



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 8
DATE:	March 10, 2021	APPLICATION: PRDP20202427
FILE:	05630010	
SUBJECT:	Installation of Three (3) Digital Sign Displays / Discretionary use, with no Variances	

APPLICATION: Application is for Signs, installation of three (3) Digital Display signage.

GENERAL LOCATION: located approximately 0.20 km (1/8 mile) north of Twp. Rd. 254 and 0.20 km (1/8 mile) east of Bearspaw Rd.

LAND USE DESIGNATION: Commercial, Highway District (C-HWY) under Land Use Bylaw C-8000-2020

ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

EXECUTIVE SUMMARY: The Applicant is proposing to replace two (2) current signs, 1 pre-sell board and 1 menu board for drive-thru, with digital displays and also add one (1) additional pre-sell board, for Tim Horton's. The current signs were approved by the Subdivision and Development Appeal Board Order 42-15 on October 7, 2015. The proposed replacement signs are the same dimensions as the existing signs.

OPTIONS:

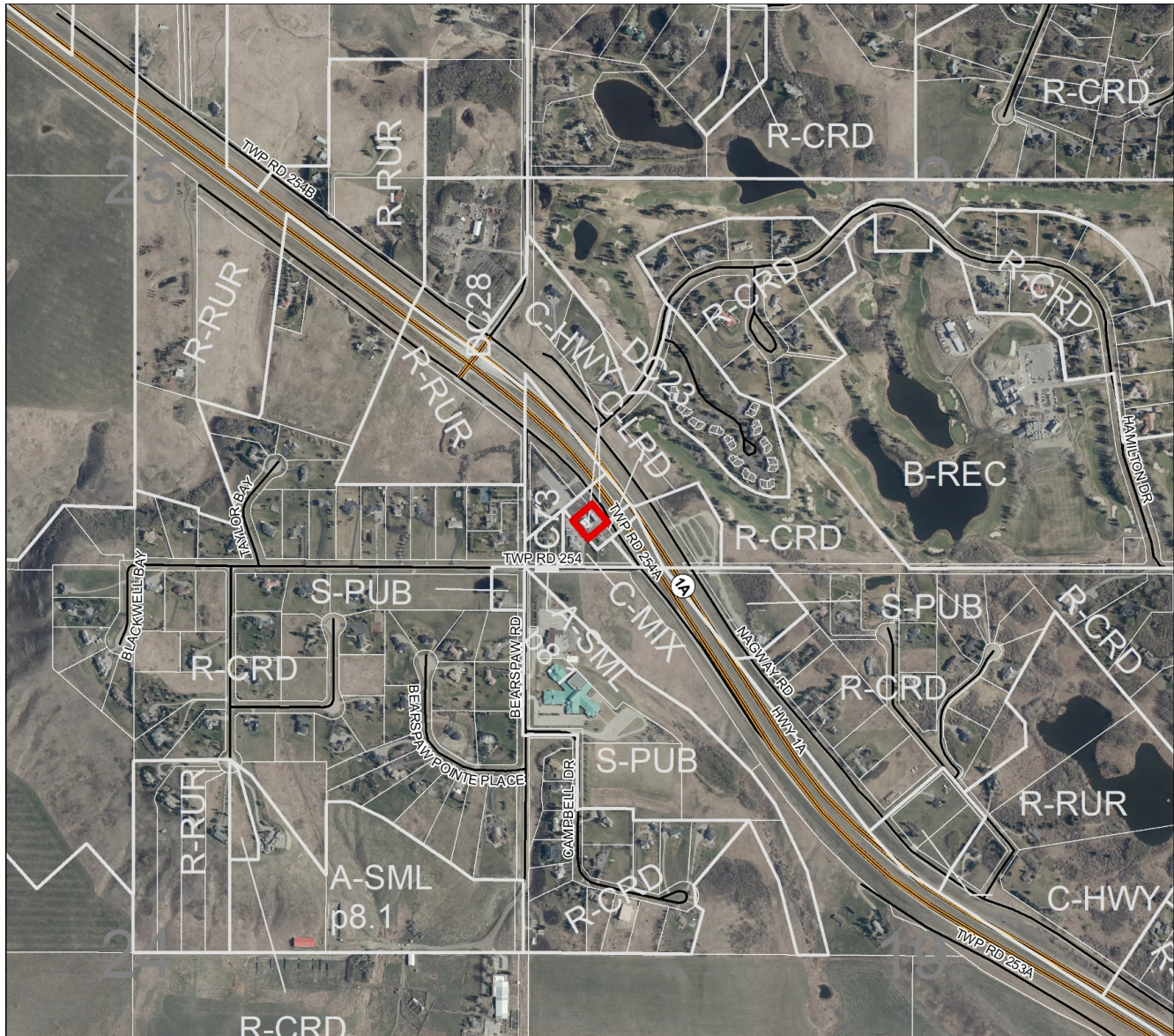
- Option #1: THAT Development Permit Application PRDP20202427 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20202427 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



ROCKY VIEW COUNTY

AIR PHOTO & DEVELOPMENT CONTEXT:**APPLICATION EVALUATION:**

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • City of Calgary Intermunicipal Development Plan • Bearspaw Area Structure Plan • Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Freestanding & Digital Signs 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission



ROCKY VIEW COUNTY

Additional Review Considerations

No additional considerations.

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the installation of three (3) freestanding, digitally illuminated signs *Signs*, may be placed on the subject property in general accordance with the submitted application and drawings, as prepared by Pride Signs:
 - i. Three freestanding signs; all digitally illuminated. The Pre-sale signs approximately 0.67 sq. m (7.17 sq. ft.) in area and the menu board approximately Area: 2.00 sq. m (7.17 sq. ft.).
 - a) LED digital signs shall not be more than 300 nits from sunrise to sunset.
 - b) Digital sign shall be multi-colour, full colour board;
 - c) Digital signs to have static cop withhold time of a minimum of six seconds or more; no moving or flashing images.

Permanent:

2. That the signs shall be kept in a safe, clean and tidy condition at all times.
3. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
4. The LED signs shall be equipped with an ambient light detector.
5. That the LED signs shall be multi-colour boards.
6. 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.
7. That 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.
8. That the LED signs shall at no time display an image or transition between images in such a manner 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.
9. That 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..
10. That the electrical power supply to the LED signs shall be provided underground.



ROCKY VIEW COUNTY

11. That if any component on the signs 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 the components are repaired and operating as approved.
12. That the hours of operation for the digital LED signs will be between 5:00 am to 10:00 pm; the sign will be deactivated or set to emit 0.0 lux between the hours of 10:01 pm to 4:59 am.

Advisory:

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. 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.



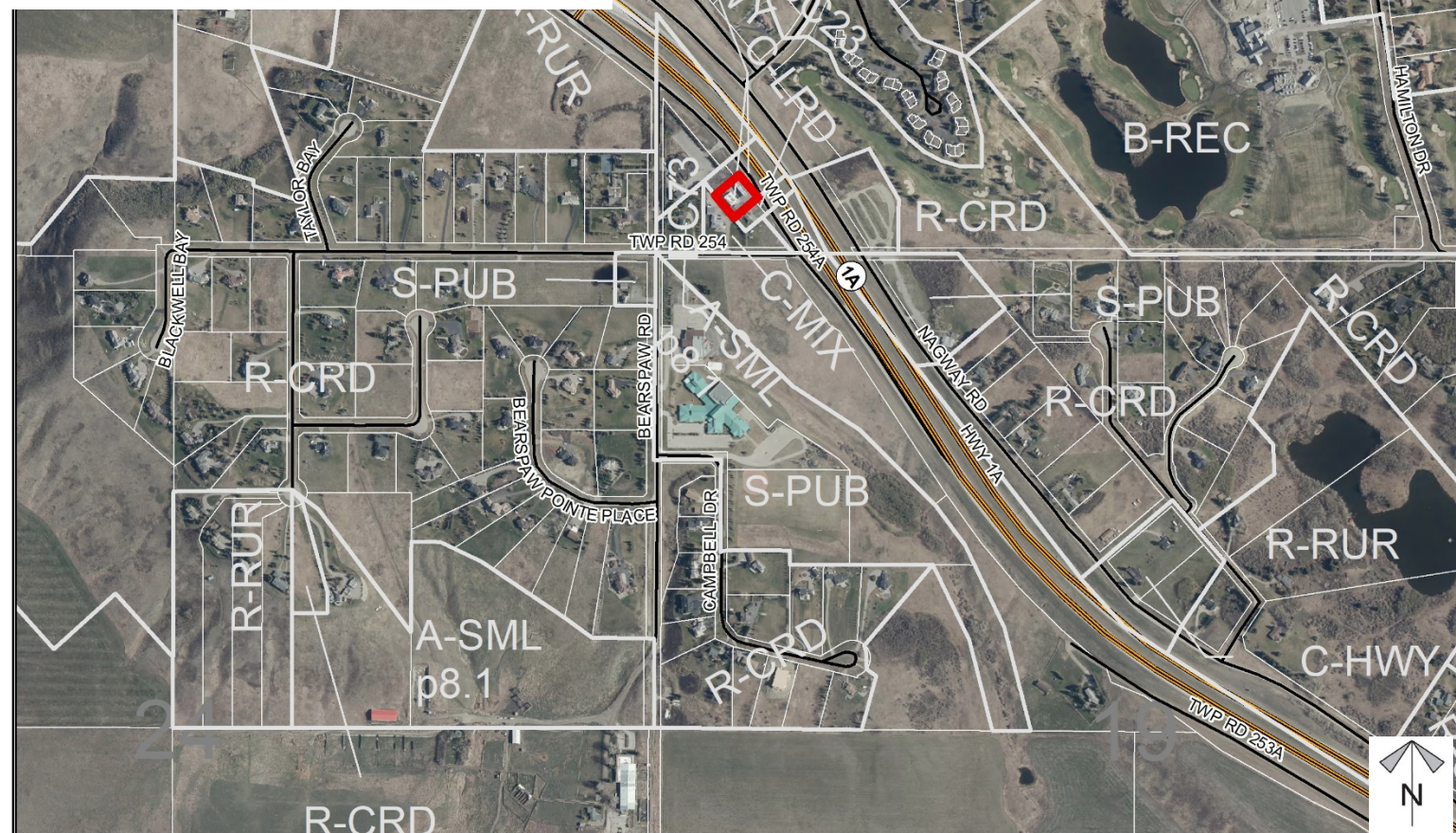
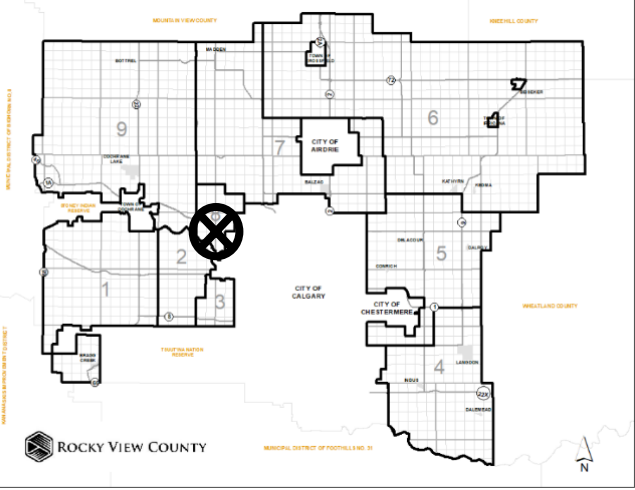
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Isabella Cerelli (Pride Signs)	OWNER: 650273 Alberta Ltd.
DATE APPLICATION RECEIVED: August 19, 2020	DATE DEEMED COMPLETE: September 14, 2020
GROSS AREA: ± 0.27 hectares (± 0.66 acres)	LEGAL DESCRIPTION: Lot 4, Block C, Plan 1310550, SW-30-25-02-W05M (A-25238 Twp. Rd. 254A, Tim Horton's)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

Freestanding Signs



Division: 8
Roll: 05630010
File: PRDP20202427
Printed: October 14, 2020
Legal: SW-30-25-02-W05M
Lot: 4 Block: C Plan: 1310550

Site Plan

Development Proposal

Freestanding Signs



Tel: 403.290.1120/
Fax: 403.290.6500
www1.maryland.gov

[illegible]

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Lot: 4 Block: C Plan: 1310550

LAND USE DISTRICT

LANDSCAPING CALCULATIONS

MINIMUM 10% OF SITE AREA TO BE LANDSCAPED.
10% OF 2800.1 AC. = 280.01 AC.
LANDSCAPED AREA PROVIDED = 482.04 AC. IN.
1 TREE REQUIRED PER 48 SQ. YD. OF LANDSCAPED AREA.
 $482.04 / 48 = 10$
= 10 THYS SHULES
60.46 TO BE DECIDUOUS ; CONIFEROUS
6 DECIDUOUS & 4 CONIFEROUS REQUIRED.
MAXIMUM SIZE OF TREES MAY BE SUPPORTED BY 5 INCHES
1 DEC. TREE ; 3 DEC. SHRUBS
1 CON. TREE ; 4 CON. SHRUBS
TOTAL TREES AND SHRUBS PROVIDED
3 DECIDUOUS TREES & 6 DECIDUOUS SHRUBS
3 CONIFEROUS TREES & 4 CONIFEROUS SHRUBS

LANDSCAPING SCHEDULE

	STOCKPILE TYPE	APPROX. - TREASURING (DESTRUCTION - PROBABILITIES)	RECD	NEW
☼	SOIL AT PLANTING	0.0	W/ 50mm TAL	3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	TOTAL			3
☼	COMPOSITE SOIL			
	COMPOSITE SOIL	0.0	W/ 50mm TAL	3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	TOTAL			3
○	STOCKPILE SOIL			
	COMPOSITE SOIL	0.0	W/ 50mm TAL	3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	TOTAL			3
○	STOCKPILE SOIL			
	COMPOSITE SOIL	0.0	W/ 50mm TAL	3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	TOTAL			3
○	STOCKPILE SOIL			
	COMPOSITE SOIL	0.0	W/ 50mm TAL	3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	MOISTURE AT PLANTING	0.0		3
	TOTAL			3

Legend:

- new DMB (digital menu board)
- new DPS (digital presell)

Note: All existing non digital menu boards and speaker post will be removed.

Proposed Scenario: 1A

Sign 1 - Install new hardfoiled DPS on existing base.

Doesn't Exist

5. Sign 2 - Install new hard-fired DB/S on existing MD.

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

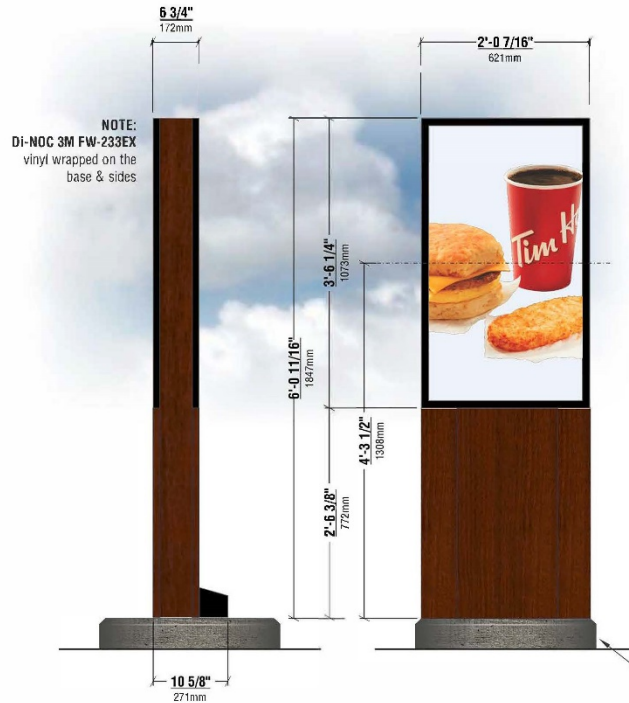


Design Drawings

Development Proposal

Freestanding Signs

S/s Digital Pre-Sale Board
 Scale: 3/4" = 1'-0"



Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OH46F

Power & Data Requirements

1. Power supply: 120v Single Phase 60HZ 20A
2. Data feed: CAT6 cable with RJ45 Termination

TOTAL CABINET AREA = .67 m²

Drawing No:
0M46F - Single Display

Electrical Requirements
120V

Sign 1

Structural Reference:
 TMS_-MB107435.150A1

☒ Preliminary A/work
☐ Approved for Production



PRIDE SIGNS

an international
 sign association

sacspace



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 255 FINERUSH ROAD, CAMBRIDGE, ONTARIO, CANADA TEL: 519.622.4049 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



DRAWN BY: B. Guse
 DATE: February 19, 2021

Graphic location is representative of specific layout
 Color / dimensions / material details should be verified
 with customer / engineering / construction. Pride Signs Ltd. is
 not responsible for incorrect installation caused by others
 and / or circumstances.

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 Printed: October 14, 2020
 Legal: SW-30-25-02-W05M
 Lot: 4 Block: C Plan: 1310550

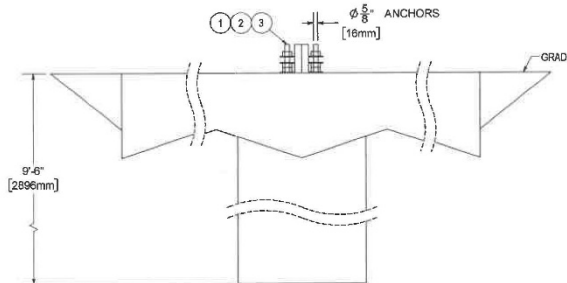
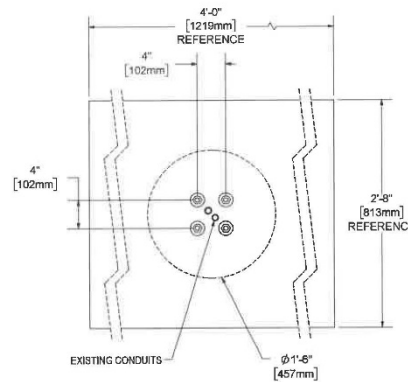
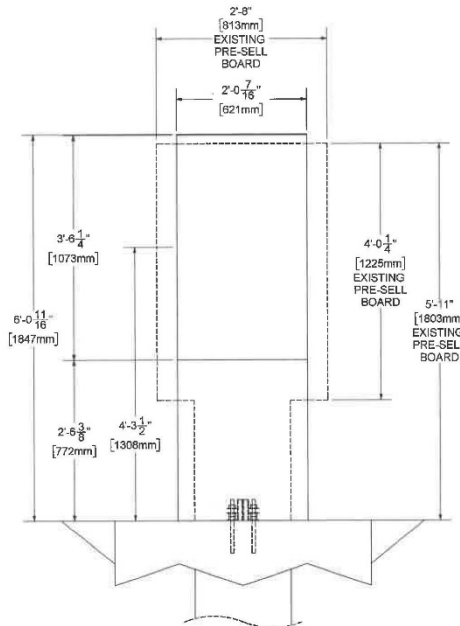
Design Drawings

Development Proposal

Freestanding Signs

TIMS-MB107435.150 A1				
SHEET #: 1 OF 1				
#	PART	QTY	DESCRIPTION	LENGTH
1	BOLT147	4	5/8" x 10" WEDGE BOLT	
2	NUT049	12	5/8" STEEL HEX NUT - GRADE 5	
3	WASH056	12	Ø5/8" STEEL WASHER	
4	PLY002	1	ROUTED PLYWOOD PATTERN	1'-8"
ITEM #4 NOT SHOWN				

EXISTING PRE-SELL BOARD AREA = 13.61 SF
NEW PRE-SELL BOARD AREA = 12.42 SF



WEDGE BOLT INSTALLATION PROCEDURE

- CUT ANY EXISTING BOLTS FLUSH TO GRADE
- DRILL $\phi \frac{5}{8}$ " HOLE - 7" INTO EXISTING CONCRETE USING PLYWOOD PATTERN PROVIDED
- BLOW OUT HOLE / CLEAN HOLE
- PLACE WEDGE BOLTS INTO DRILLED HOLES
- PLACE WASHER AND NUT
- TIGHTEN INTO PLACE - MIN 4" ABOVE GRADE
- MINIMUM EMBEDMENT OF 5.625" BELOW TOP OF BASE

DESIGN NOTES:
LOADS AS PER ABC - 2014 FOR CALGARY, AB AREA:

WIND $q(1/50) = 0.48 \text{ kPa}$
SNOW $S_s = 1.1 \text{ kPa}$
 $S_r = 0.1 \text{ kPa}$



DRAWN BY: D. HARTMAN 06-Aug-20
CHECKED BY:
TOTAL AMP DRAW: -

TIM HORTONS
25238 TOWNSHIP ROAD 254A
CALGARY, AB

ODMB, 46" SINGLE PRE-SELL DISPLAY

01 RELEASED FOR PERMITS D. HARTMAN 06-Aug-20
CUT FILE: WEIGHT: 291 LBS

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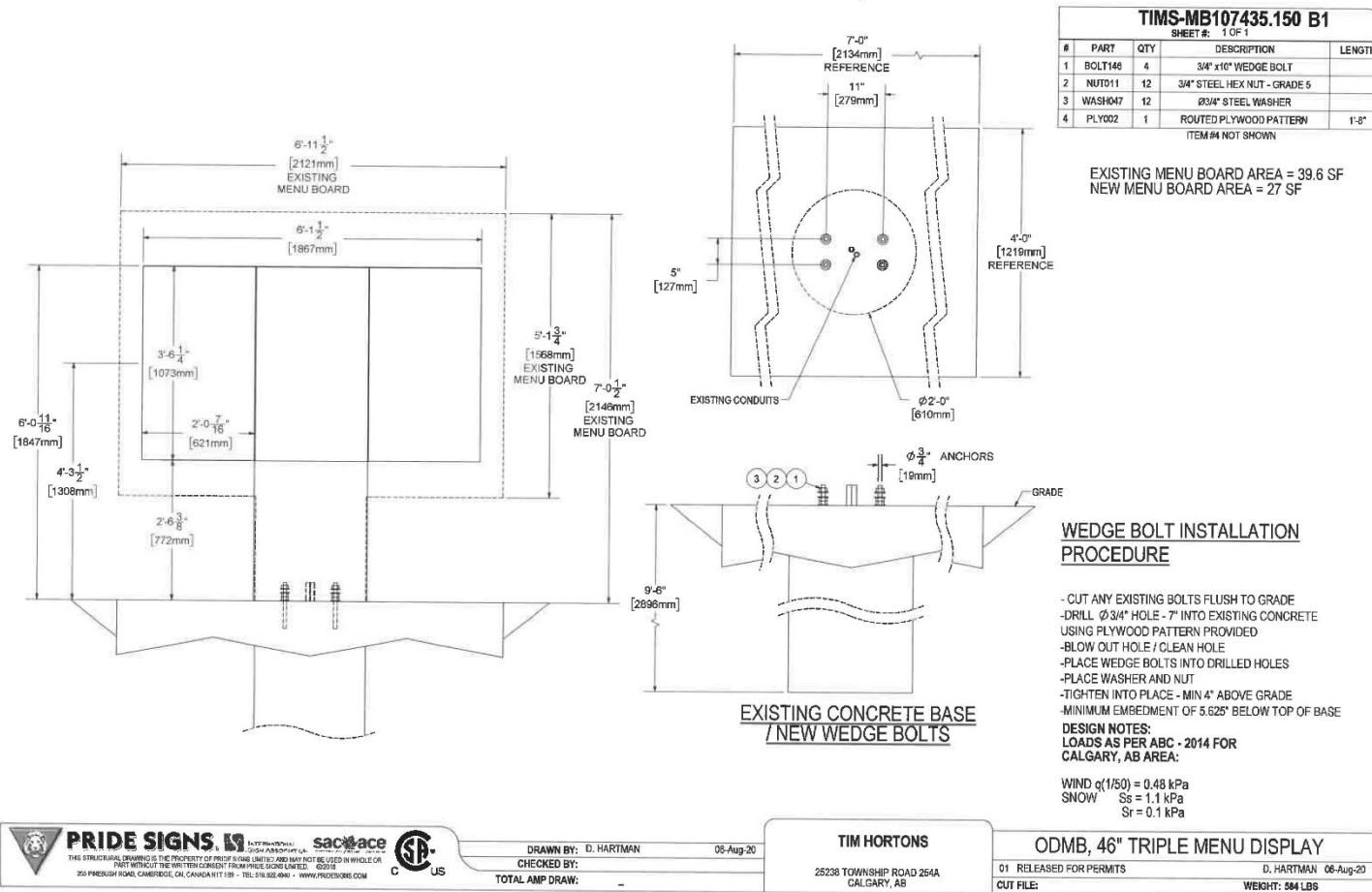


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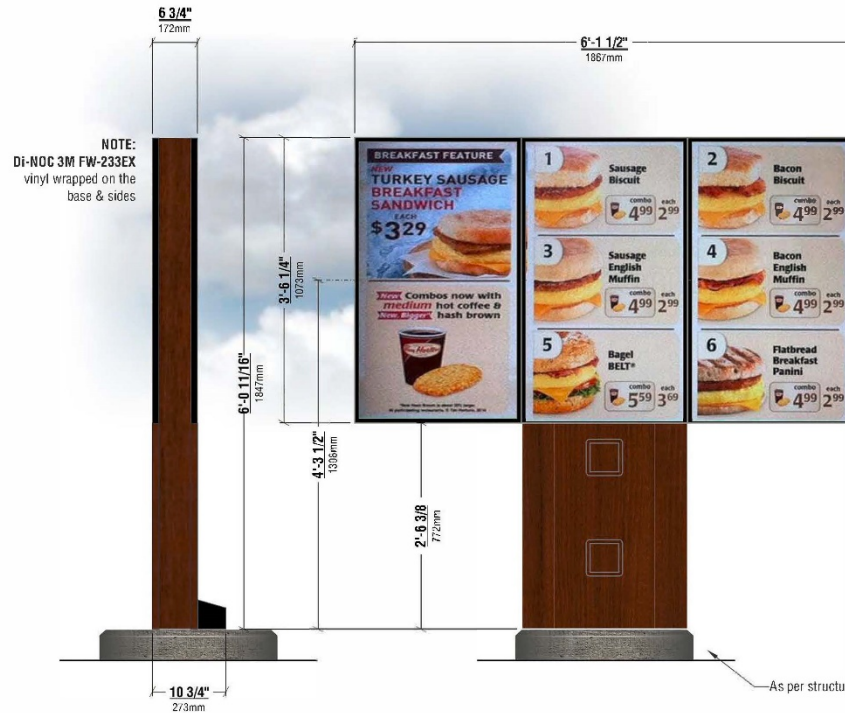


Design Drawings

Development Proposal

Freestanding Signs

S/s Digital Menu Board
 Scale: 3/4" = 1'-0"



Drawing No.
0M46F - Triple Display

Electrical Requirements
120V

Sign 2

Structural Reference:
TIMS_-MB107435.150B1

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OH46F (3)

Power & Data Requirements

1. Power supply: 120v Single Phase 60HZ 20A
2. Data feed: CAT6 cable with RJ45 Termination

TOTAL CABINET AREA = 2.00m²

☒ Preliminary Artwork

☐ Approves for Production:



Tim Hortons

DRAWN BY: B. Guse
DATE: February 19, 2021

Graphic rendition is representative of specific signage. Colors, dimensions, material details should be verified with reference drawing specifications. PRIDE SIGNS LTD. is not responsible for omissions, misstatements caused by digital and/or print variations.

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Site Photos

Development Proposal

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