

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 7

DATE: April 28, 2021
APPLICATION: PRDP20211219

FILE: 06412004

SUBJECT: Signs, Freestanding / Discretionary use, with Variances

APPLICATION: Signs, installation of one freestanding sign and relaxation of the maximum sign area.

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Hwy. 567 and on the east side of Rge. Rd. 291.

LAND USE DESIGNATION: Industrial, Heavy District (I-HVY) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: This application is for the installation of one freestanding sign. The sign will be used for identification of the Industrial park and current tenant within the principal warehouse located onsite. The sign is proposed to be non-digital, non-illuminated, will be 8.82 sq. m (94.93 sq. ft.) in area and 4.57 m (15.00 ft.) in height.

Freestanding signs are a discretionary use within an Industrial district. The sign requires a variance to the maximum sign area.

The application does appear compatible with the general character of the I-HVY district. The signage is similar to existing freestanding/monument signage located throughout the High Plains Industrial park existing phases. Administration is supportive of this application.

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

OPTIONS:

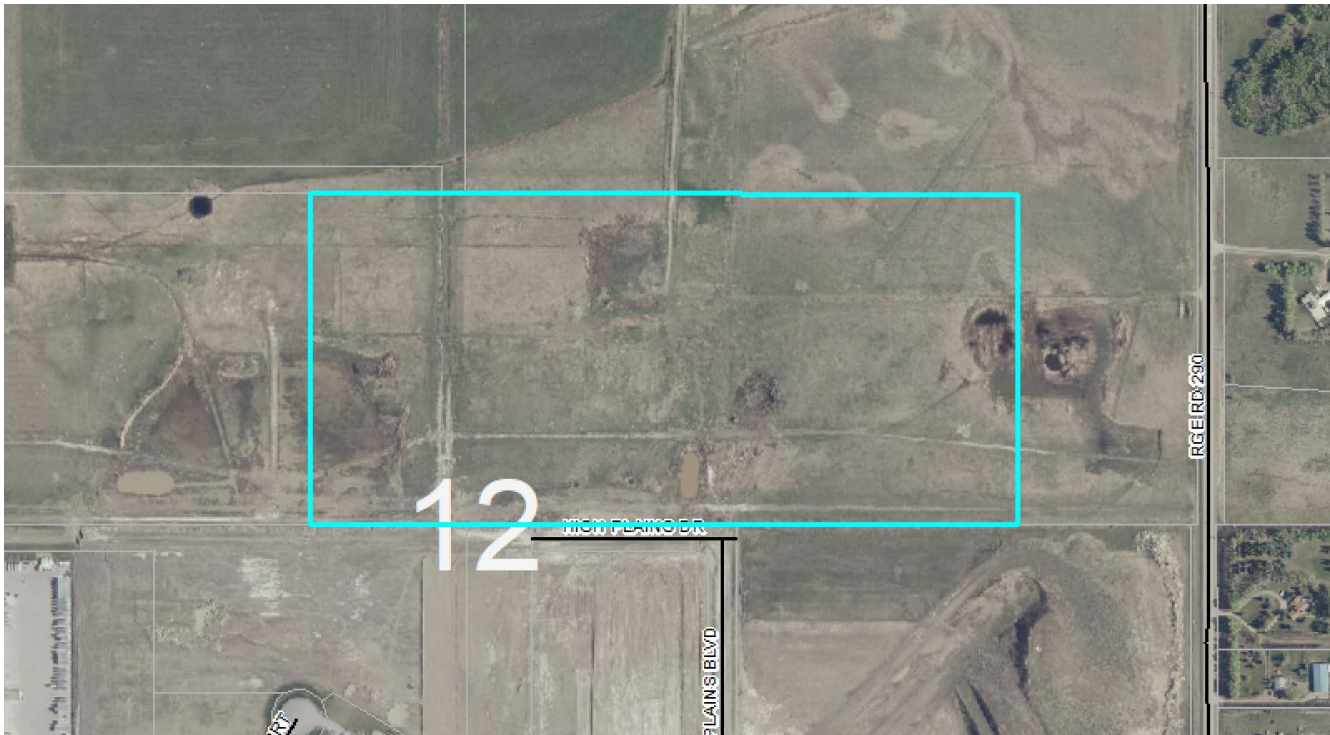
Option #1: THAT Development Permit Application PRDP20211219 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211219 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 and poses a potential distraction to motorists.

Administration Resources

Jacqueline Targett, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
216 Billboard Maximum Sign Area	7.00 sq. m (75.35 sq. ft.)	8.82 sq. m (94.93 sq. ft.)	26.00%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan 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> Subdivision and Development Regulations; Balzac East Area Structure Plan; High Plains Industrial Conceptual Scheme; Land Use Bylaw C-8000-2020 [LUB]; and County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Application Package
DISCRETIONARY USE: <ul style="list-style-type: none"> Sign, Freestanding 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



ROCKY VIEW COUNTY

Additional Review Considerations

The application was assessed in accordance with Sections 151 to 154, Section 216, and Section 243 of the LUB.

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

Subject to the proposed conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JT/lt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS*Option #1:***Description:**

1. That Signs, installation of one freestanding sign, may commence on the subject property, in accordance with the submitted application and includes:
 - i. That the maximum Sign Area shall be relaxed from **7.00 sq. m (75.35 sq. ft.)** to **8.82 sq. m (94.93 sq. ft.)**

Permanent:

2. That the sign shall be maintained in accordance with the design drawings and site plan, as submitted with the application.
3. That the signs shall be kept in a safe, clean, tidy condition and free of overgrown vegetation and free from refuse material at all times.
4. That the signs shall not be digital or illuminated at any time.

Advisory:

5. That no temporary or permanent signage shall be placed within the adjacent Road Allowances at any time.
6. That the Applicant/Owner shall adhere to any requirements of any Utility Instrument or Covenant registered on title.
7. 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.
8. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a Roadside Development Permit through Alberta Transportation, if required.



ROCKY VIEW COUNTY

ATTACHMENT 'B': OTHER INFORMATION

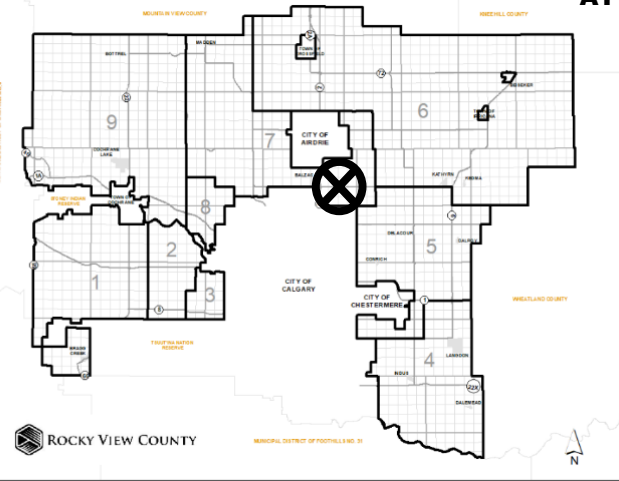
APPLICANT: Priority Permits (Ryan Matthews)	OWNER: High Plains Building 5 GP Ltd.
DATE APPLICATION RECEIVED: March 26, 2021	DATE DEEMED COMPLETE: March 26, 2021
GROSS AREA: ± 28.15 hectares (± 69.57 acres)	LEGAL DESCRIPTION: N-12-26-29-W04M
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>Development Permits:</i> <ul style="list-style-type: none"> PRDP20200199 (<i>General Industry Type II, construction of a warehouse distribution centre</i>); Issued: October 26, 2020 <i>Building Permits:</i> <ul style="list-style-type: none"> PRBD20210127 (<i>Interior Tenant Development: LOWES</i>); Waiting Inspection PRBD20201499 (<i>Warehouse</i>); Waiting Inspection 	
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

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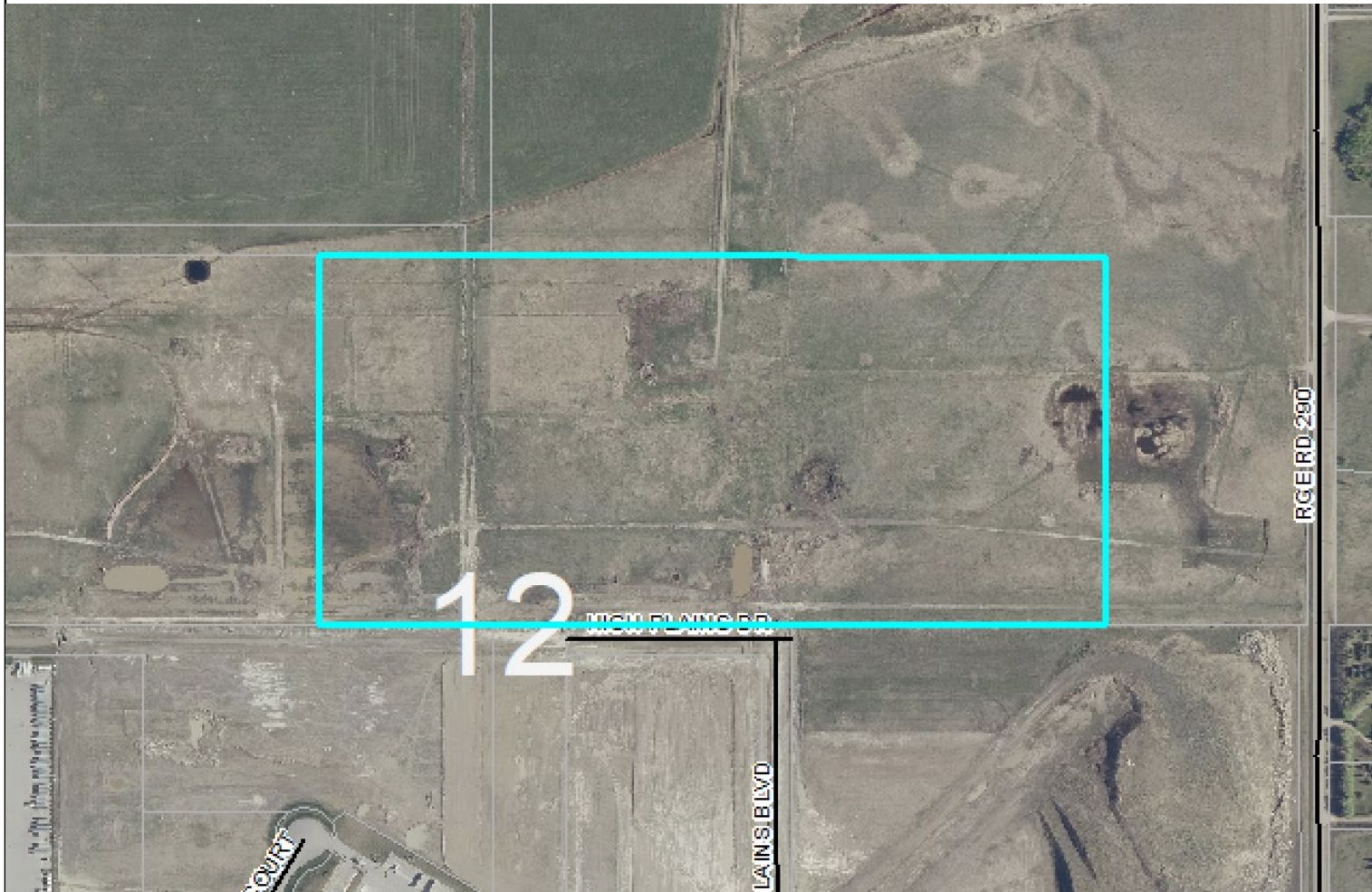
Division: 07
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 Printed: April 7, 2021
 Legal: Lot:1 Block:6
 Plan:2011429 within N-12-
 26-29-W04M



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Site Plan

Development Proposal

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Sign Location



NEW BUSINESS PARK ROAD

ONE STOREY
OFFICE /WAREHOUSE
1,234,200 SF OFF/WHSE
7,088 SF WHSE OFFICE

HIGH PLAINS DRIVE



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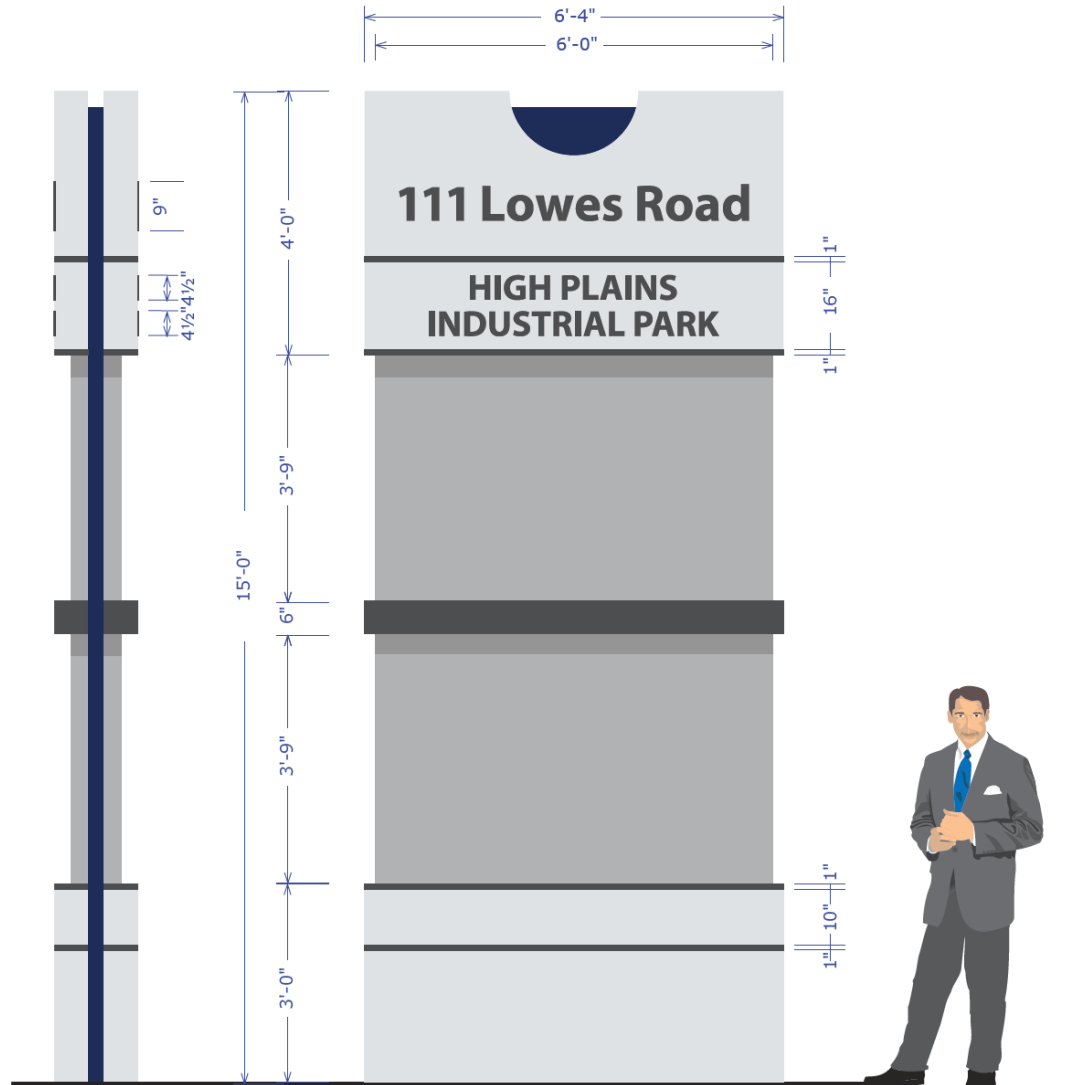

1

One New DF non illuminated Pylon Display with Cut Out Aluminum Letters (15'-0" O.H. x 6'-4" O.W.)

Sign Details

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