

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 4
<b>DATE:</b>	May 26, 2021	<b>APPLICATION:</b> PRDP20211663
<b>FILE:</b>	03222005	
<b>SUBJECT:</b>	Signs / Discretionary & Permitted Uses, with no Variances	

**APPLICATION:** The application is for the placement of one (1) freestanding sign and five (5) fascia signs on the subject parcel.

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

**LAND USE DESIGNATION:** Commercial, Local Rural District (C-LRD) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The Applicant is proposing to install one (1) freestanding and five (5) fascia signs on the subject parcel. The signs are for the existing Connect First Credit Union, for business identification and directional purposes. The proposed freestanding sign is approximately 6.09 sq. m (72.00 sq. ft.) and the proposed fascia signs are approximately 5.84 sq. m (62.88 sq. ft.), 7.50 sq. m (80.73 sq. ft.), 4.64 sq. m (49.92 sq. ft.), 8.95 sq. m (96.31 sq. ft.), 8.95 sq. m (96.36 sq. ft.) in dimensions.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211663 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211663 be refused for the following reasons:
1. That is 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.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Wayne Van Dijk, Planning and Development

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Langdon Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Freestanding signs in a Non-Residential Area</li> </ul> <b>PERMITTED USE:</b> Fascia signs in a Non-Residential Area	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

The application was reviewed and appears to be in accordance with Sections 215 and 216 of the Land Use Bylaw C-8000-2020.

The installation of the proposed signs does not appear to unduly interfere with the amenities of the neighbourhood or materially interfere or affect the use, enjoyment, and value of neighbouring parcels of land.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WV/ltt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

**Description:**

1. That one (1) freestanding Pylon Sign and five (5) fascia signs may be placed on the subject parcel in general accordance with the site plan and signage details, as prepared by Priority Permits, and submitted with the application.

**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.

**Advisory:**

4. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
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 date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

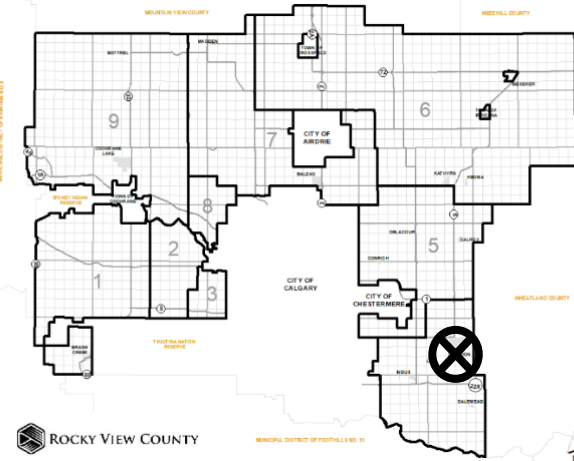
<b>APPLICANT:</b> Ryan Matthews (Priority Permits)	<b>OWNER:</b> Connect First Credit Union
<b>DATE APPLICATION RECEIVED:</b> April 14, 2021	<b>DATE DEEMED COMPLETE:</b> April 27, 2021
<b>GROSS AREA:</b> ± 0.38 hectares (± 0.93 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 16, Plan 1113671, NE-22-23-27-W04M (259 Centre Street NW)
<b>APPEAL BOARD:</b> Subdivision, Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• 2012-DP-15130: installation of three (3) fascia signs</li> <li>• 2011-DP-14534: construction of a building and four (4) fascia signs</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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

Installation of 1  
Freestanding Sign and 5  
Fascia Signs



Division: 04  
Roll: 03222005  
File: PRDP20211663  
Printed: April 27, 2021  
Legal: Lot: 1 Block: 16  
Plan: 1113671 within NE-22-  
23-27-W04M





## Aerial Imagery

## Development Proposal

### Installation of 1 Freestanding Sign and 5 Fascia Signs



*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.*

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Roll: 03222005  
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Printed: April 27, 2021  
Legal: Lot:1 Block:16  
Plan:1113671 within NE-22-  
23-27-W04M

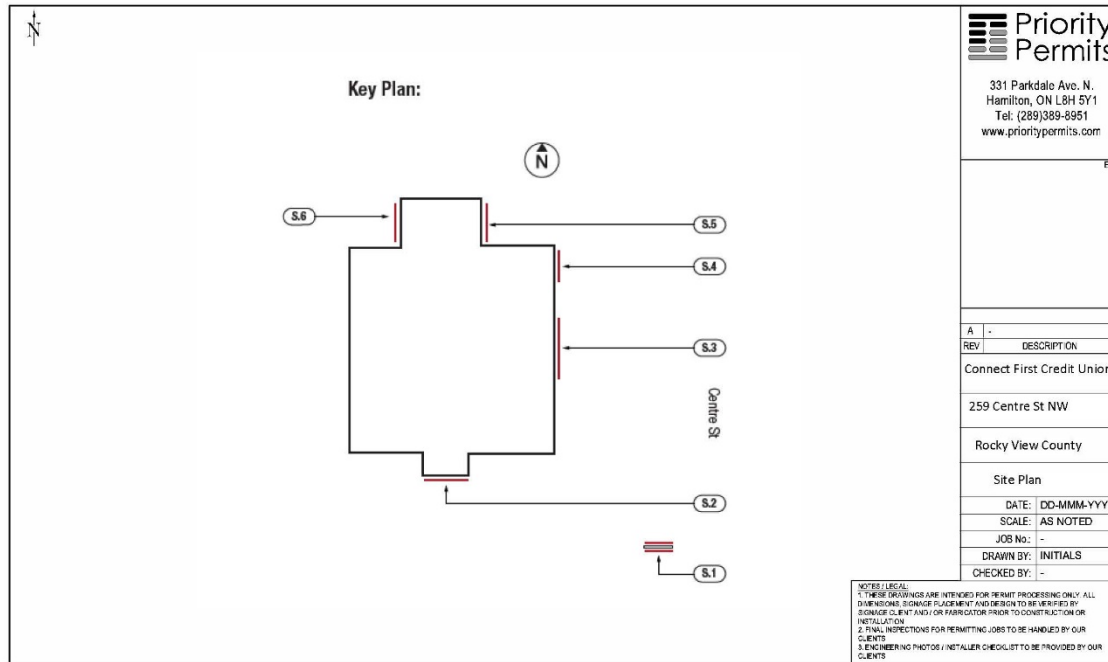




## Sign locations

### Development Proposal

Installation of 1  
 Freestanding Sign and 5  
 Fascia Signs



ES.1



ES.2



ES.3



ES.4



ES.5



ES.6

### Langdon

259 Centre St NW, Langdon AS.

Existing Sign Locations

**ES.1**  
 Model: Fascia C2/ Vair

**S.2**  
 Model: Fascia C2/ Secondary

**S.3**  
 Model: Fascia C2/ Secondary

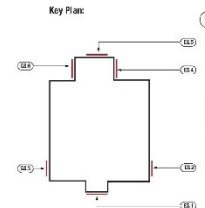
**S.4**  
 Model: Fascia C2/ Drive Thru

**S.5**  
 Model: Fascia C2/ Drive Thru

**S.6**  
 Model: Fascia R2/ Drive Thru

**Notes:**  
 Concept based on building structure model.  
 to be shown.

**Key Plan:**



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 23-27-W04M

## Sign Drawings

### Development Proposal

Installation of 1  
 Freestanding Sign and 5  
 Fascia Signs



#### Connect First Credit Union Langdon

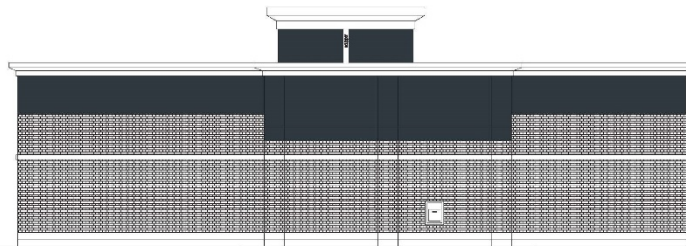
Design Intent  
 Graphics and Signage

Connect First Credit Union  
 Sign Program Rebrand  
 March 2021

Issued for Quotation  
 Print to ledger/tabloid paper size



1 Building ID - South Elevation  
 1/8" = 1'-0"



2 Building ID - North Elevation  
 1/8" = 1'-0"

#### Langdon

250 Centre St NW, Langdon AB

##### S.1

Model: Site Marker ID/ Main

##### S.2

Model: Channel Letter ID/ Main

##### S.3

Model: Channel Letter ID/ Secondary

##### S.4

Model: Channel Letter ID/ Drive Thru

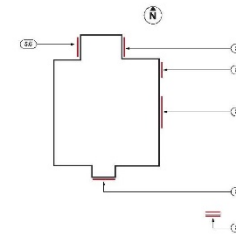
##### S.5/ S.6

Model: Back ID/ Drive Thru

##### Notes:

Concept based on building studio-render  
 to colour shown

##### Key Plan:



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 23-27-W04M



