

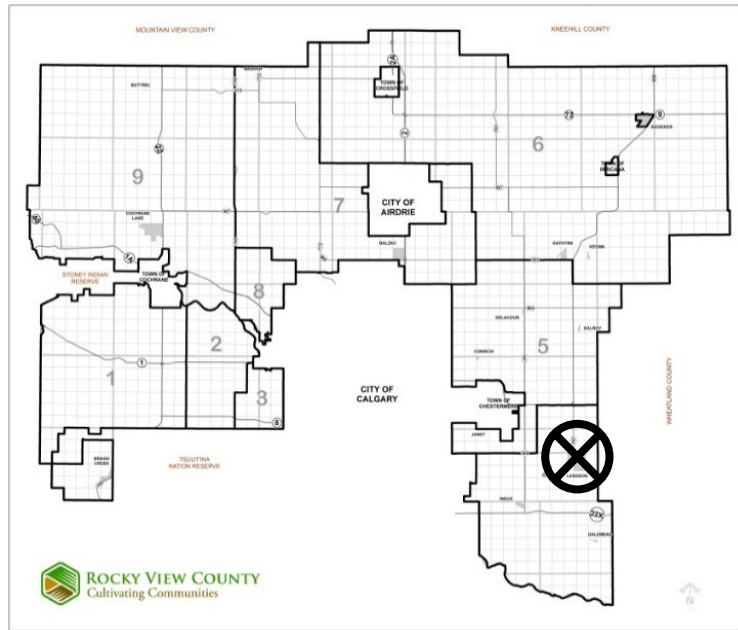
Item B-1

PRDP20202898

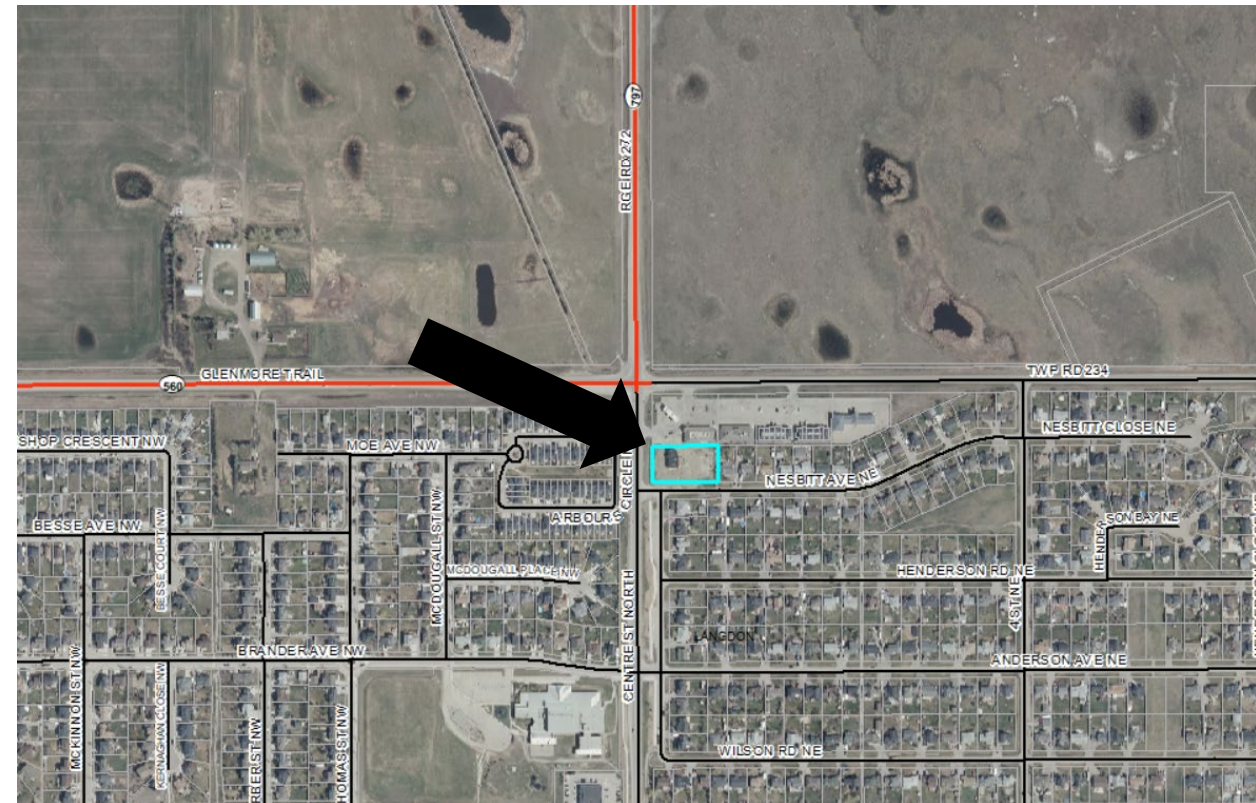
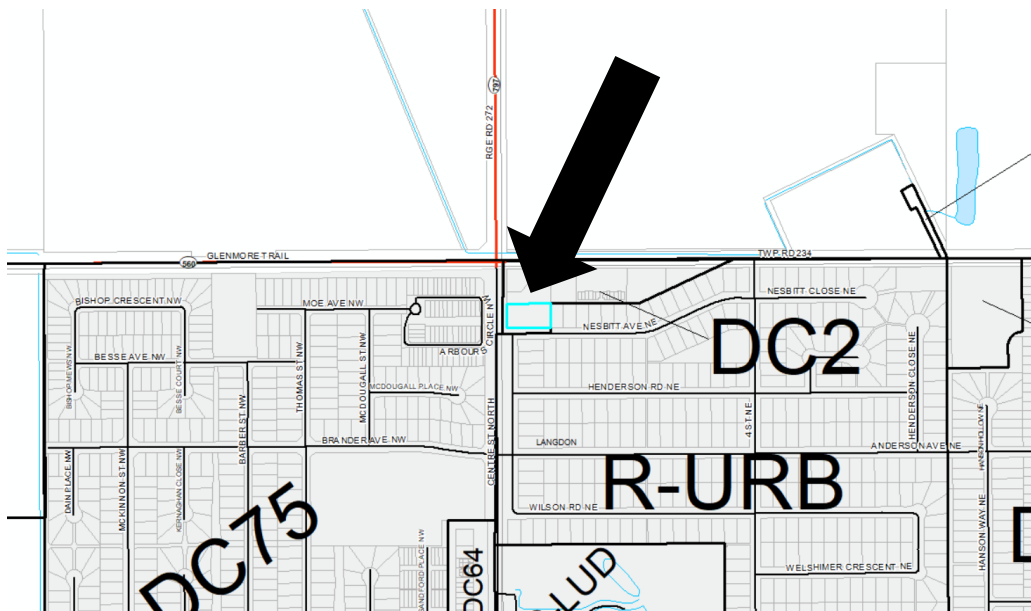
Signage, Fascia & Freestanding



Land Use and Location

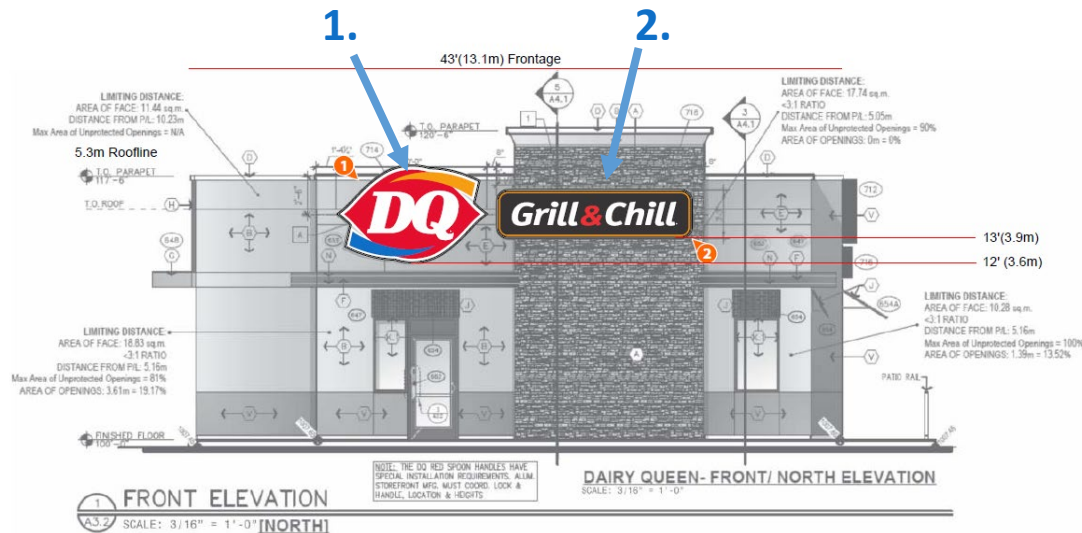


- Direct Control District 2 (DC-2) [Based on C-4148-97]
 - 0.339 ha (0.84 Ac)
- Located in Division 4 in the hamlet of Langdon.
- Commercial uses to the north, with residential parcels to the south, east and west.



Signage Elements

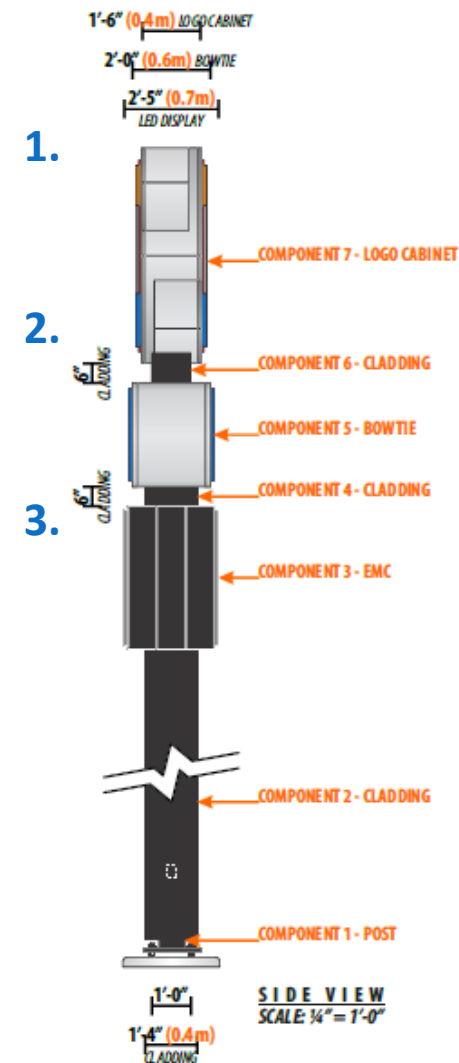
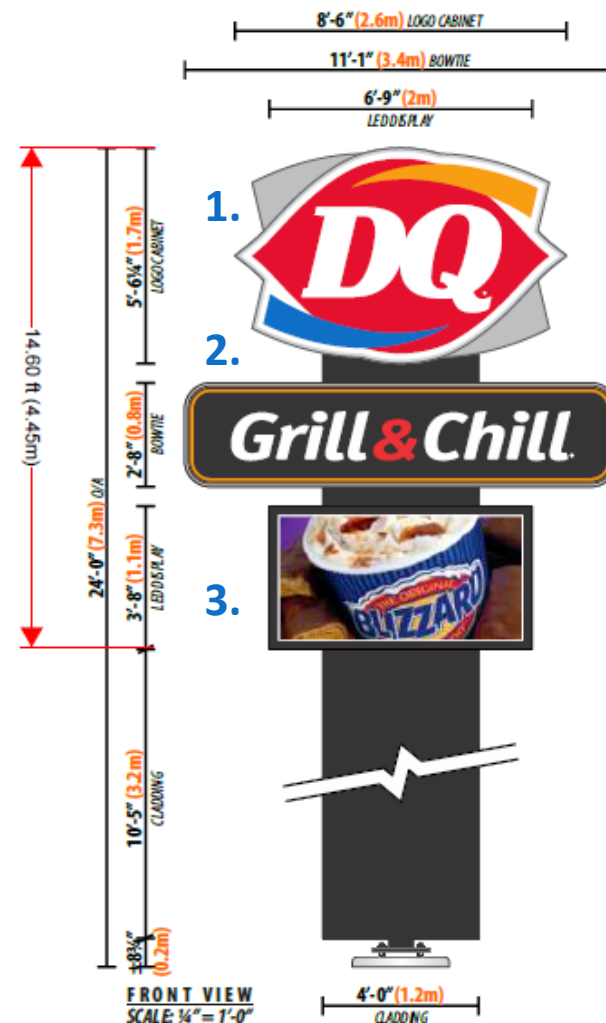
Fascia



Each face would contain at least two of three elements:

1. The Logo ("DQ")
2. The catchphrase ("Grill & Chill")
3. The LED Display Board

Freestanding



Review Process

- The Application was evaluated against the following Statutory and Policy documents:
 - Langdon Area Structure Plan
 - Rocky View County Commercial, Office & Industrial Guidelines
 - DC-2 Bylaw
 - Land Use C-4841-97



ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

Area Structure Plan
LANGDON

APPROVED MAY 10, 2016
BYLAW C-7564-2016

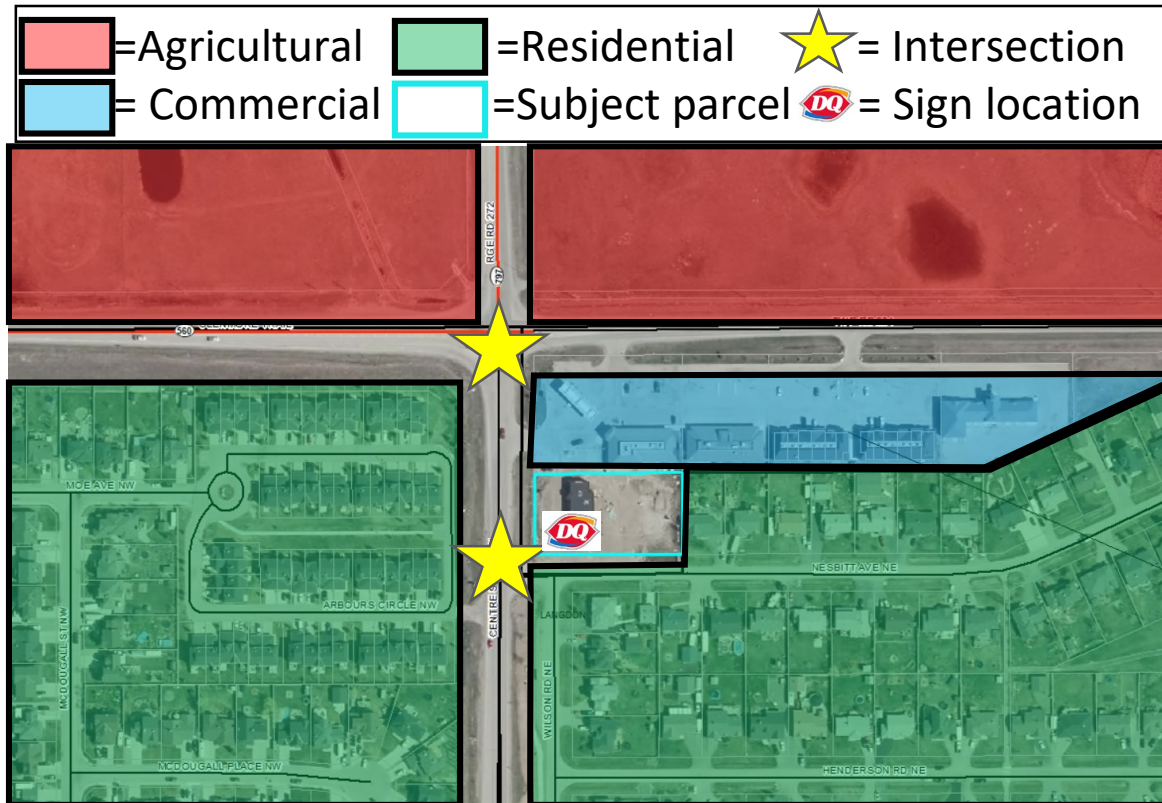


Commercial, Office and Industrial
Design Guidelines
in Rocky View County



ROCKY VIEW
COUNTY

Surrounding Area



- The freestanding sign directly faces residential parcels to the south.
- There are two major intersections within close proximity of the freestanding sign.

MPC determined there are no other freestanding signs within the hamlet.

- Potential to create a multi-tenant freestanding sign with commercial properties to the north.
 - MPC had concerns with proliferation of freestanding signs within the hamlet.



Final Considerations:

- MPC only approved the fascia signage
- No elements of the freestanding sign were approved.
- Applicant questioned phrasing of the Notice of Decision
 - MPC sent a letter clarifying its decision.

