one internally-illuminated restaurant chain slogan ("Grill & Chill"), and one LED sign displaying a static, non-animated image in accordance with the below conditions.
- ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

### Permanent

2. The LED signs shall be equipped with an ambient light detector.
3. The hours of operation for the LED digital signs will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
4. The LED signs shall be multi-colour, full colour boards;
5. The LED signs are to have static copy with a hold time of a minimum of six (6.00) seconds or more.
6. The maximum transition time between each digital copy must not exceed 0.25 seconds.
7. That the LED signs shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
  - i. That any images or transitions between images shall 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.
  - ii. That any copy displayed on the LED signs shall not be shown in a manner that requires 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
8. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
9. The LED signs shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
10. The light output of the LED signs shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset, 7500 Nits.
  - ii. From activation to sunrise: 300 Nits.
  - iii. From sunset to deactivation: 300 Nits.
11. The electrical power supply to the LED Signs must be provided underground on the subject parcel.
12. That any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.



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13. That if any component of the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign(s) must be turned off until all components are fixed and operating as approved.
14. The backs of all digital displays, all cutouts and the space between the faces of a double-faced digital display shall be enclosed.

**Advisory:**

15. That all other government compliances, including a Roadside Development Permit from Alberta Transportation, and approvals are the sole responsibility of the Applicant/Owner.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option 3: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. That the proposed signage unduly impacts neighboring residential parcels and does not comply with the requirements of Section 35.5 of Land Use Bylaw C-4841-97.
2. That the proposed signage may potentially interfere with the interpretation of traffic signs or controls, or interfere with traffic.
3. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.





ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

## FOR OFFICE USE ONLY

APPLICATION NO.

ROLL NO.

RENEWAL OF

FEES PAID

DATE OF RECEIPT

## APPLICANT/OWNER

Applicant Name: David Atkinson

Email: david@fivestarpermits.com

Business/Organization Name (if applicable): Dairy Queen

Mailing Address: 704 Centre Street

Postal Code: V0H 1T4

Telephone (Primary): 250-487-1210

Alternative:

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable): Heesin Investments Ltd

Mailing Address: 3339 38 St SW Calgary AB

Postal Code: T3E 3G6

Telephone (Primary): 587-889-7845

Email:

## LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼ Section: Township: Range: West of: Meridian Division:

All parts of Lot(s)/Unit(s): Block: Plan: 0011878 Parcel Size (ac/ha):

Municipal Address: 704 Centre Street

Land Use District: DC2-Hamlet Commercial

## APPLICATION FOR - List use and scope of work

On Premise Business signage as per drawings submitted

Variance Rationale included: ☐ YES ☒ NO ☐ N/ADP Checklist Included: ☐ YES ☒ NO

## SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
- c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO  
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

## AUTHORIZATION

I, DAVID ATKINSON (Full name in Block Capitals), hereby certify (initial below):

- ☒ That I am the registered owner OR ☒ That I am authorized to act on the owner's behalf.
- ☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- ☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- ☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature

Date September 18, 2020

Landowner Signature

attached

Date



# SIGNAGE - GENERAL

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?	On	On	On	<b>Sign Type:</b> <ul style="list-style-type: none"> <li>• Awning/Canopy</li> <li>• Billboard</li> <li>• Digital Display</li> <li>• Fascia</li> <li>• Freestanding</li> <li>• Inflatable</li> <li>• Portable</li> <li>• Projecting</li> <li>• Roof</li> </ul> <b>Purpose of Sign:</b> <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Directional</li> <li>• Information</li> </ul>
Indicate <i>Sign Type</i> :	Fascia	Fascia	Fascia	
Area of sign (m <sup>2</sup> / ft. <sup>2</sup> )	6.0m <sup>2</sup>	3.9m <sup>2</sup>	2.6m <sup>2</sup>	
Length of sign (m / ft.)	2.0m	1.0m	1.3m	
Width of sign (m / ft.)	3.0m	3.9m	2.0m	
Height from grade to bottom of sign (m / ft.)	3.6m	3.9m	3.9m	
Indicate <i>Sign Purpose</i> :	Identification	Identification	Identification	
Attached to: structure, building, or vehicle?	Building	Building	Building	
Method of support	2" Wood Screws	1/4" Lag Bolts	2" Wood Screws	
Sign material	Aluminum Polycarbonate	Aluminum Polycarbonate	Aluminum Polycarbonate	
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

**NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.**

### SPECIFIC SITE PLAN REQUIREMENTS

**Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):**

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

### SIGN ELEVATIONS AND DESIGN

**Required in addition to DP Checklist - General requirements (select if provided):**

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

**Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.**

**Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.**

Applicant Signature \_\_\_\_\_  \_\_\_\_\_

Date \_\_\_\_\_ September 19, 2020 \_\_\_\_\_



# SIGNAGE - GENERAL

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 4	SIGN 5	SIGN 6	SIGNAGE LIST
Located on or off-site?	On	On	On	<b>Sign Type:</b> <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Billboard <input type="checkbox"/> Digital Display <input type="checkbox"/> Fascia <input type="checkbox"/> Freestanding <input type="checkbox"/> Inflatable <input type="checkbox"/> Portable <input type="checkbox"/> Projecting <input type="checkbox"/> Roof  <b>Purpose of Sign:</b> <input type="checkbox"/> Advertisement <input type="checkbox"/> Directional <input checked="" type="checkbox"/> Information
Indicate <i>Sign Type</i> :	Fascia	Fascia	Fascia	
Area of sign (m <sup>2</sup> / ft. <sup>2</sup> )	1.38m <sup>2</sup>	1.71m <sup>2</sup>	0.64m <sup>2</sup>	
Length of sign (m / ft.)	0.6m	0.9m	0.4m	
Width of sign (m / ft.)	2.3m	1.9m	1.6m	
Height from grade to bottom of sign (m / ft.)	3.3m	4.2m	3.6m	
Indicate <i>Sign Purpose</i> :	Identification	Identification	Identification	
Attached to: structure, building, or vehicle?	Building	Building	Building	
Method of support	1/4" Lag Bolts	2" Wood Screws	1/4" Lag Bolts	
Sign material	Aluminum Polycarbonate	Aluminum Polycarbonate	Aluminum Polycarbonate	
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

**NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.**

### SPECIFIC SITE PLAN REQUIREMENTS

**Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):**

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

### SIGN ELEVATIONS AND DESIGN

**Required in addition to DP Checklist - General requirements (select if provided):**

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

**Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.**

**Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.**

Applicant Signature \_\_\_\_\_

Date September 19, 2020



# SIGNAGE - GENERAL

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 7 (x3)	SIGN 8		SIGNAGE LIST
Located on or off-site?	On	On		<b>Sign Type:</b> <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Billboard <input type="checkbox"/> Digital Display <input type="checkbox"/> Fascia <input type="checkbox"/> Freestanding <input type="checkbox"/> Inflatable <input type="checkbox"/> Portable <input type="checkbox"/> Projecting <input type="checkbox"/> Roof  <b>Purpose of Sign:</b> <input type="checkbox"/> Advertisement <input type="checkbox"/> Directional <input type="checkbox"/> Information
Indicate <i>Sign Type</i> :	Freestanding	Freestanding		
Area of sign (m <sup>2</sup> / ft. <sup>2</sup> )	0.24m <sup>2</sup>	11.57m <sup>2</sup>		
Length of sign (m / ft.)	0.4m	4.45m		
Width of sign (m / ft.)	0.6m	2.6m		
Height from grade to bottom of sign (m / ft.)	0.76m	3.2m		
Indicate <i>Sign Purpose</i> :	Directional	Advertisement/ID		
Attached to: structure, building, or vehicle?	Ground	Ground		
Method of support	Concrete Footings	Concrete Footings		
Sign material	Aluminium Poly Carbonate	Aluminum/Steel Poly Carbonate		
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

**NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.**

### SPECIFIC SITE PLAN REQUIREMENTS

**Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):**

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

### SIGN ELEVATIONS AND DESIGN

**Required in addition to DP Checklist - General requirements (select if provided):**

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

**Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.**

**Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.**

Applicant Signature \_\_\_\_\_

Date September 18, 2020



# SIGNAGE - DIGITAL DISPLAYS

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

### CONTACT DETAILS

Full name of person with technology controls of the sign:

Business name (if applicable):

Telephone (Primary):

Alternative:

Email:

### GENERAL AND SITE REQUIREMENTS

I, David Atkinson (applicant), (Applicant/Owner) propose to install a Digital Display sign at 704 Centre Street Langdon AB (address), and confirm compliance to Section 212 Digital

Display, Land Use Bylaw C-8000-2020 requirements, as follows:

#### GENERAL REQUIREMENTS:

- ☒ The digital display will be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.  
**Proposed display time for each slide/copy:** 6.0 seconds
- ☒ The maximum transition time between each digital copy will not exceed 0.25 seconds.  
**Proposed transition time:** 0.25 seconds
- ☒ The digital display will not use full motion video or otherwise give the appearance of animation or movement.
- ☒ The transition between each digital copy will 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.
- ☒ Copy will not be shown in a manner that requires 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.
- ☒ The digital display will be equipped with an ambient light sensor.
- ☒ The digital display will not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- ☐ The light output of a digital display is **proposed at** 7500 Nits, from sunrise to sunset, in accordance with the maximum luminance levels under Section 212(i) when measured from the sign face at its maximum brightness in this **Residential/Business/Commercial/Industrial/Other:** Commercial district.
- ☒ If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign will be turned off until all components are fixed and operating as required.
- ☒ The back of the digital display and all cut-outs will be enclosed.
- ☒ The space between the faces of a double-faced digital display will be enclosed.

#### SITE REQUIREMENTS:

- ☒ Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign will not operate, or will only display a black screen between 10 p.m. and 7 a.m.
- ☒ The electrical power supply to a digital Message Sign will be provided underground.
- ☒ A digital display is located at least 300.0 m (984.25 ft.) from another digital display.
- ☒ Trees required under an approved development permit will not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- ☒ The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

**Specification Requirement:** Has a detailed specification sheet/operating standards from the manufacturer (identifying both the NITS and dimming option for night time hours) been provided? ☐ YES, included in application package ☒ NO

### VARIANCE(S) REQUESTED

List any variances requested on above requirements. Variance rationale letter must be attached:

Applicant Signature

Date September 18, 2020



## LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 867 802           0011878;1           201 156 484

LEGAL DESCRIPTION  
CONDOMINIUM PLAN 0011878  
UNIT 1  
AND 1612 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;27;23;23;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 081 390 911

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 156 484	31/08/2020	TRANSFER OF LAND	\$545,000	\$545,000

## OWNERS

HEESIN INVESTMENTS LTD.  
OF 3339 38 STREET SW  
CALGARY  
ALBERTA T3E 3G6

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3898GD	.	RESTRICTIVE COVENANT
761 005 944	16/01/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
951 254 205	06/11/1995	RESTRICTIVE COVENANT
961 113 790	27/05/1996	RESTRICTIVE COVENANT



## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 201 156 484

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
961 192 477	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN:9611760
961 192 478	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 AS TO PORTION OR PLAN:9611760 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001301908) (DATA UPDATED BY: CHANGE OF NAME 051029479)
961 192 479	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. GRANTEE - LANGDON WATERWORKS LIMITED. AS TO PORTION OR PLAN:9611760
961 192 480	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - LANGDON CABLE TV LTD. AS TO PORTION OR PLAN:9611760
961 192 481	22/08/1996	RESTRICTIVE COVENANT
961 192 482	22/08/1996	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6
961 192 484	22/08/1996	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
971 005 117	06/01/1997	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
001 246 731	31/08/2000	UTILITY RIGHT OF WAY GRANTEE - LANGDON WATERWORKS LIMITED.

\* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL  
PLAN SHEET

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF  
SEPTEMBER, 2020 AT 04:35 P.M.

ORDER NUMBER: 40140059

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).



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) Wendy Heesin (print name) Owner 1

Heesin Investment Inc. (print name) Owner 2

being the owner(s) of: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_0011878 (unit 1)

### Legal Description:

NW/NE/SE/SW ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian

give Five Star Permits (print name of Applicant) permission

to act on my (our) behalf for the following application at the above-noted property (**select one**):

- ☒ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

Owner 1 Signature

Owner 2 Signature

September 17, 2020

Date Signed

To Whom It May Concern  
DQ – 704 Centre Street Langdon AB

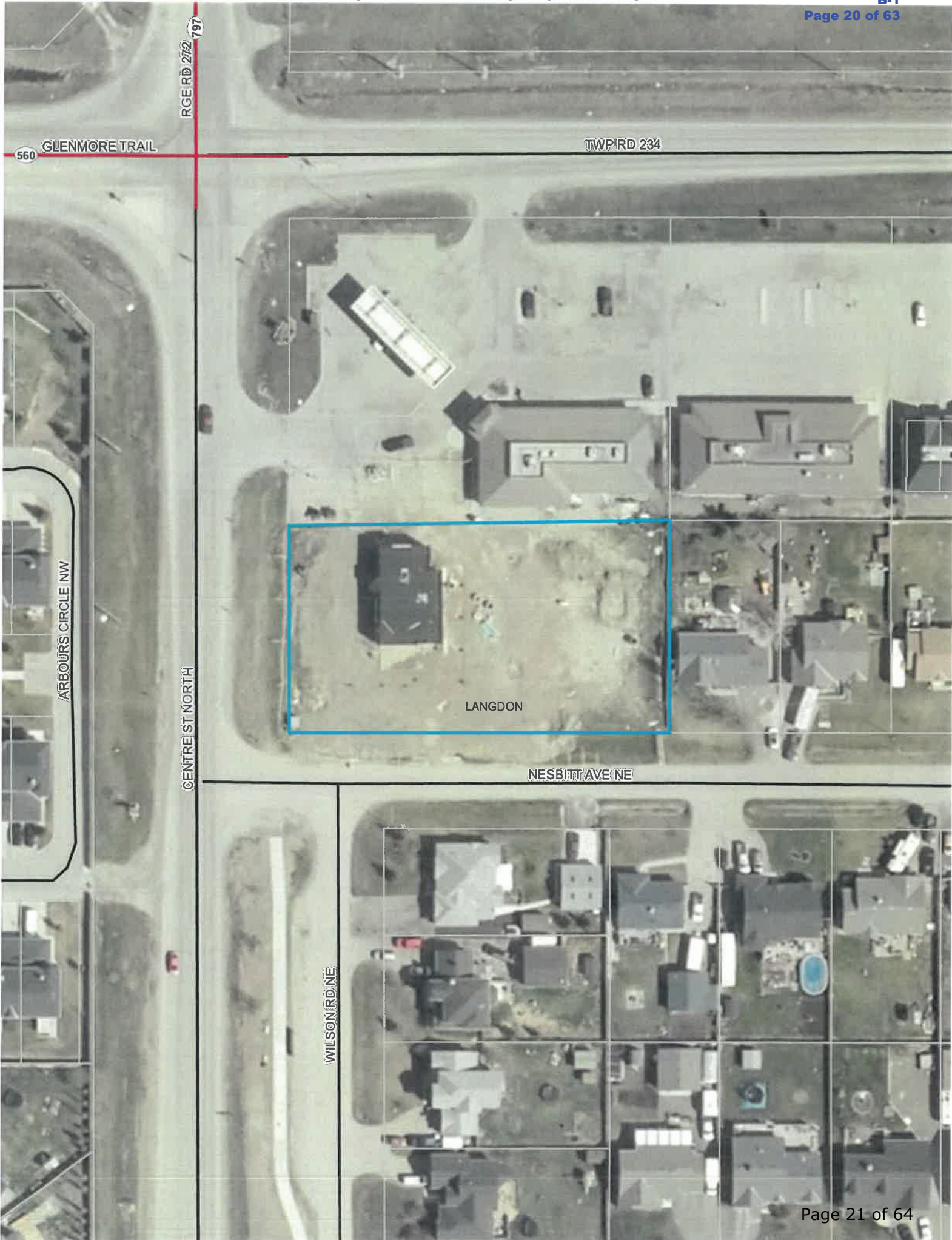
Sign Permit application details

**Signage to include:**

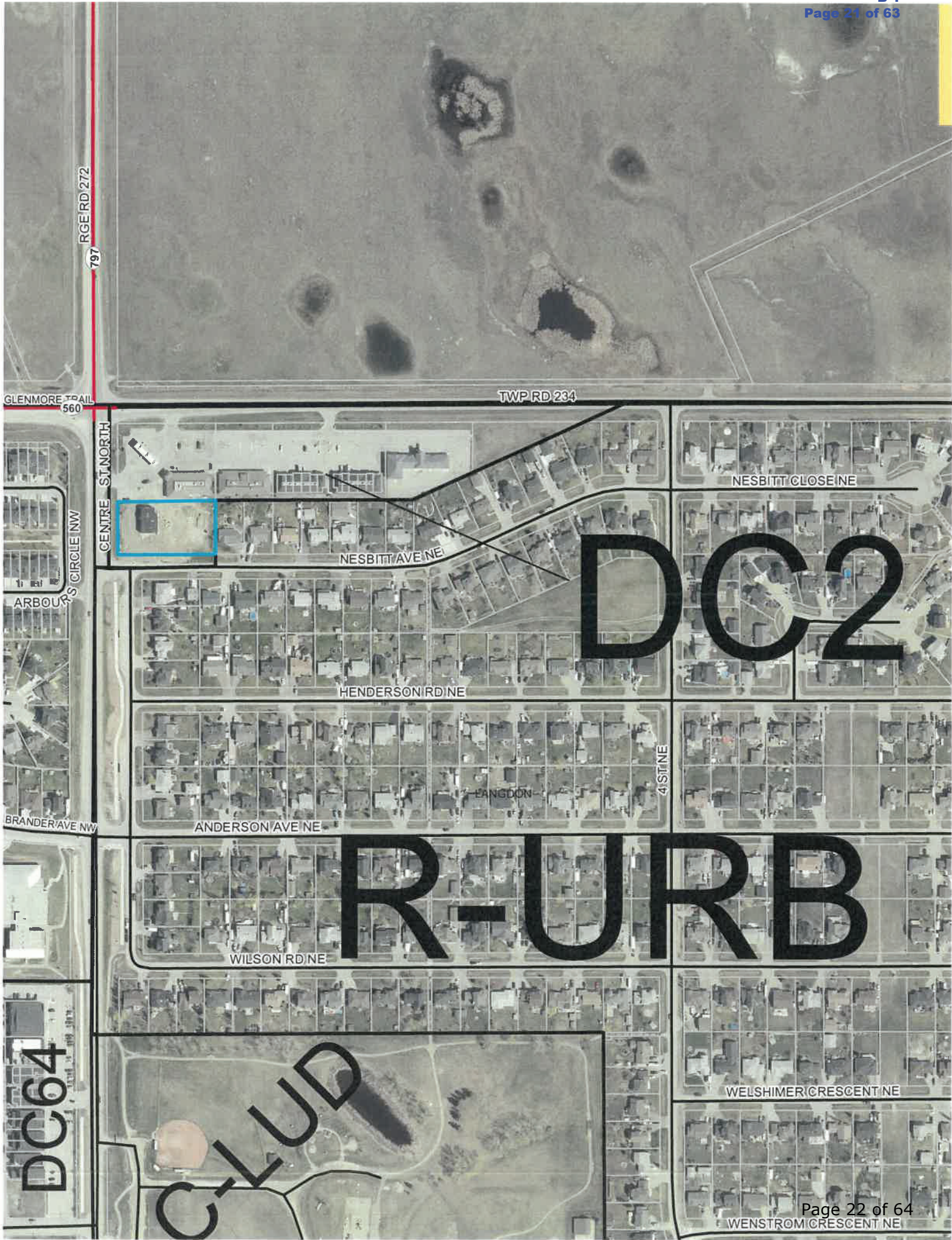
- Sign 1                    6'-6" DQ Logo
- Sign 2                    3'3" Grill & Chill
- Sign 3                    4'-3" DQ Logo
- Sign 4                    2'1" Grill & Chill
- Sign 5                    3'-0" DQ Logo
- Sign 6                    1'-4" Grill & Chill
- Sign 12a-b-c          1'-3" x 2'-1" D/S Illuminated Directional Sign
- Sign 13                  Double side Freestanding sign with LED Message centre inclusive

**Drawings with this package include**

- Artwork- file 27439 DQ Langdon, BC Exterior Signage
- Landlord Approval
- Permit application
- Site Plan
- Title Certificate











## Summary

Roll Number	03223312	
Legal Desc	NW-23-23-27-W04M	
Divison	04	
Lot Block Plan	Lot:UNIT 1 Plan:0011878	
Linc Number	28867802	
Title Number	201156484	
Parcel Area	0.84000.	
Municipal Address	704 CENTRE ST NE	
Contact Information	Heesin Investment Ltd	00000000000000
		00000000000000
	Calgary AB T3E 3G6	00000000000000
Land Use Information	DC2 (HC : HAMLET COMMERCIAL)	

## Plan

## Planning Applications Information

Application No.	Name	Status	Planner	Application Date
PL20190111	Rick Balbi Architect Ltd. (April Kojima)	Approved	XinD	Wednesday, August 7, 2019
PL20190111	Rick Balbi Architect Ltd. (April Kojima)	Approved	XinD	Wednesday, August 7, 2019
97068			LaurieK	Wednesday, May 14, 1997
2006477	Ashford Prop/Langdon Crossing		DavidW	Tuesday, August 15, 2006

## Area Structure Plan

Plan Name	RV Number
Langdon	

## Conceptual Scheme

{There is no related Conceptual Scheme}

## Permit

## Building Permit

Permit Number	Permit Type	Date Issued
PREL20194217	Electrical	Fri Nov 22, 2019
PREL20194218	Electrical	Fri Nov 22, 2019
PRPL20194219	Plumbing	Fri Nov 22, 2019
PRPL20194220	Plumbing	Fri Nov 22, 2019
PRGS20194221	Gas	Fri Nov 22, 2019
PRGS20194222	Gas	Fri Nov 22, 2019
PRSCON20184754	Sewer Connection	Thu Dec 06, 2018
PRBD20184203	Building	Thu Nov 15, 2018
PRPL20184752	Plumbing	
PRGS20184753	Gas	
PREL20184755	Electrical	
PREL20184762	Electrical	
PRPL20184763	Plumbing	
PRGS20184764	Gas	

## Development Permit Information

Permit Number	Date Issued
PRDP20171222	Thursday, September 6, 2018
2006-DP-11851	Tuesday, February 21, 2006
2005-DP-11267	Tuesday, May 31, 2005
2001-DP-9328	Tuesday, July 24, 2001
PRDP20202898	
PRDP20190970	

## Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		Friday, February 8, 2008	Monday, March 10, 2008	C		EF-1317 Contravention:Signage	2
		Monday, June 18, 2012	Sunday, February 9, 2014	C		EF-1868 Contravention:Operating Outside DP	2
		Wednesday, April 20, 2005	Monday, May 30, 2005	C		EF-951 Contravention:Signage	2
LDG	ElizabethS	Tuesday, April 23, 2019		O	PRBD20184203	Littering complaint in regards to active construction	0
E	BrendonL	Tuesday, August 11, 2020	Monday, September 21, 2020	C	CEWC20200300	Case Number: CEWC20200300 Case Description: Canada Thistle and Perennial Sow Thistle present in partially developed lot	1

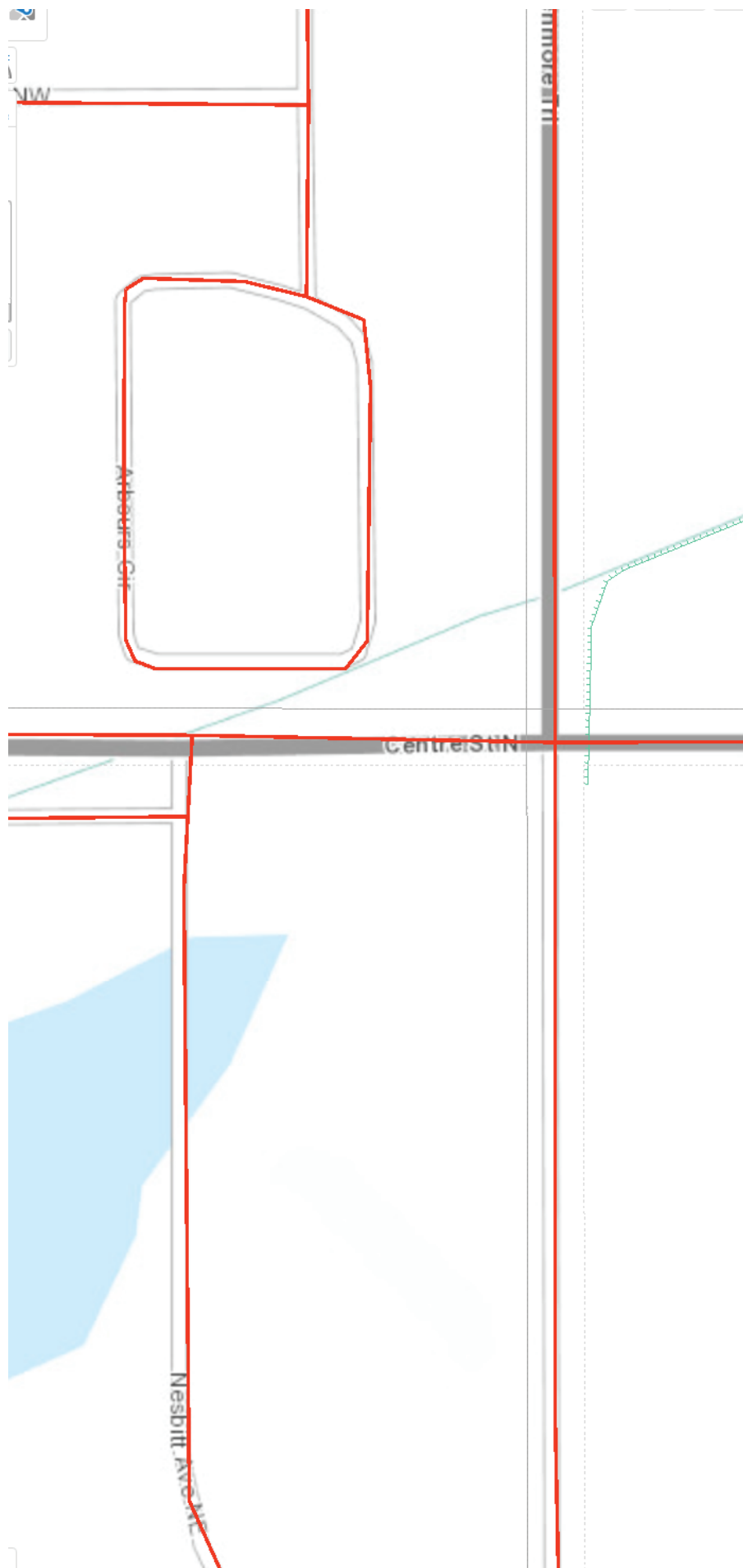
## Geospatial Boundary

Boundary	Category
Division	4
Area Structure Plan	Langdon
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	
Water Coop	
Gas Coop Service	
No.of Lots Within 600 M	496
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Bow North
Fire District	LANGDON

Primary Fire Station	111
Secondary Fire Station	107
Tertiary Fire Station	116

## Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	SECHWY560 ROCKYVIEW	68.28
Closest Gravel Pit	River Pit	18063.16 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:11751.25 M
Closest Road Name	NESBITT CLOSE NE( Surface Type:Paved )	10.45 M
Closest Railway	CNR	7033.98 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	3.41 M
Closest Waste Transfer Site	Langdon	738.21 M
Closest Municipality	WHEATLAND COUNTY	3157.99 M
Closest Confined Feeding Operation		9635.05 M



Abandoned Well Map from Web link

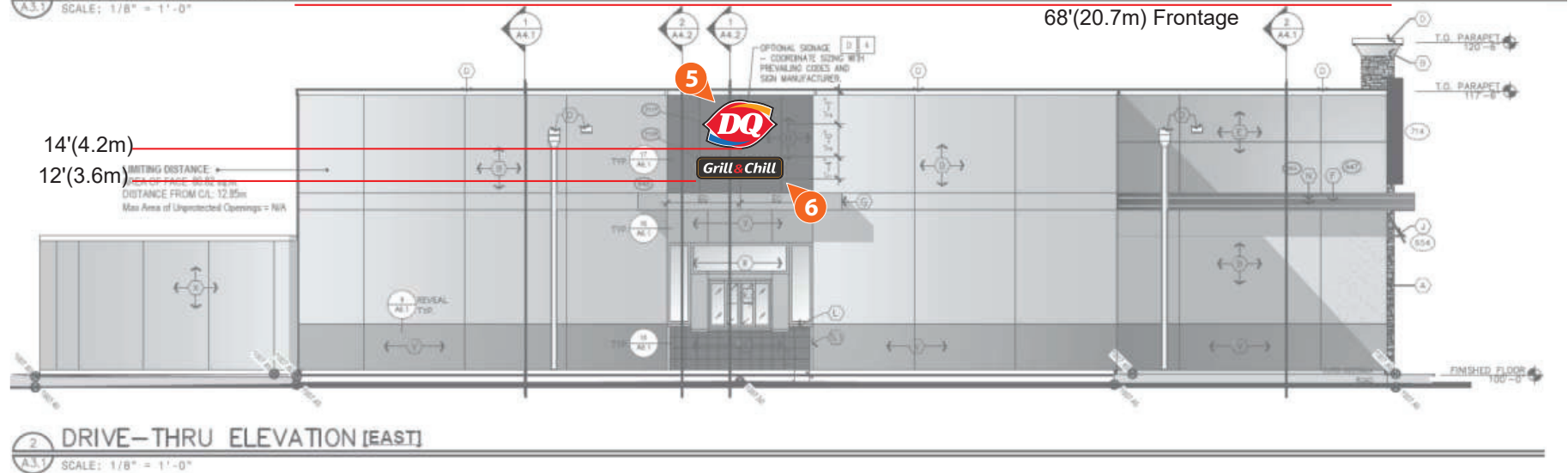
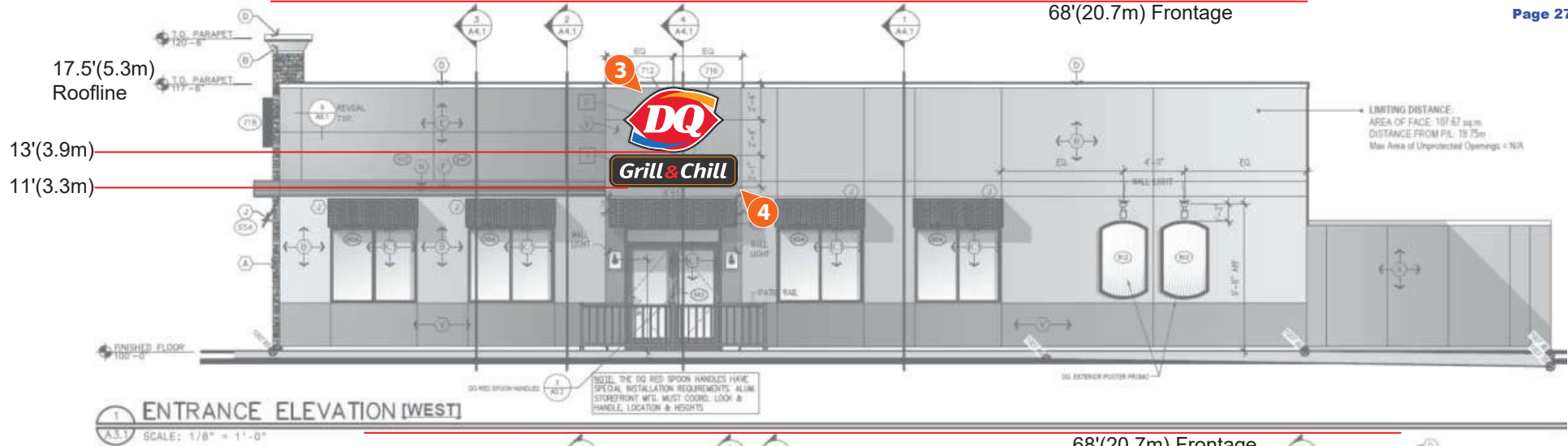




# ATTACHMENT 'B': APPLICATION DETAILS

68'(20.7m) Frontage

B-1  
Page 27 of 63



DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	1/8" = 1'-0"	
PAGE:	3 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
REVISIONS:	

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Date Approved:

Approved By:

CONCEPTUAL ☒ EXTERIOR ☒

SHOP READY ☐ INTERIOR ☐

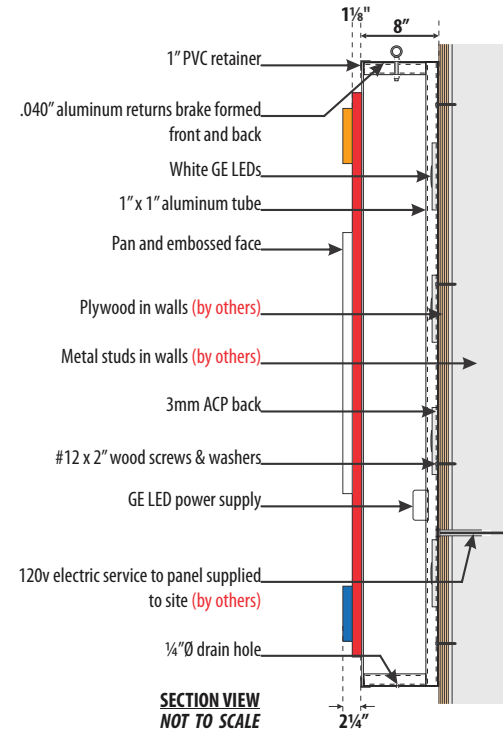
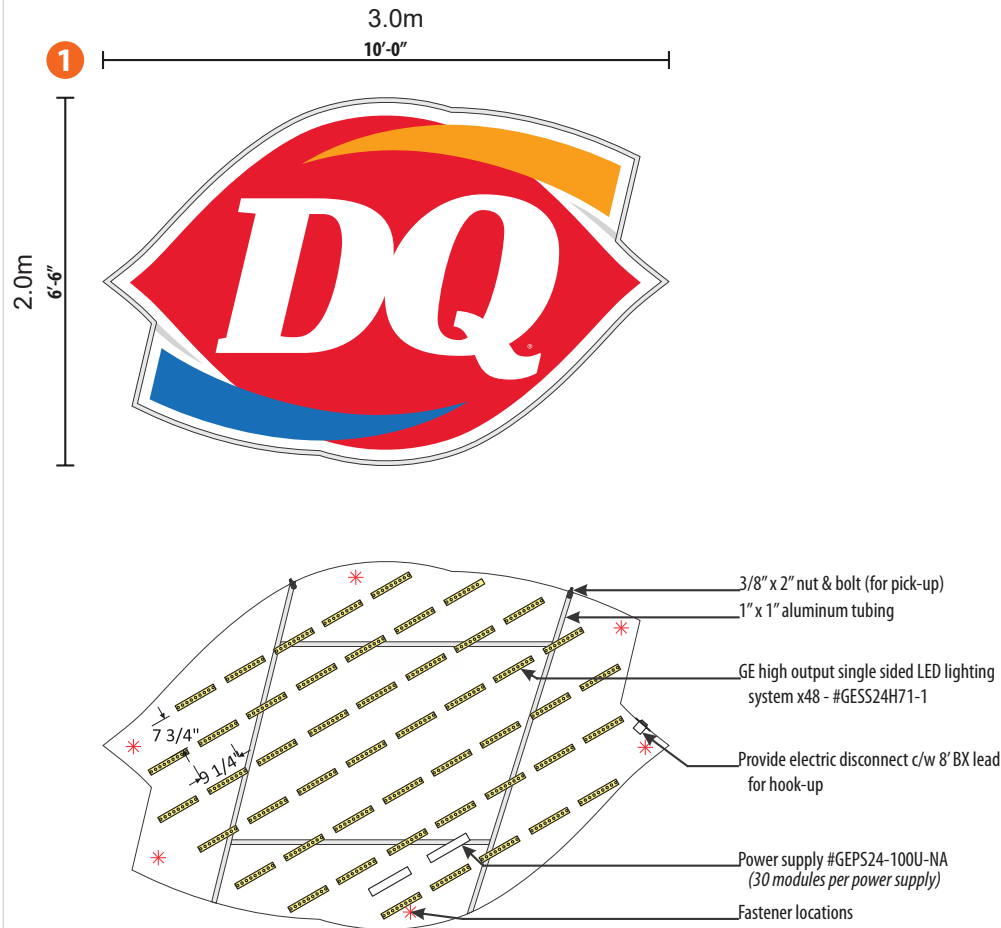
905.639.1832  
www.sunsetneon.com  
65 Cascade St., Hamilton, ON

Dairy Queen #27439  
704 Centre Street,  
Langdon, AB T0J 1X0





# ATTACHMENT 'B': APPLICATION DETAILS



## 1 6'-6" DQ Front-Lit Sign Cabinet

Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

- .187 clear polycarbonate (solar grade) face
- Embossed face to have four colour translucent painted graphics on second surface
- 1" PVC retainers
- .040 aluminum break formed filler
- 3mm White ACP backs
- 1" aluminum tube internal bracing

### Illumination

- White GE LEDs - GESS24H71-1
- GE power supplies - GEPS24-100U-NA

### Paint

- Paint filler to match Anodized Aluminum

- Red PMS #185C Paint
- Orange PMS #1375C Paint
- Blue PMS #300C Paint
- Metallic Silver Paint
- White Paint

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	3/8" = 1'-0"	
PAGE:	4 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
REVISIONS:	

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Date Approved:

Approved By:

CONCEPTUAL ☒ EXTERIOR ☒

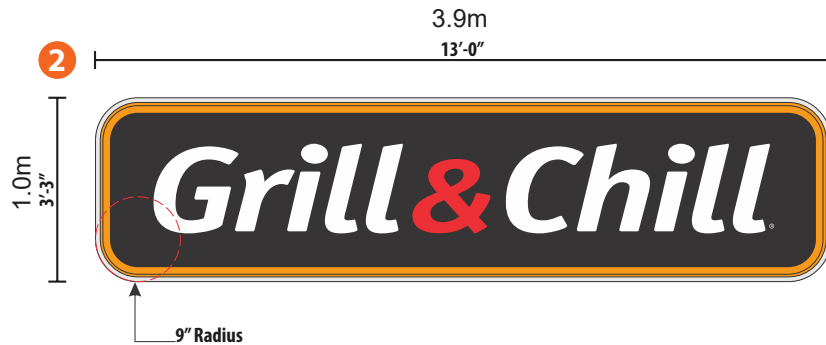
SHOP READY ☐ INTERIOR ☐



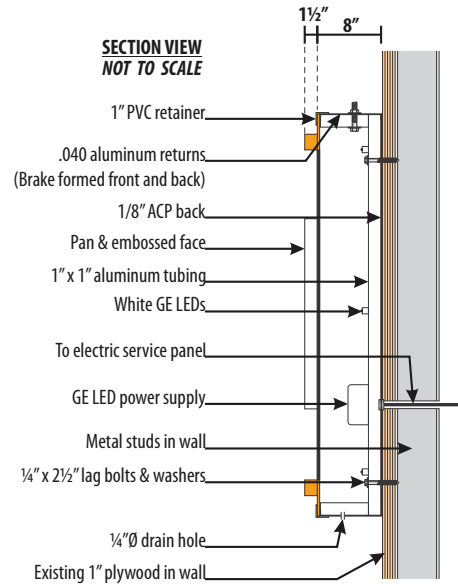
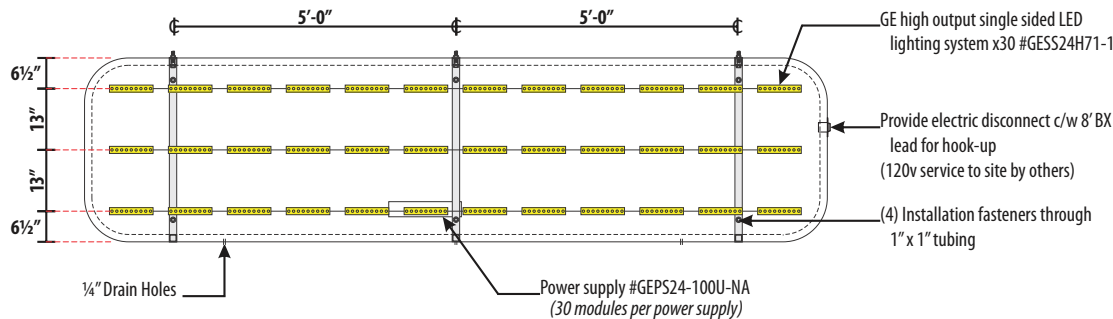
**Dairy Queen #27439**  
704 Centre Street,  
Langdon, AB T0J 1X0



# ATTACHMENT 'B': APPLICATION DETAILS



LED & INSTALLATION DETAIL



## 2 3'-3" Grill & Chill Front-Lit Sign Cabinet

Supply & install one (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

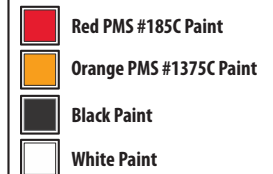
.187 clear polycarbonate (solar grade) face  
 Embossed face to have four colour translucent painted graphics on second surface  
 1" PVC retainers  
 .040 aluminum break formed filler  
 3mm White ACP backs  
 1" aluminum tube internal bracing

### Illumination

White GE LEDs - GE524H71-1  
 GE power supplies - GEPS24-100U-NA

### Paint

Paint filler to match Anodized Aluminum



Area: 42.3 FT<sup>2</sup>. Weight: 88.83 lb Current: 1.5 Amps

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	3/8" = 1'-0"	
PAGE:	5 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
REVISIONS:	

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Date Approved:

Approved By:

CONCEPTUAL ☒ EXTERIOR ☒

SHOP READY ☐ INTERIOR ☐



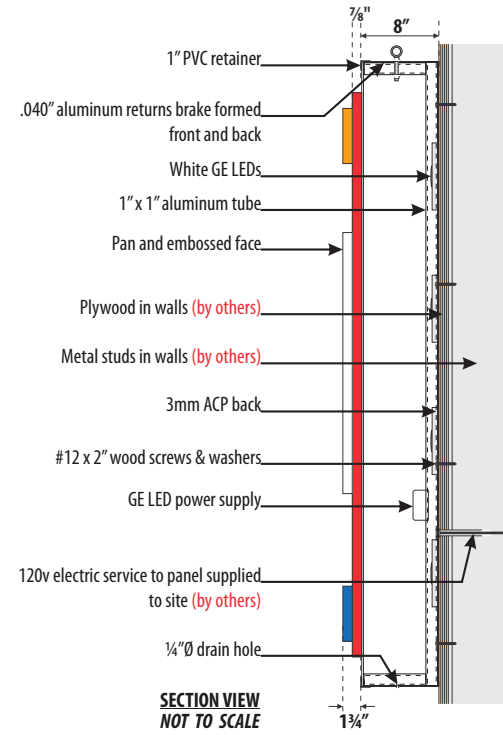
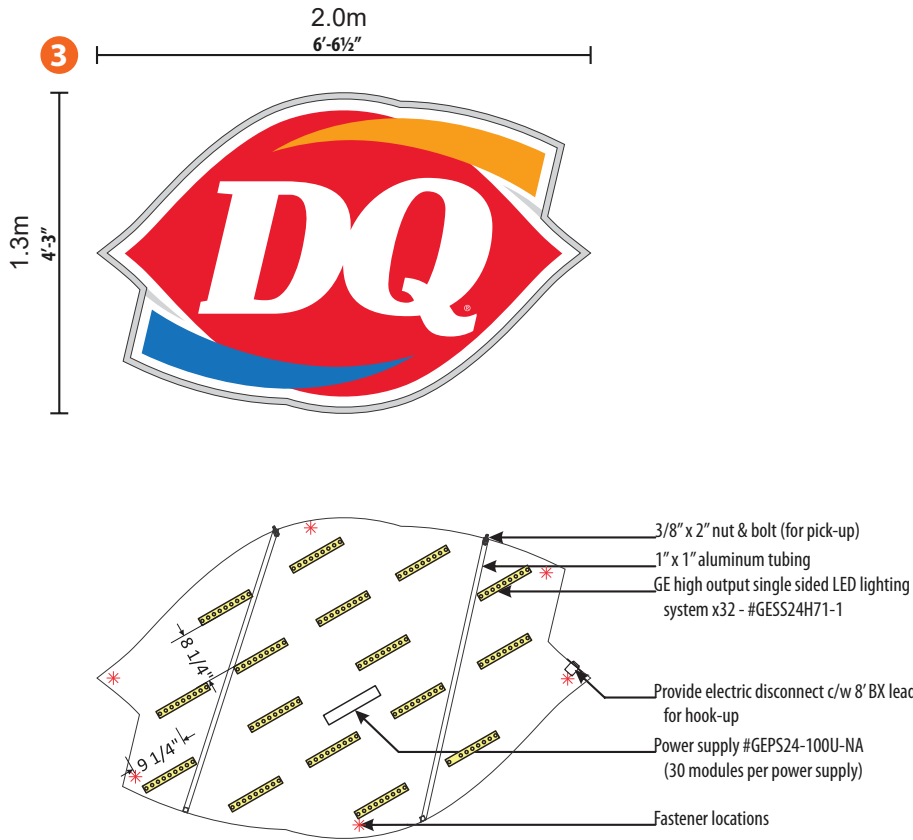
905.639.1832  
 www.sunsetneon.com  
 65 Cascade St., Hamilton, ON

**Dairy Queen #27439**  
 704 Centre Street,  
 Langdon, AB T0J 1X0



Z:\Dairy Queen\27439 DQ Langdon BC\Sunset Drawings

# ATTACHMENT 'B': APPLICATION DETAILS



## 3 4'-3" DQ Front-Lit Sign Cabinet

Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

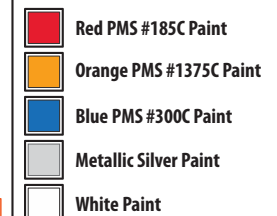
.187 clear polycarbonate (solar grade) face  
Embossed face to have four colour translucent painted graphics on second surface  
1" PVC retainers  
.040 aluminum break formed filler  
3mm White ACP backs  
1" aluminum tube internal bracing

### Illumination

White GE LEDs - GESS24H71-1  
GE power supplies - GEPS24-100U-NA

### Paint

Paint filler to match Anodized Aluminum



Approx: 27.8 Sq. Ft. Weight: 54.5 lbs. Current: 0.83 AMPS

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	1/2" = 1'-0"	
PAGE:	6 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
REVISIONS:	

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Date Approved:

Approved By:

CONCEPTUAL ☒ EXTERIOR ☒

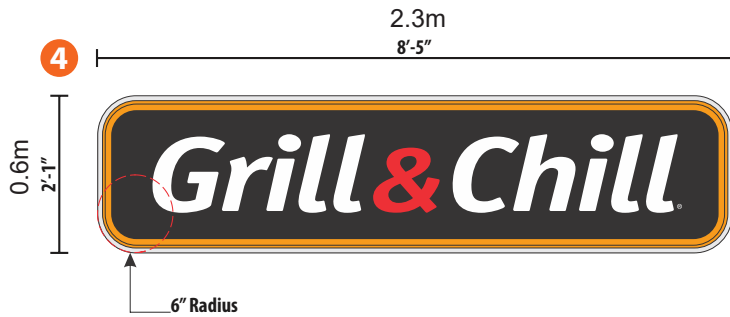
SHOP READY ☐ INTERIOR ☐



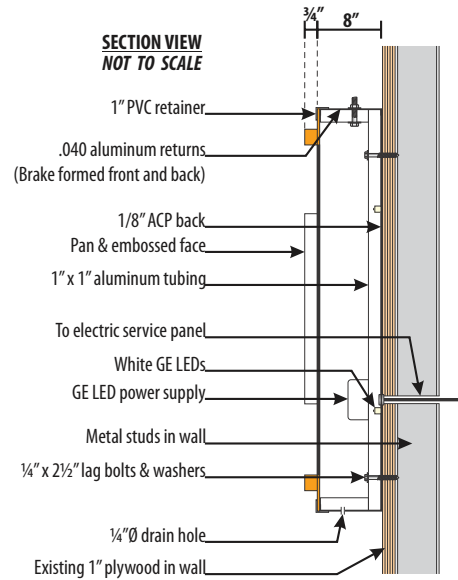
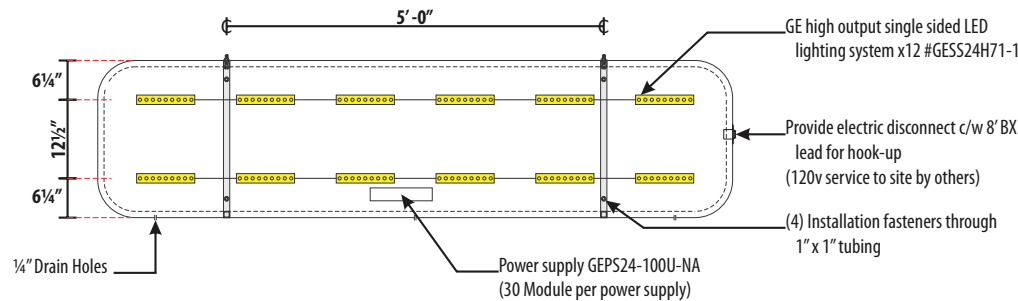
**Dairy Queen #27439**  
**704 Centre Street,**  
**Langdon, AB T0J 1X0**



# ATTACHMENT 'B': APPLICATION DETAILS



## LED & Installation Detail



## 4 2'-1" Grill & Chill Front-Lit Sign Cabinet

Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

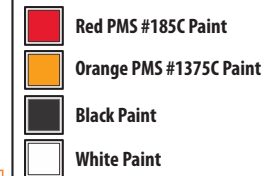
.187 clear polycarbonate (solar grade) face  
Embossed face to have four colour translucent painted graphics on second surface  
1" PVC retainers  
.040 aluminum break formed filler  
3mm White ACP backs  
1" aluminum tube internal bracing

### Illumination

White GE LEDs - GESS24H71-1  
GE power supplies - GEPS24-100U-NA

### Paint

Paint filler to match Anodized Aluminum



Area: 17.5 FT<sup>2</sup>. Weight: 36.75 lb Current: 0.83 Amps

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	1/2" = 1'-0"	
PAGE:	7 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
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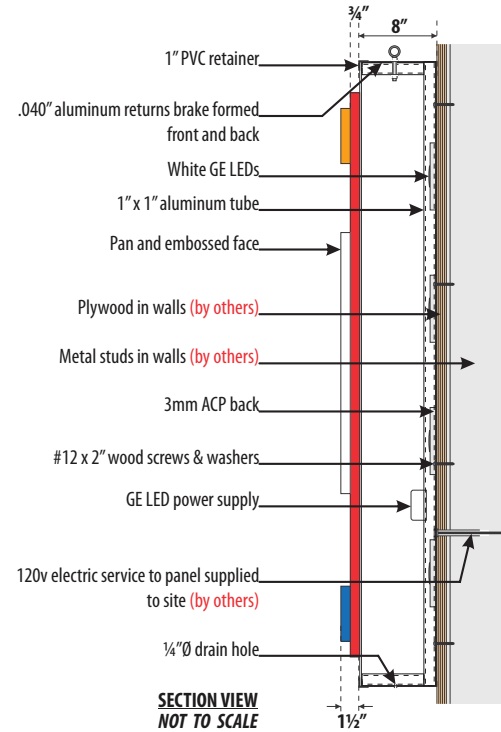
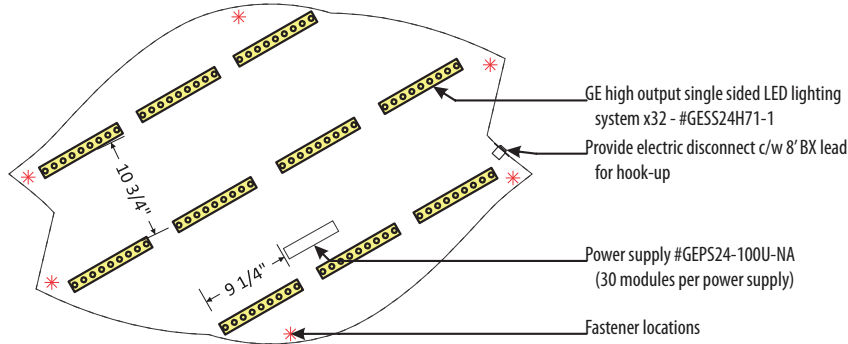
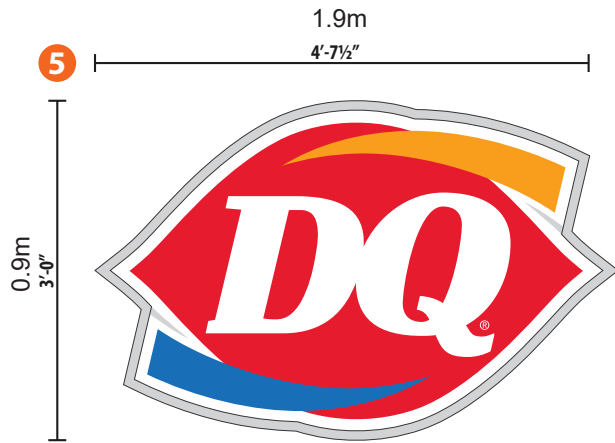


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# ATTACHMENT 'B': APPLICATION DETAILS



## 5 3'-0" DQ Front-Lit Sign Cabinet

Supply & install one (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

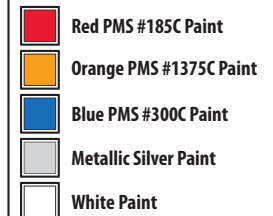
.187 clear polycarbonate (solar grade) face  
Embossed face to have four colour translucent painted graphics on second surface  
1" PVC retainers  
.040 aluminum break formed filler  
3mm White ACP backs

### Illumination

White GE LEDs - GESS24H71-1  
GE power supplies - GEPS24-100U-NA

### Paint

Paint filler to match Anodized Aluminum



Approx: 13.9 Sq. Ft. Weight: 29.25 lbs. Current: 0.83 AMPS

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	3/4" = 1'-0"	
PAGE:	8 of 18	
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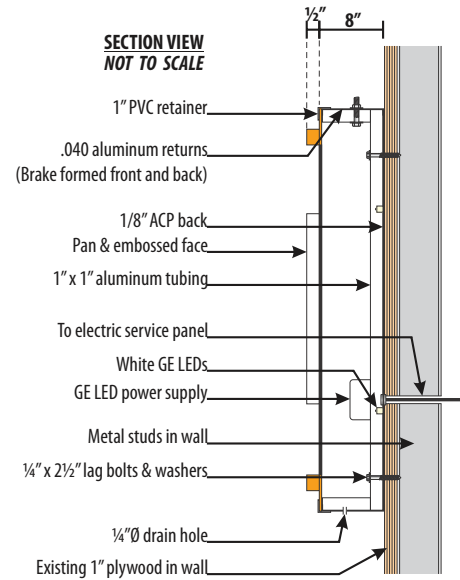


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# ATTACHMENT 'B': APPLICATION DETAILS



## 6 1'-4" Grill & Chill Front-Lit Sign Cabinet

Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

### Graphics, Substrate, & Construction:

.187 clear polycarbonate (solar grade) face  
Embossed face to have four colour translucent painted graphics on second surface  
1" PVC retainers  
.040 aluminum break formed filler  
3mm White ACP backs  
1" aluminum tube internal bracing

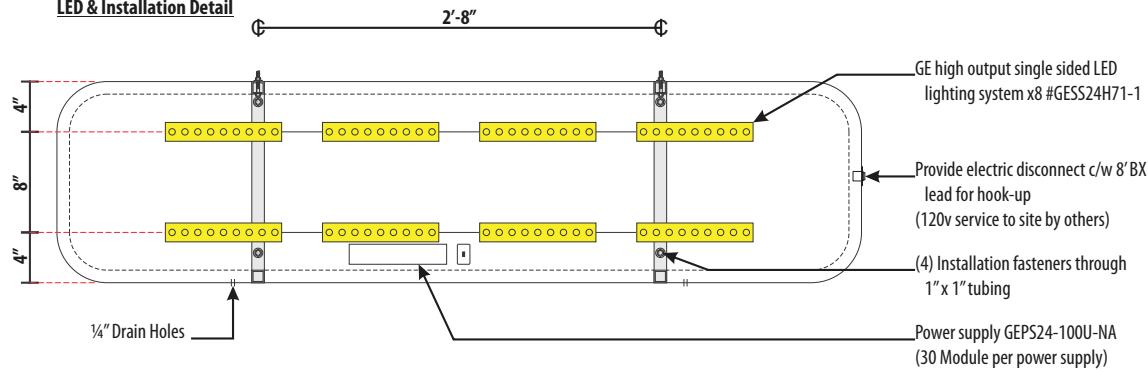
### Illumination

White GE LEDs - GESS24H71-1  
GE power supplies - GEPS24-100U-NA

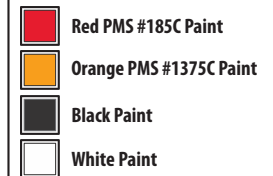
### Paint

Paint filler to match Anodized Aluminum

### LED & Installation Detail



Area: 7.1 SQ. FT. Weight: 14.91 lb Current: 0.83 Amps



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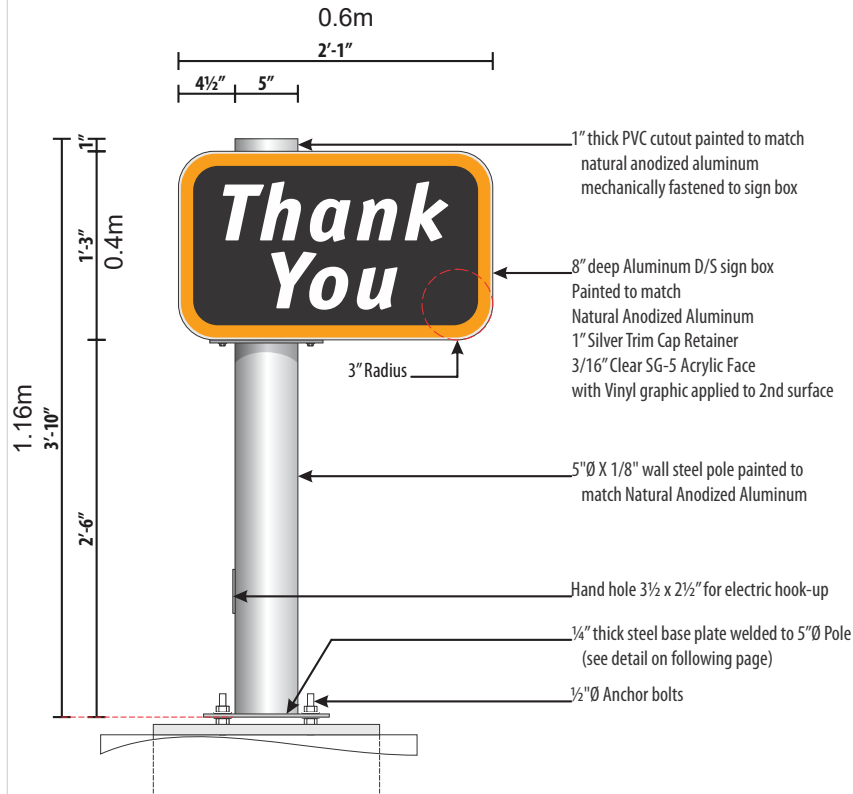
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# ATTACHMENT 'B': APPLICATION DETAILS



12a



12b



12c



DETAIL of FACES  
SCALE: 1" = 1'-0"

## #12: DIRECTIONAL SIGNS

Supply & install Three (3) new d/s exterior LED-illuminated directional signs

### GRAPHICS, SUBSTRATE, & CONSTRUCTION:

3M 3630-84 Tangerine vinyl  
3M 3630-43 Light Tomato Red vinyl  
3M 3630-127 Intense Blue vinyl  
3M 3630-22 Black vinyl  
3M 3630-20 White vinyl  
Clear SG5 acrylic face (second surface graphics)  
1" vinyl trim cap retainer  
8" deep x .100 aluminum d/s cabinet  
1/2" thick x 5"Ø PVC cutout disc  
3/8"Ø aluminum rod  
Clear acrylic baffle  
.100 steel match plate (internal)  
1/4" steel cap plate  
5"Ø x 1/8" wall steel post  
1/4" thick x 100 steel base plate w/slotted holes  
20" steel anchor bolts with nuts welded to bottom  
**PAINT:**  
Paint all exposed metal and PVC disc to match Natural Anodized Aluminum  
**ILLUMINATION:**  
Hanley PF-2080 White LEDs  
Hanley Power supply  
**BASE:**  
Concrete base by others

	3M 3630-84 Tangerine Vinyl
	3M 3630-43 Light Tomato Red Vinyl
	3M 3630-127 Intense Blue Vinyl
	3M 3630-22 Black Vinyl
	3M 3630-20 White Vinyl
	Anodized Aluminum Paint

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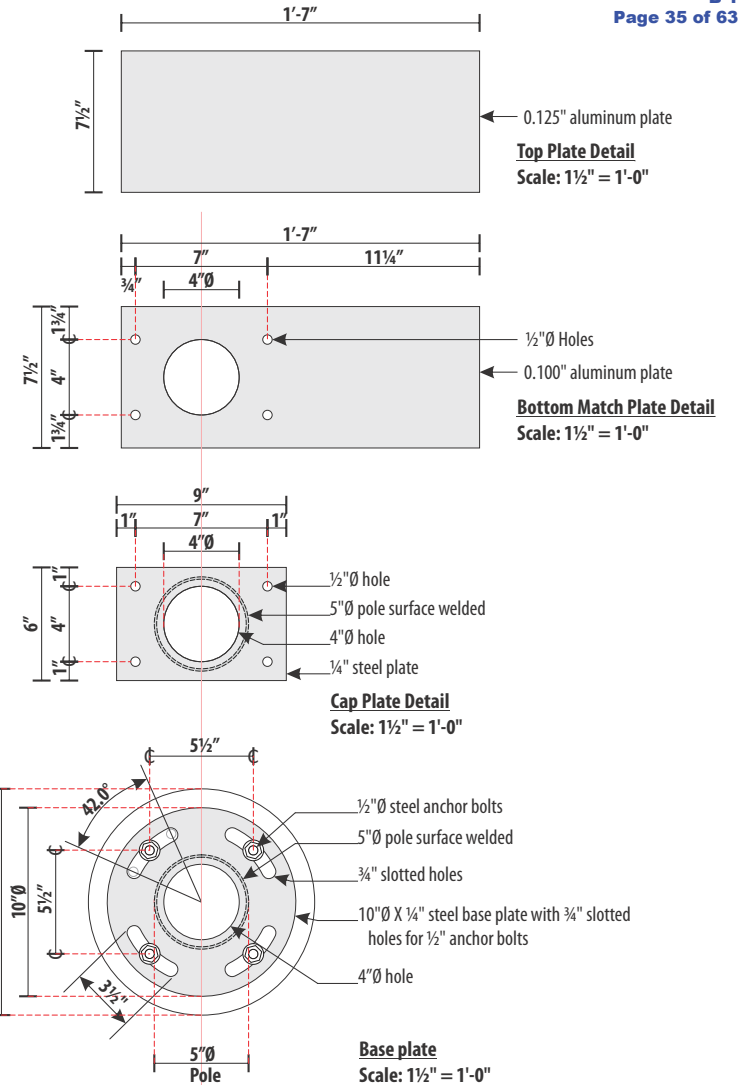
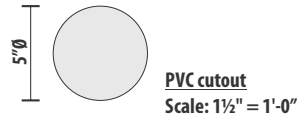
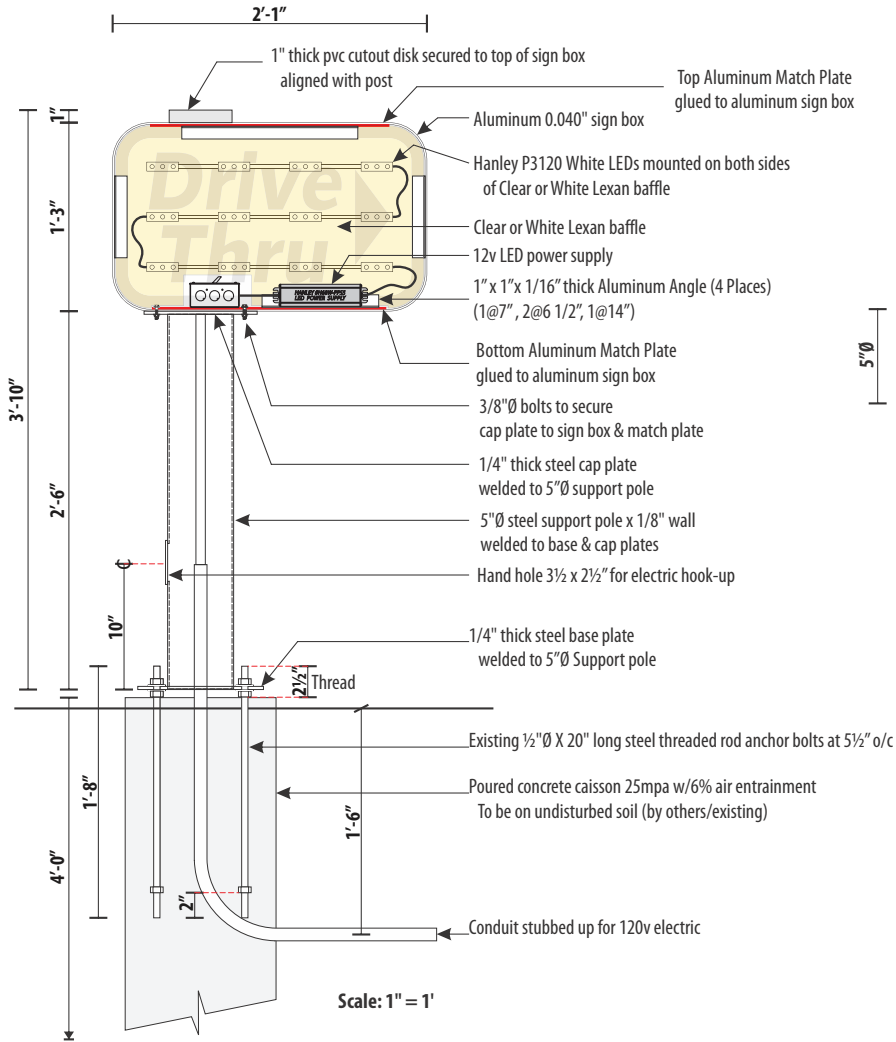
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# ATTACHMENT 'B': APPLICATION DETAILS

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DATE:	May 16, 2019	JR
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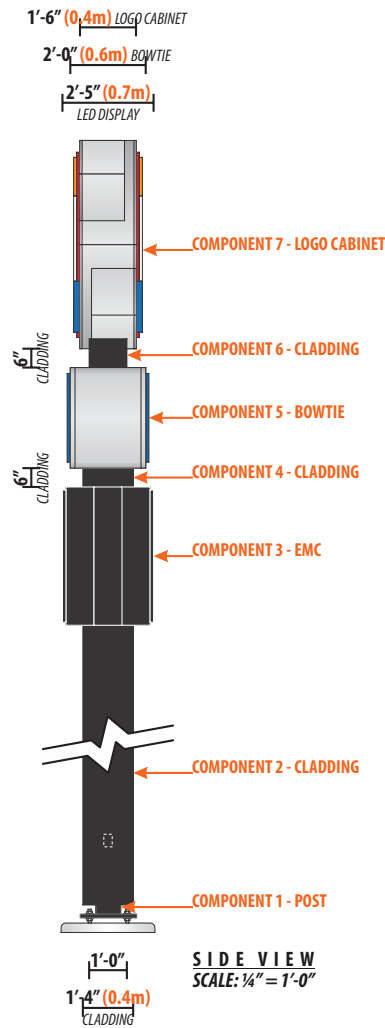
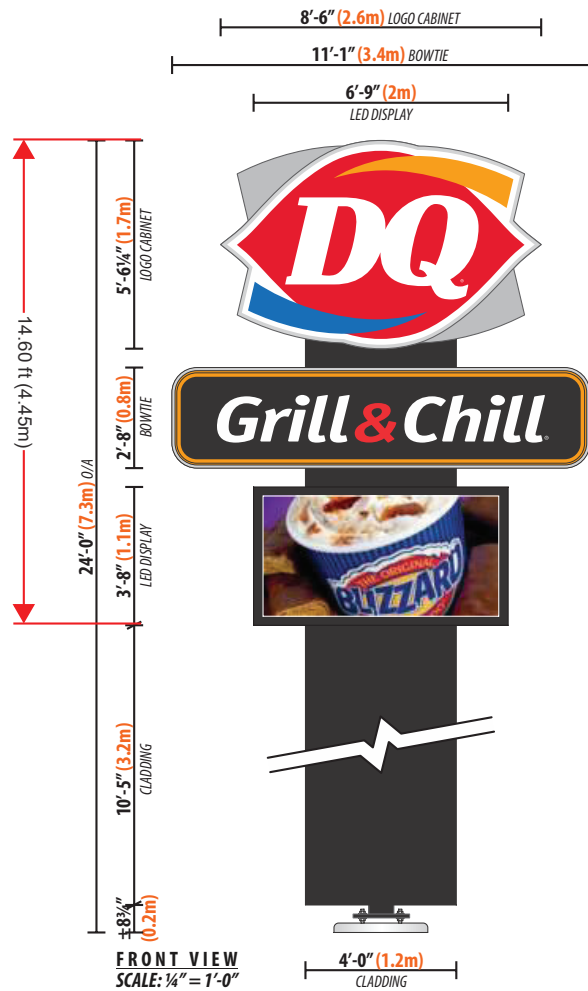
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## ATTACHMENT 'B': APPLICATION DETAILS



### PYLON SIGN w/ ELECTRONIC MESSAGE CENTRE

#### DOUBLE-SIDED "DQ" LOGO SIGN CABINET:

- 3/16" Clear polycarbonate (solar grade) faces
- Four-colour painted embossed pan face
- All colours to be translucent
- 0.08" Aluminum filler
- 1" PVC retainers
- Painted to match natural anodized aluminum
- Illuminated with White GE LEDs
- Thru-bolts secure with the pole

#### DOUBLE-SIDED "Grill & Chill" BOWTIE SIGN CABINET:

- 3/16" Clear polycarbonate (solar grade) faces
- Four-colour painted embossed pan face
- All colours to be translucent
- 0.1" Aluminum filler
- 1" PVC retainers
- Painted to match natural anodized aluminum
- Illuminated with White GE LEDs
- Thru-bolts secure with the pole

#### TWO SINGLE-SIDED

#### DAKTRONICS GALAXY® RGB LED MATRIX DISPLAYS:

- 60 lines by 125 columns
- 845 watts/display (14.02 amps)
- Include aluminum filler & EX-3 angle painted black
- To fill top sides and bottom
- EMC is to appear to be One double-sided box
- Note: Use only LORD® adhesive to fasten angle to EMC
- NO SCREWS!

#### PYLON SIGN BODY CLADDING:

- 0.1" Aluminum cladding painted Black
- Over 2" X 2" X 3/16" Aluminum Angle sub-structure

#### CONCRETE BASE & ANCHOR BOLTS:

- See details on page 14



DATE: May 16, 2019 JR

SALES: J.C. Purves

SCALE: 1/4" = 1'-0"

PAGE: 12 of 18

FILE NAME: 27439 DQ Langdon, BC - Exterior Signage

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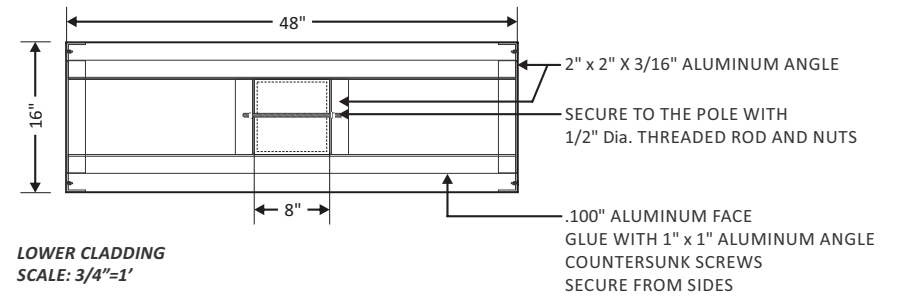
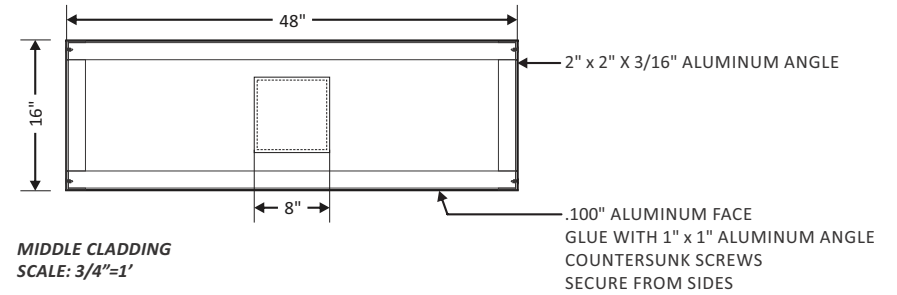
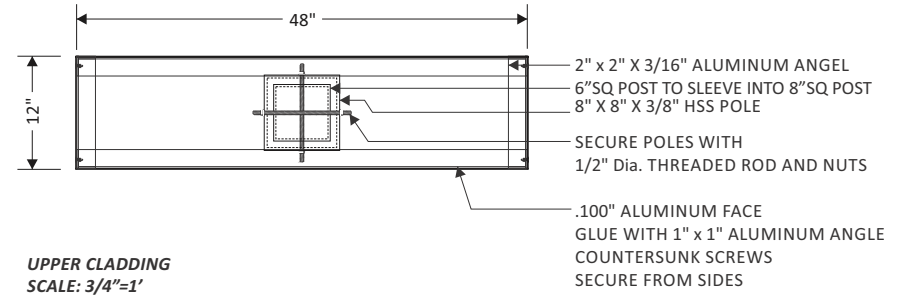
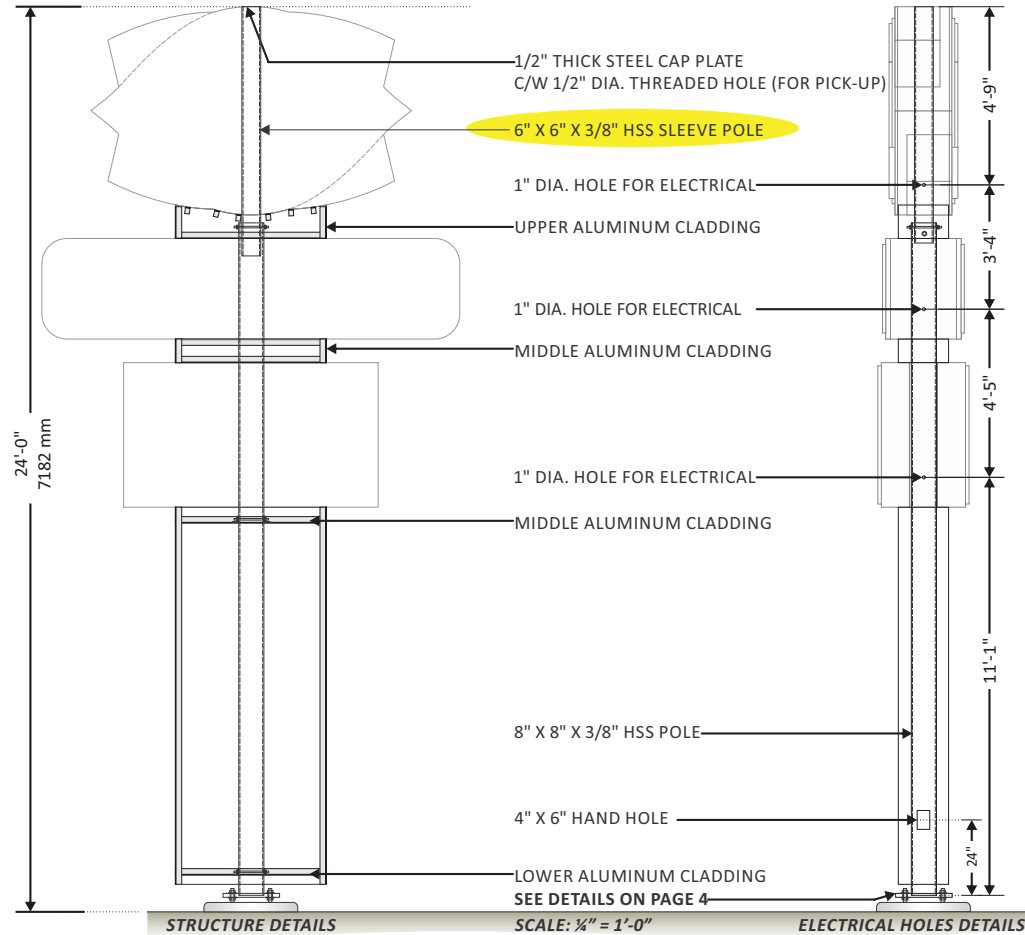
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# ATTACHMENT 'B': APPLICATION DETAILS

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DATE:	May 16, 2019	JR
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SCALE:	AS NOTED	
PAGE:	13 of 18	

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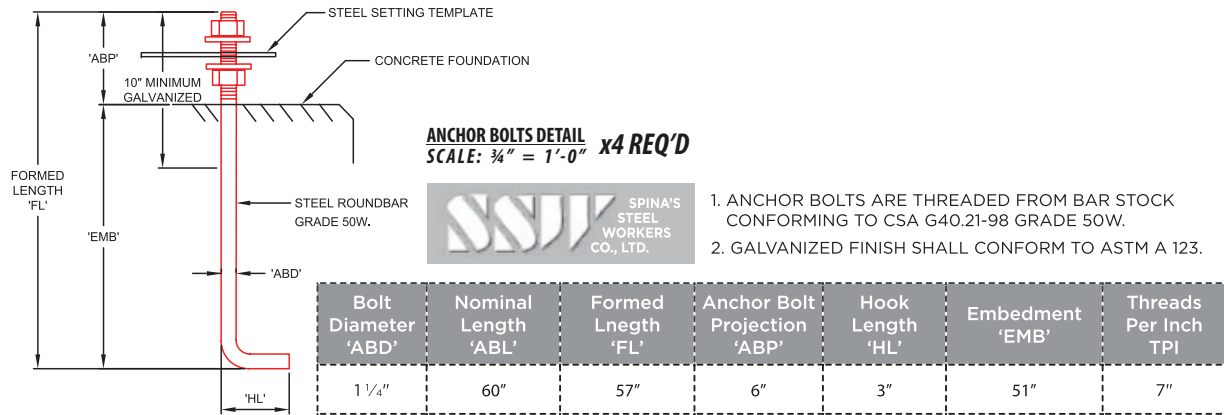
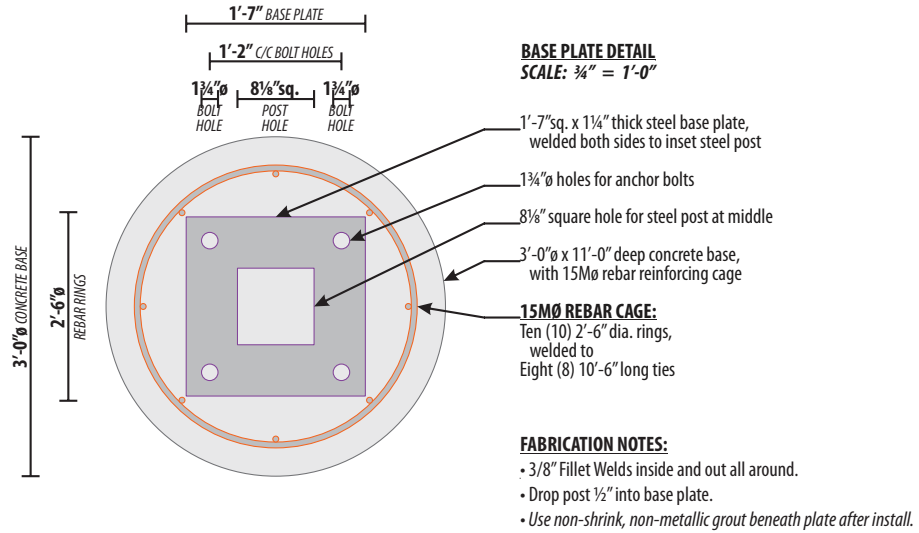
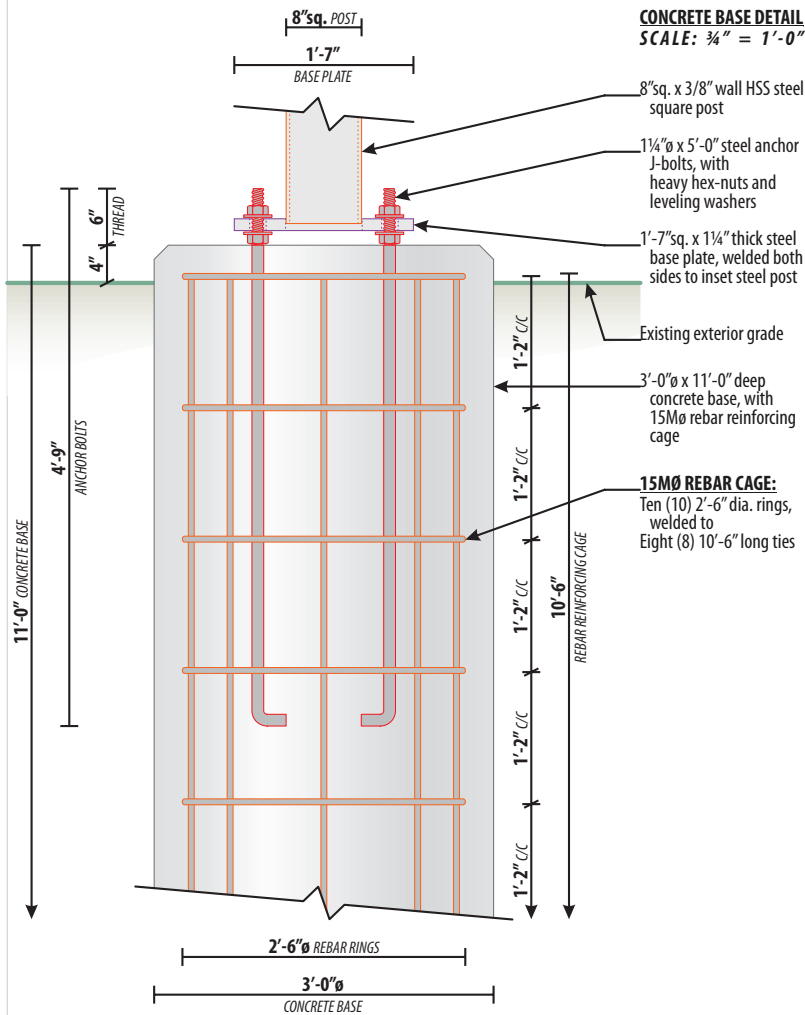
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## ATTACHMENT 'B': APPLICATION DETAILS



DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	$\frac{3}{4}" = 1'-0"$	
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FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
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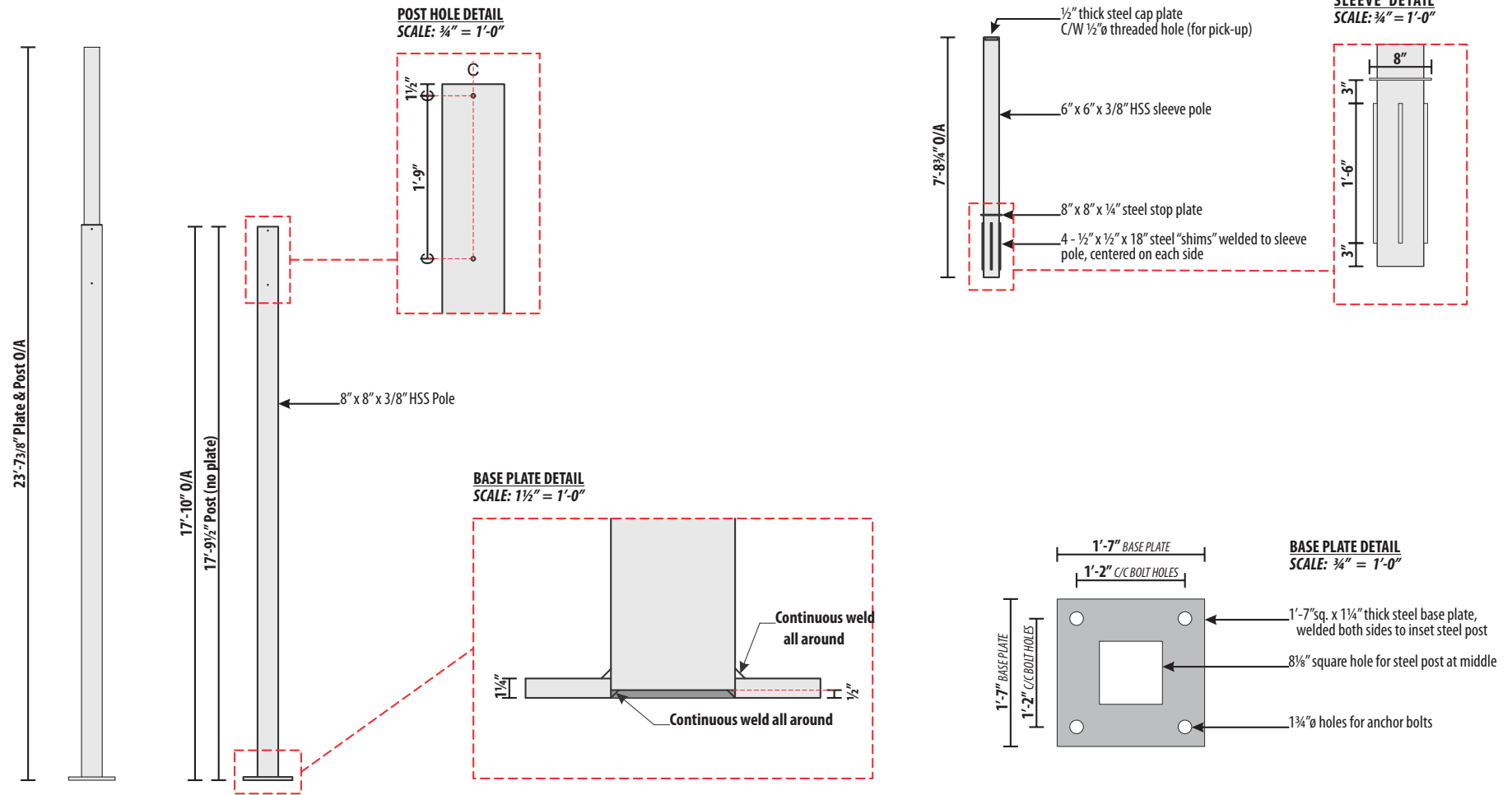
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# ATTACHMENT 'B': APPLICATION DETAILS

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DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
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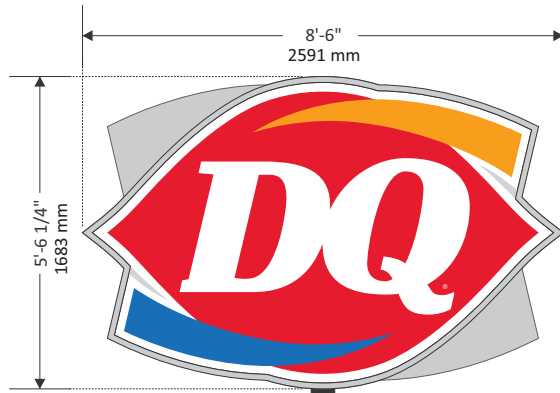


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# ATTACHMENT 'B': APPLICATION DETAILS

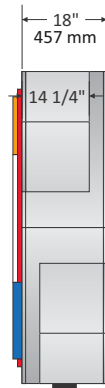
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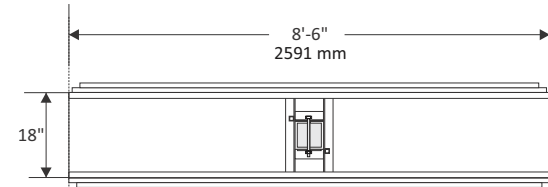
FRONT VIEW

## DQ DS PYLON SIGN

.187" CLEAR POLYCARBONATE (SOLAR GRADE) FACES  
FOUR COLOUR PAINTED EMBOSSED PAN FACE  
ALL COLOURS TO BE TRANSLUCENT  
.080" ALUMINUM FILLER & 1" PVC RETAINERS  
PAINTED TO MATCH NATURAL ANODIZED ALUMINUM  
ILLUMINATED WITH WHITE GE LEDS  
THROUGH BOLTS SECURE WITH THE POLE  
PROVIDE RAIN HOLES

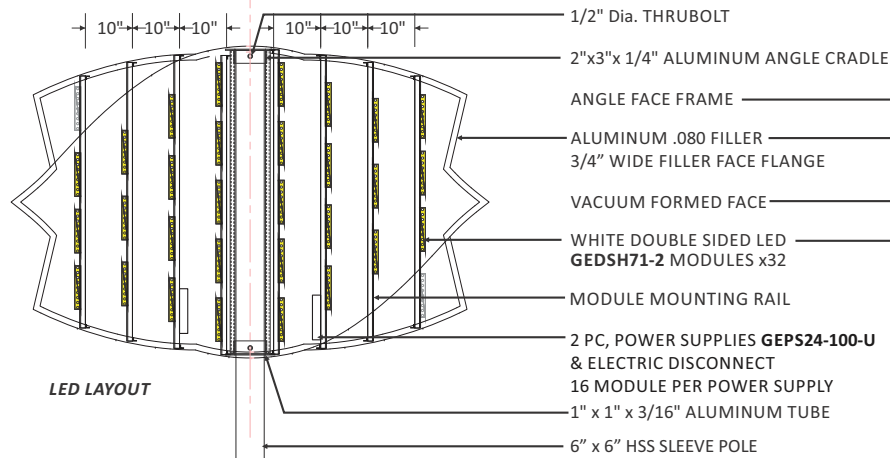


SIDE VIEW

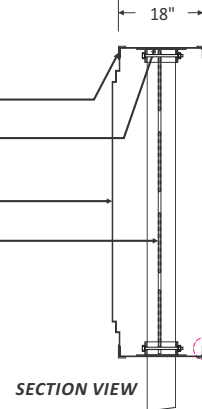


TOP VIEW - INSTALLATION DETAIL

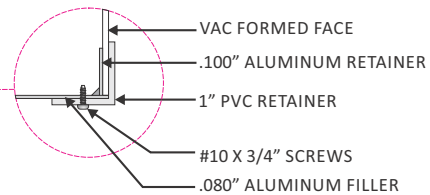
Note:  
SIGN BOX POST IS SECURED TO POLE WITH 1/2" DIA. THRU-BOLTS  
FASTENED THROUGH INTERIOR 2"x3"x1/4" ALUMINUM ANGLES



LED LAYOUT



SECTION VIEW



Approx: 46.9 Sq. Ft. Weight: 187 lbs. Current: 2.33 AMPS

NOTE: Drill min. of (2) drain holes in bottom of sign box.  
Inside of shaped box, internal bracing painted white

PMS 185C RED	PMS 1375C ORANGE	PMS 300C BLUE	METALLIC SILVER	WHITE

DATE: May 16, 2019	JR	FILE NAME: 27439 DQ Langdon, BC - Exterior Signage
SALES: J.C. Purves		REVISIONS:
SCALE: 3/8" = 1'-0"		
PAGE: 16 of 18		

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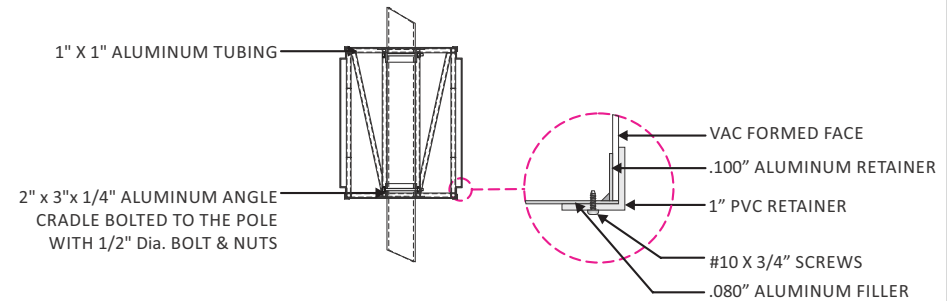
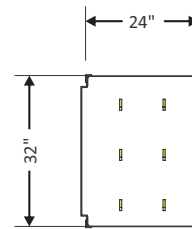
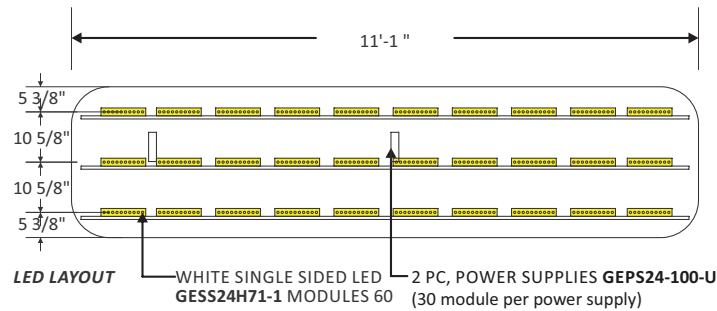
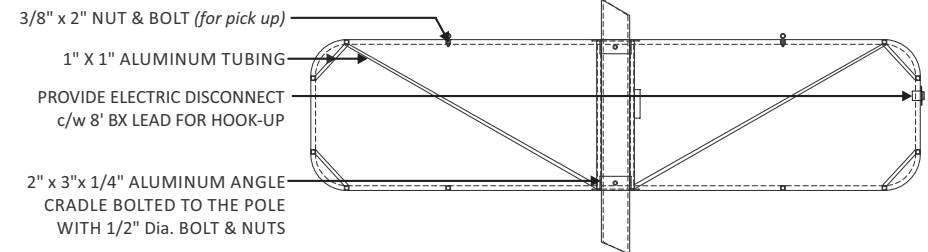
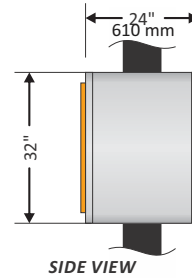
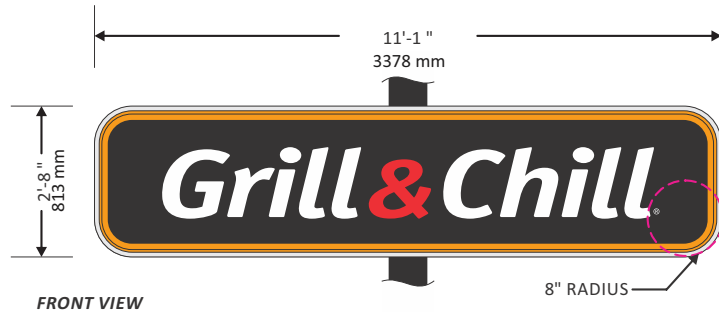
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# ATTACHMENT 'B': APPLICATION DETAILS

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## GRILL & CHILL DS PYLON SIGN

.187" CLEAR POLYCARBONATE (SOLAR GRADE) FACES  
FOUR COLOUR PAINTED EMBOSSED PAN FACE  
ALL COLOURS TO BE TRANSLUCENT  
.100" ALUMINUM FILLER & 1" PVC RETAINERS  
PAINTED TO MATCH NATURAL ANODIZED ALUMINUM  
ILLUMINATED WITH WHITE GE LEDS  
THROUGH BOLTS SECURE WITH THE POLE  
PROVIDE RAIN HOLES

Area: 29.6 FT<sup>2</sup>. Weight: 118.2 lb Current: 1.67 Amps

NOTE: Interior of sign box painted white.  
Drill min. of (2) drain holes in bottom of sign box.



DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	3/8" = 1'-0"	
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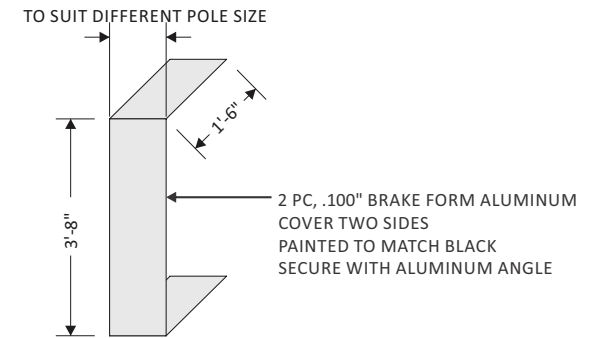
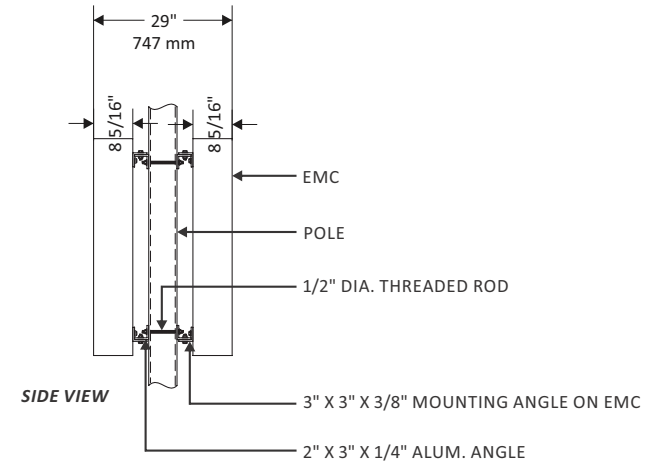
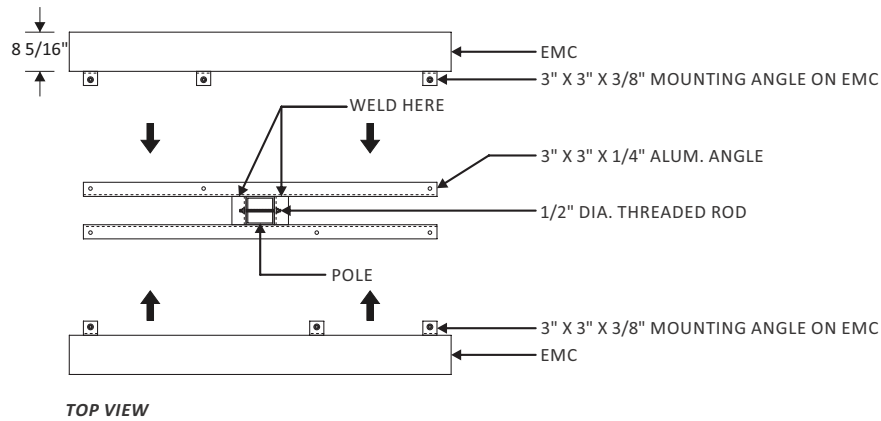
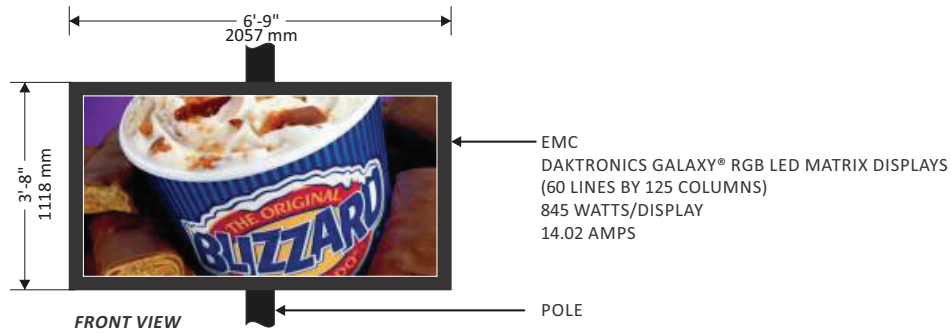


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# ATTACHMENT 'B': APPLICATION DETAILS

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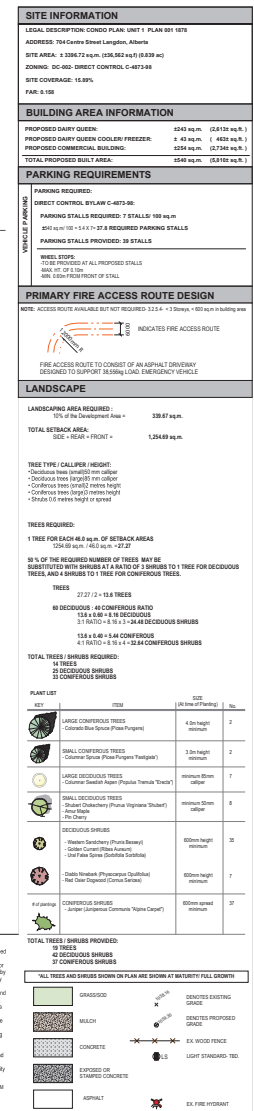
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<div><p><b>Rick Balbi Architect Ltd.</b> 3011 - 17<sup>th</sup> Street S.W. Calgary, Alberta T2M 0K4 Ph: (403) 231-2013 Fax: (403) 231-3078 general@rba.ca</p></div>
<p><b>Best:</b></p>
<p><b>Site Services:</b></p>
<p><b>Structural:</b></p>
<p><b>Mechanical:</b></p>
<p><b>Electrical:</b></p>
<p><b>PROPOSED</b> <b>DAIRY QUEEN</b>  <b>AND</b> <b>COMMERCIAL BUILDING</b>  704 Centre Street Langdon, Alberta</p>
<p><b>Revisions:</b> MARCH 14, 2017: ISSUED FOR CLIENT REVIEW APRIL 10, 2017: ISSUED FOR DEVELOPMENT PERMIT MAY 30, 2017: REVISIONS TO PLANS AS PER COUNTY COMMENTS MAY 5, 2017  August 30, 2017: REVISIONS TO PLANS AS PER SUBSEQUENT COMMENTS AND DISCUSSIONS WITH THE PLANNED ON FILE - Commercial Building (not printed included, parking revised, landscaping revised) February 7, 2018: REVISIONS AS PER DO Plans January 25, 2018. February 20, 2018: REVISIONS AS PER CIVIL MAY, 2018: Revisions as per Prior to Insurance comments, Phase 1 and 2nd Submitter: Access Route Added. <b>November 29, 2019: Paving Sign Location Change due to structural and base line conflicts as previous location</b></p>
<p>Drawing Title:</p> <p><b>Site Plan</b></p>
<p>Job No. 16-36 DATE: JAN. 11, 2017 DRAWN: 67</p>
<p><b>DP1</b></p>



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## Inspection Request

EN - SE  
Circ. Ends Oct 21  
MPC Nov 12th

Roll #: 03223312

DP #: PRDP20202898

Applicant/Owner: Heesin Investments Ltd  
Legal Description: Lot UNIT 1 Block Plan 0011878, NW-23-23-27-04  
Municipal Address: 704 CENTRE ST NE, Langdon AB  
Land Use: DC2  
Reason for Inspection: Installation of three fascia signs and one free standing sign accessory to the principle use (Restaurant).

### Inspection Report

Date of Inspection: 22 Oct-1/20

Permission granted for entrance? Yes

Observations:

- no signs in place.  
- building currently under construction  
- no concerns at time of inspection

Signature: 





















# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## Decision of the Municipal Planning Commission

This is not a development permit

Five Star Permits - David Atkinson  
637 Lakeside Court  
Oliver, BC V0H 1T4

**Development file #:** PRDP20202898

**Re-Issue Date:** December 16, 2020

**Roll #:** 032233122

Rocky View County's Municipal Planning Commission conditionally approves your September 24, 2020 development permit application at 704 Centre Street subject to the conditions as follows:

### Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.
  - i. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

### Permanent:

2. The hours of operation for the fascia sign will be between 6:00 am to 10:00 pm; the sign will be de-activated between the hours of 10:01 pm to 5:59 am.

### Advisory:

3. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
4. That the applicant shall apply, and be approved for, a roadside development permit from Alberta Transportation.
5. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

This is not a development permit



It is the responsibility of the applicant to meet and always follow the conditions of this development permit. Fines or enforcement action may occur if operating outside of this permit. Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact the Municipal Clerk's Office at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

Al Schule, Vice Chair  
Municipal Planning Commission

This is not a development permit



## ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

December 16, 2020

Five Star Permits - David Atkinson  
637 Lakeside Court  
Oliver, BC V0H 1T4

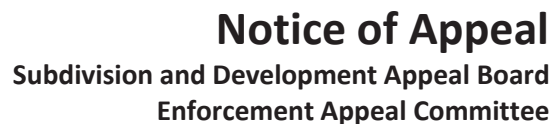
PRDP20202898

Dear Mr. Atkinson,

Enclosed please find a reissued notice of decision that replaces the notice of decision dated December 11, 2020 for development permit application PRDP20202898. This notice of decision is reissued under Section 15.1(c) of County *Land Use Bylaw* C-4841-97. It is very clear from the discussion of the Municipal Planning Commission on December 10, 2020 that there was never an intent to approve a free standing sign as part of the development permit.

Sincerely,

Al Schule, Vice Chair  
Municipal Planning Commission



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Date \_\_\_\_\_



www.fivestarpemits.com

December 17, 2020

To: Municipal Planning Commission

Re: Development File Number PRDP20202898  
Refusal of the freestanding sign for the Dairy Queen Restaurant located at 704 Centre Street.

I am writing on behalf of the Dairy Queen to ask for your support of the freestanding sign as outlined in the conditions presented by Evan Neilson, Development Assistant, Planning Services.

While most of the proposed signage was approved, the freestanding sign was rejected. This design calls for a double-sided freestanding sign with an electronic message center. Due to COVID restrictions, we did not have the opportunity to properly present this to the MPC and answer any questions. Not even the planner familiar with the application could attend the meeting. We feel, therefore, we did not have a fair chance to present our request.

The location of the DQ building poses challenges for visibility from Glenmore Trail. Langdon is a small community and may not support a DQ without the added volume of potential customers from the highway. The building signage, as important as it is, is mostly hidden because the site is located behind the Country Market and Gas Bar. The freestanding sign provides the best means to identify the DQ location to passersby. Without the freestanding sign, there will be ongoing hardship on the business.

Planning has prepared two options for your consideration. These options are also acceptable to DQ. We hope that you will take one of the options into consideration for approval.

Sincerely,

David Atkinson  
Co-Founder/Five Star Permits



## ROCKY VIEW COUNTY

**OPTIONS:**

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

**Description:**

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019, submitted with the application, while also taking into account the changes proposed by Administration to manage potential impacts on adjacent parcels or land.
  - i. One Freestanding sign approximately 7.3 m in height with two sign faces. One sign face faces north and a separate sign face faces south. The north sign face contains three elements: one internally-illuminated Restaurant chain logo ("DQ"), one internally-illuminated restaurant chain slogan ("Grill & Chill"), and one LED sign displaying a static, non-animated image in accordance with the below conditions. The South-facing sign contains only two elements, one internally-illuminated Restaurant chain logo ("DQ") and one internally-illuminated restaurant chain slogan ("Grill & Chill").
  - ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

**Permanent**

2. The LED signs shall be equipped with an ambient light detector.
3. The hours of operation for the LED digital signs will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
4. The LED signs shall be multi-colour, full colour boards;
5. The LED signs are to have static copy with a hold time of a minimum of six (6.00) seconds or more.
6. The maximum transition time between each digital copy must not exceed 0.25 seconds.
7. Any copy on the LED signs shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
8. Any images or transitions between images shall 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.
9. Any copy displayed on the LED signs shall not be shown in a manner that requires 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
10. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
11. The LED signs shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
12. The light output of the LED signs shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset, 7500 Nits.





- ii. From activation to sunrise: 300 Nits.
  - iii. From sunset to deactivation: 300 Nits.
13. The electrical power supply to the LED Signs must be provided underground.
  14. Any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.
  15. If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required
  16. The backs of all digital displays and all cutouts shall be enclosed.
  17. The space between the faces of a double-faced digital display shall be enclosed.

#### **Advisory:**

18. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
19. That the applicant shall apply, and be approved for, a roadside development permit from Alberta Transportation.
20. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option 2: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

#### **Description:**

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.
  - i. One Freestanding sign approximately 7.3 m in height with two sign faces. One sign face faces north and a separate sign face faces south. The both sign faces contain three elements: one internally-illuminated Restaurant chain logo ("DQ"), one internally-illuminated restaurant chain slogan ("Grill & Chill"), and one LED sign displaying a static, non-animated image in accordance with the below conditions.
  - ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

#### **Permanent**

2. The LED sign shall be equipped with an ambient light detector.
3. The hours of operation for the LED digital sign will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
4. The LED sign shall be multi-colour, full colour boards;
5. The LED sign are to have static copy with a hold time of a minimum of six (6.00) seconds or more.



6. The maximum transition time between each digital copy must not exceed 0.25 seconds.
7. Any copy on the LED sign shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
8. Any images or transitions between images shall 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.
9. Any copy displayed on the LED sign shall not be shown in a manner that requires 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
10. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
11. The LED sign shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
12. The light output of the LED sign shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset, 7500 Nits.
  - ii. From activation to sunrise: 300 Nits.
  - iii. From sunset to deactivation: 300 Nits.
13. The electrical power supply to the LED Sign must be provided underground.
14. Any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.
15. If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required
16. The backs of all digital displays and all cutouts shall be enclosed.
17. The space between the faces of a double-faced digital display shall be enclosed.

**Advisory:**

18. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
19. That the applicant shall apply, and be approved for, a roadside development permit from Alberta Transportation.
20. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option 3: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. That the proposed signage unduly impacts neighboring residential parcels and does not comply with the requirements of Section 35.5 of Land Use Bylaw C-4841-97.



ROCKY VIEW COUNTY  
Cultivating Communities

2. That the proposed signage may potentially interfere with the interpretation of traffic signs or controls, or interfere with traffic.
3. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

---

Development Authority

EN/



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## Decision of the Municipal Planning Commission

This is not a development permit

Five Star Permits - David Atkinson  
637 Lakeside Court  
Oliver, BC V0H 1T4

**Development file #:** PRDP20202898

**Re-Issue Date:** December 16, 2020

**Roll #:** 032233122

Rocky View County's Municipal Planning Commission conditionally approves your September 24, 2020 development permit application at 704 Centre Street subject to the conditions as follows:

### Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.
  - i. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

### Permanent:

2. The hours of operation for the fascia sign will be between 6:00 am to 10:00 pm; the sign will be de-activated between the hours of 10:01 pm to 5:59 am.

### Advisory:

3. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
4. That the applicant shall apply, and be approved for, a roadside development permit from Alberta Transportation.
5. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

This is not a development permit

It is the responsibility of the applicant to meet and always follow the conditions of this development permit. Fines or enforcement action may occur if operating outside of this permit. Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact the Municipal Clerk's Office at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

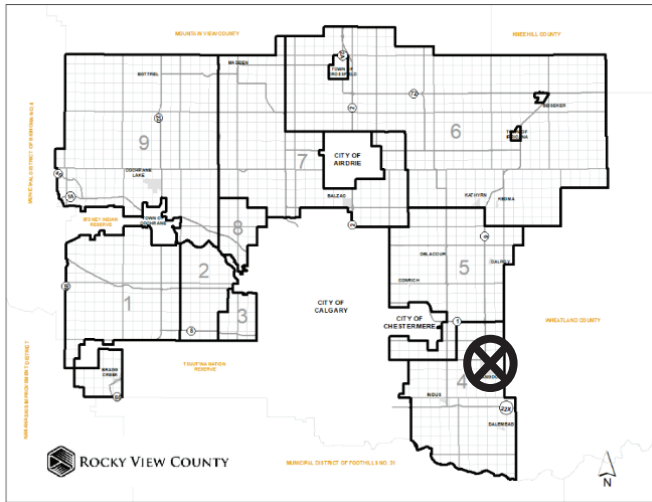


Al Schule, Vice Chair  
Municipal Planning Commission

This is not a development permit



## ATTACHMENT 'F': MAP SET



B-1

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ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

*installation of three fascia  
signs, associated to the  
principle use (Restaurant)*

Division: 4  
Roll: 03223312  
File: PRDP20202898  
Printed: December 21, 2020  
Legal: Lot: UNIT 1  
Plan: 0011878; within  
NW-23-23-27-W04M

# ATTACHMENT 'F': MAP SET

B-1  
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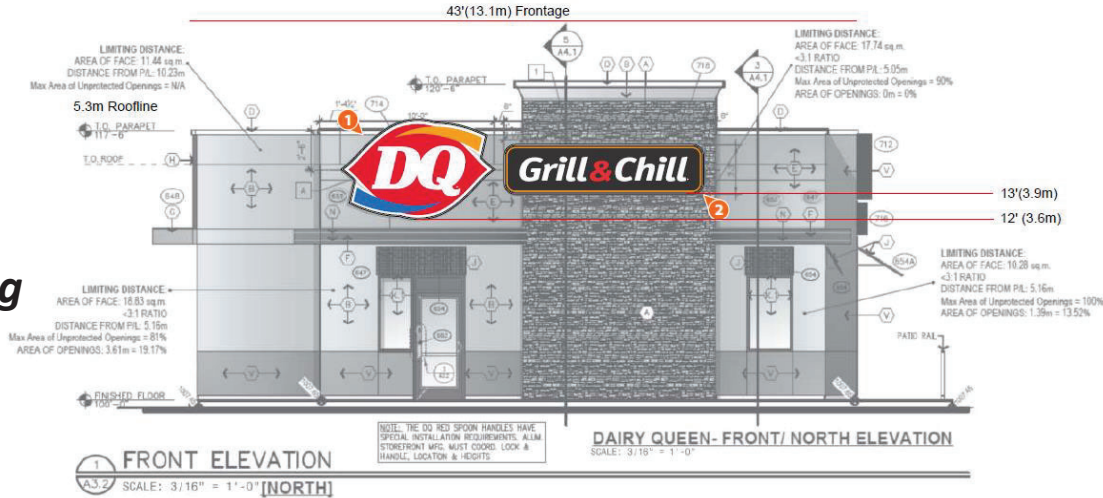
## Development Proposal

### Development Proposal

installation of three fascia signs, associated to the principle use (Restaurant)

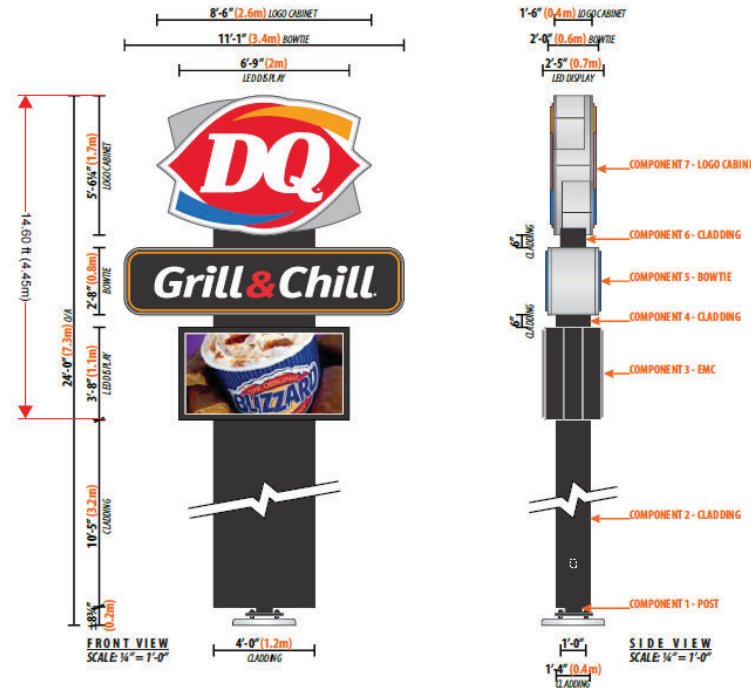
## FASCIA SIGNS

Approved by  
Municipal Planning  
Commission



## FREESTANDING SIGN

Not Approved by  
Municipal Planning  
Commission



Division: 4  
Roll: 03223312  
File: PRDP20202898  
Printed: December 21, 2020  
Legal: Lot: UNIT 1  
Plan: 0011878; within  
NW-23-23-27-W04M



# ATTACHMENT 'F': MAP SET

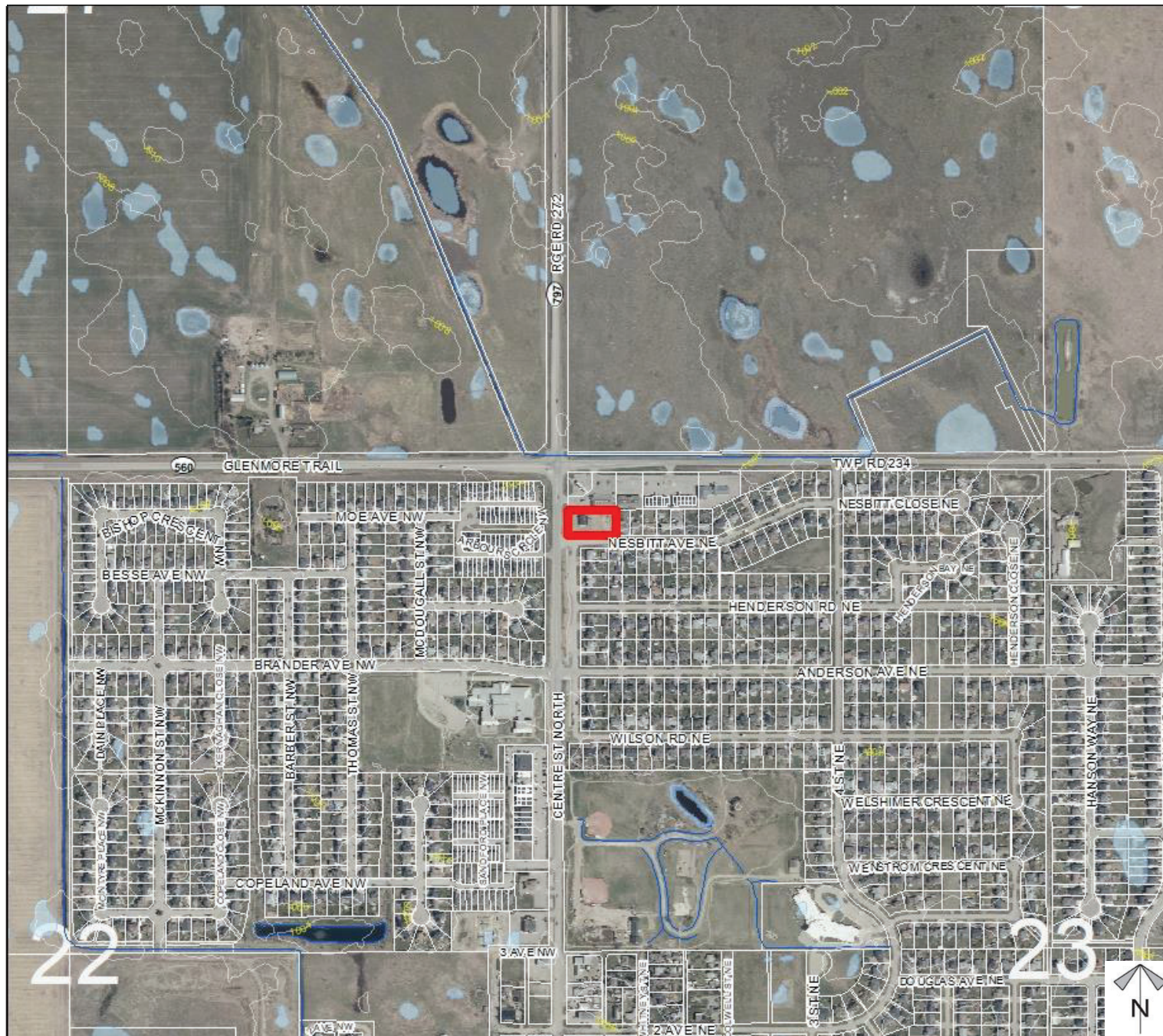
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Page 62 of 63



## Environmental

### Development Proposal

*installation of three fascia signs, associated to the principle use (Restaurant)*



- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 4  
Roll: 03223312  
File: PRDP20202898  
Printed: December 21, 2020  
Legal: Lot: UNIT 1  
Plan: 0011878; within  
NW-23-23-27-W04M



# ATTACHMENT 'F': MAP SET

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Page 63 of 63

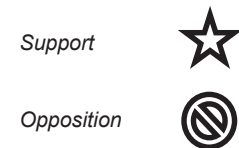


## Landowner Circulation Area

### Development Proposal

installation of three fascia  
signs, associated to the  
principle use (Restaurant)

### Legend



Division: 4  
Roll: 03223312  
File: PRDP20202898  
Printed: December 21, 2020  
Legal: Lot: UNIT 1  
Plan: 0011878; within  
NW-23-23-27-W04M

