
PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 6
DATE:	June 23, 2021	APPLICATION: PRDP20211081
FILE:	08102003	
SUBJECT:	Sign, Billboard / Discretionary use, with Variances	

APPLICATION: Installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway, and relaxation of the minimum sign face distance above grade.

GENERAL LOCATION: Located at the northwest junction of Highway 9 and Township Road 280.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: This application is for the installation of one (1) double-sided billboard sign. The sign would be used for commercial advertising, directed at highway motorists. The sign is proposed to be located on S-02-28-26-W04M, would be non-digital, illuminated by solar lights, and would be approximately 4.64 sq. m (50.00 sq. ft.) in area, and 3.65 m (12.00 ft.) in height. The sign would be mounted on steel poles and supported by cement foundations.

Billboard signs are a discretionary use within an Agriculture district. The billboard sign requires variances to the setback distance from a highway and the minimum sign face clearance above grade. Given the sign location's proximity to the highway, the sign does have the potential to pose as a distraction to motorists on Highway 9. As such, Administration is not supportive of this application.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211081 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211081 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

Bronwyn Culham, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
214 Billboard Standards – Distance from a Highway	300.00 m (984.25 ft.)	30.00 m (98.42 ft.)	90.00%
214 Billboard Standards – Sign Face Distance Above Grade	2.40 m (7.87 ft.)	2.13 m (7.00 ft.)	11.05%

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; Beiseker Notification Zone; 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"> Signs, Billboards 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



Additional Review Considerations

The application was assessed in accordance with Sections 151 to 153, Section 214, and Section 301 of the LUB.

Alberta Transportation has noted a Roadside Development Permit would be required and no concerns are identified, however relocation of the sign, if required in the future, would be at the Owner's expense. Alberta Transportation has received a permit application and would consider the application complete upon receiving a copy of approval from the County.

No comments were received from the Village of Beiseker at the time of report preparation.

Highway 9 is a freeway and carries significant traffic volumes at high rates of speed. Given the requested variance to the setback distance from a highway, the billboard sign could potentially pose a distraction to motorists.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

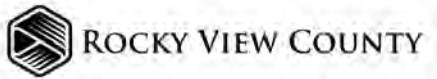
Acting Chief Administrative Officer

BC/lt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Description:

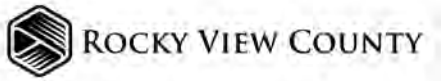
- 1) That the installation of one (1) billboard sign for advertising purposes, may commence on the subject property, in accordance with the submitted application and includes:
 - i) That the minimum setback requirement from a highway shall be relaxed from **300.00 m (984.25 ft.) to 30.00 m (98.42 ft.)**.
 - ii) That the minimum clearance of the sign face above grade is relaxed from **2.40 m (7.87 ft.) to 2.13 m (7.00 ft.)**.

Permanent:

- 2) That the sign (Billboard) shall be maintained in accordance with the design drawings and site plan, as submitted with the application.
- 3) That the sign (Billboard) shall be kept in a safe, clean, and tidy condition at all times.
- 4) That the sign (Billboard) shall not be digital at any time and shall only be illuminated in accordance with the application drawings.
- 5) That this permit shall be valid until **July 21, 2024**.

Advisory:

- 6) That no temporary or permanent signage shall be placed within the adjacent Highway Road Allowances at any time.
- 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, prior to installation on the subject property.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

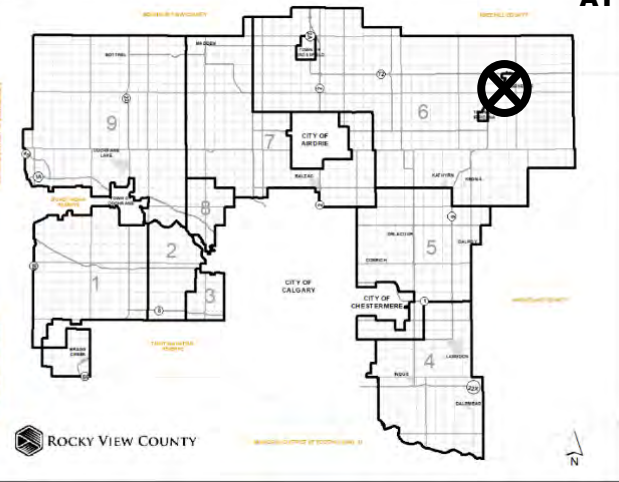
APPLICANT: OttoBotz Mechanical Ltd.	OWNER: Patterson, Harold Ross & Lynn
DATE APPLICATION RECEIVED: March 17, 2021	DATE DEEMED COMPLETE: April 1, 2021
GROSS AREA: ± 32.87 hectares (± 81.24 acres)	LEGAL DESCRIPTION: S-02-28-26-W04M; Lot:C Plan:9210787
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related Building Permits • There are no related Development Permits <p>July 26, 1991: Planning Application (91124) Subdivision – Closed-Registered</p>	
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

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade



Division: 06
 Roll: 08102003
 File: PRDP20211081
 Printed: June 4, 2021
 Legal: Lot C, Plan: 9210787;
 within S-02-28-26-W04M



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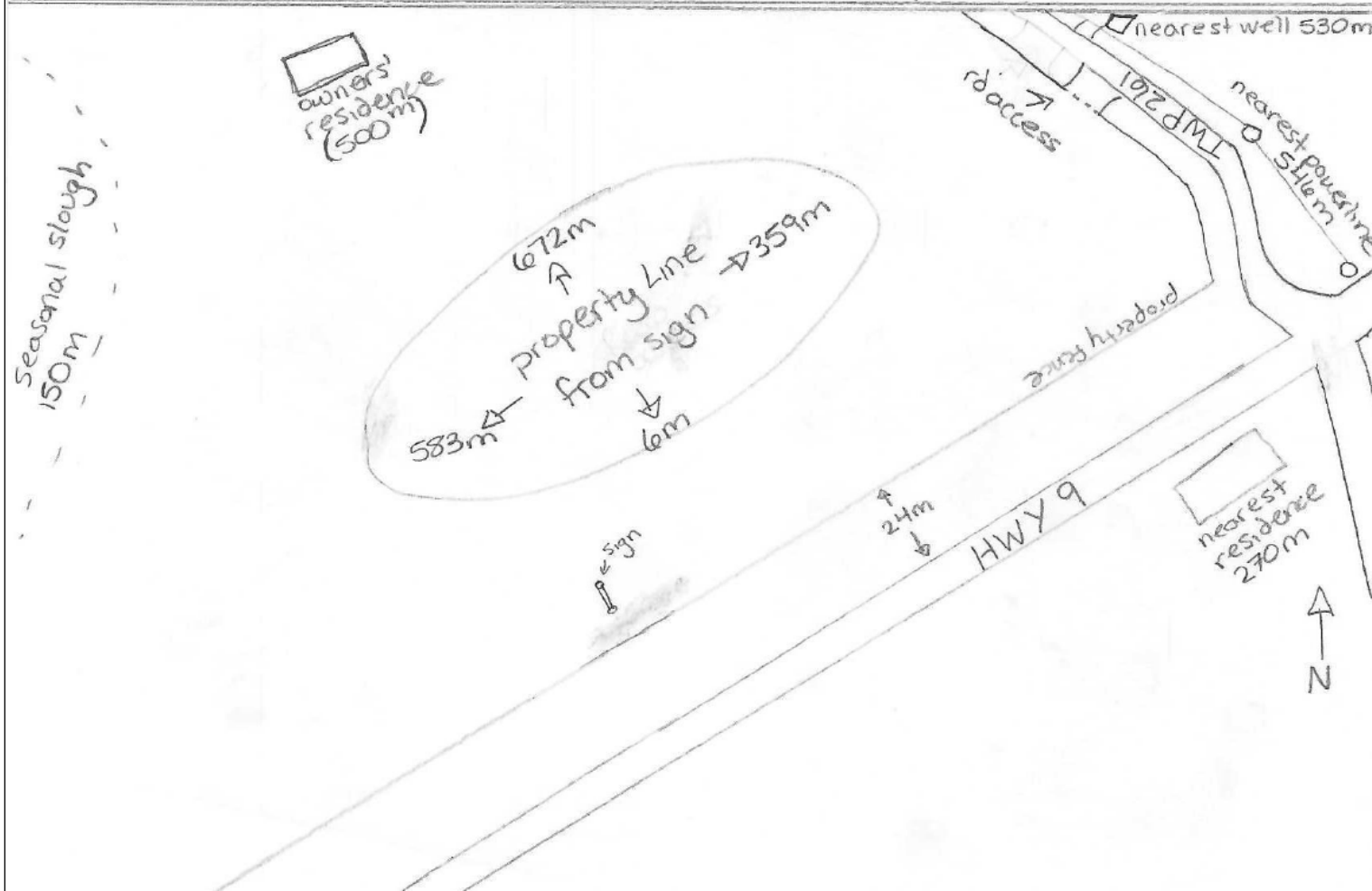
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Site Plan

Development Proposal

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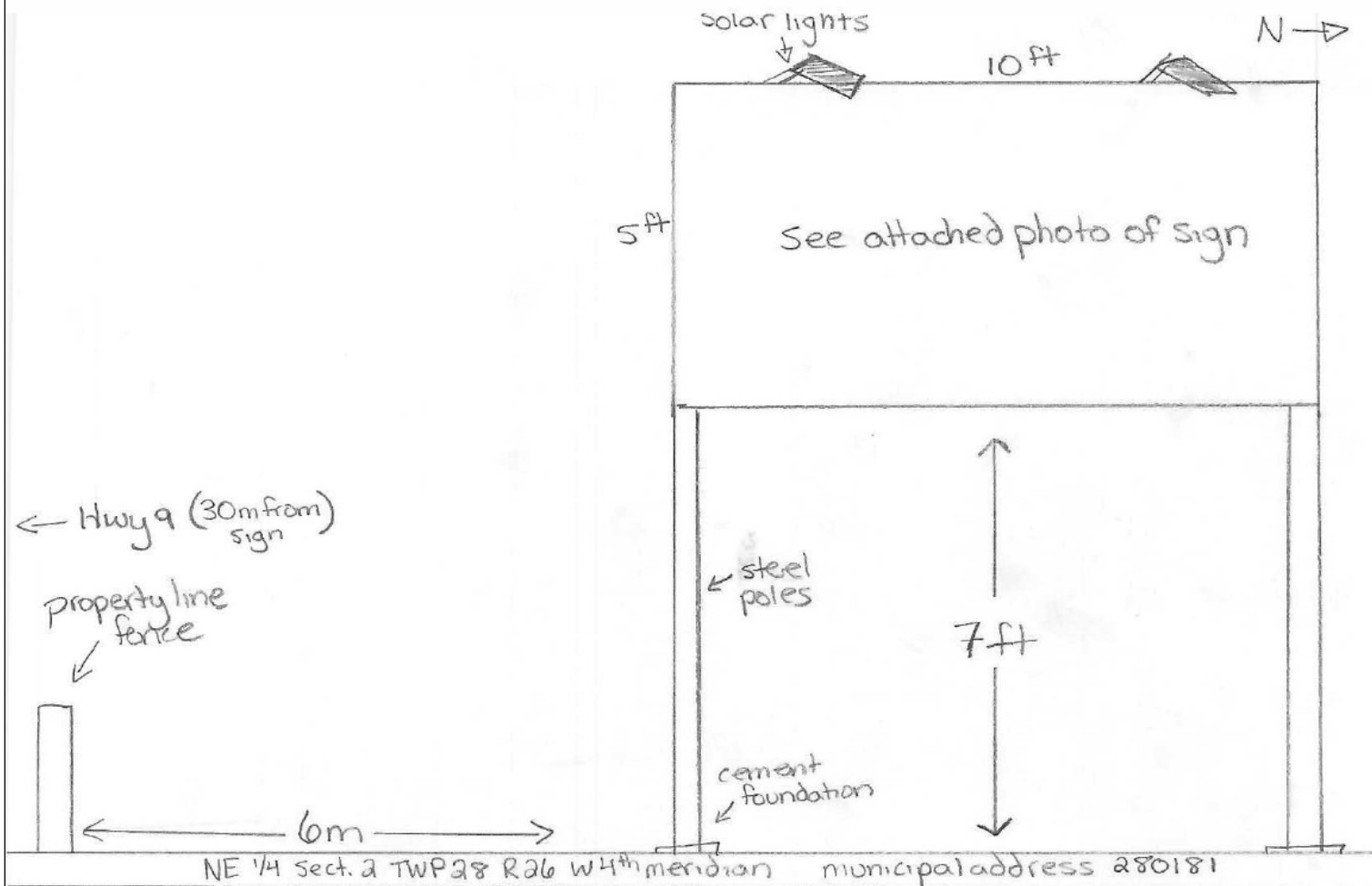
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Sign Details

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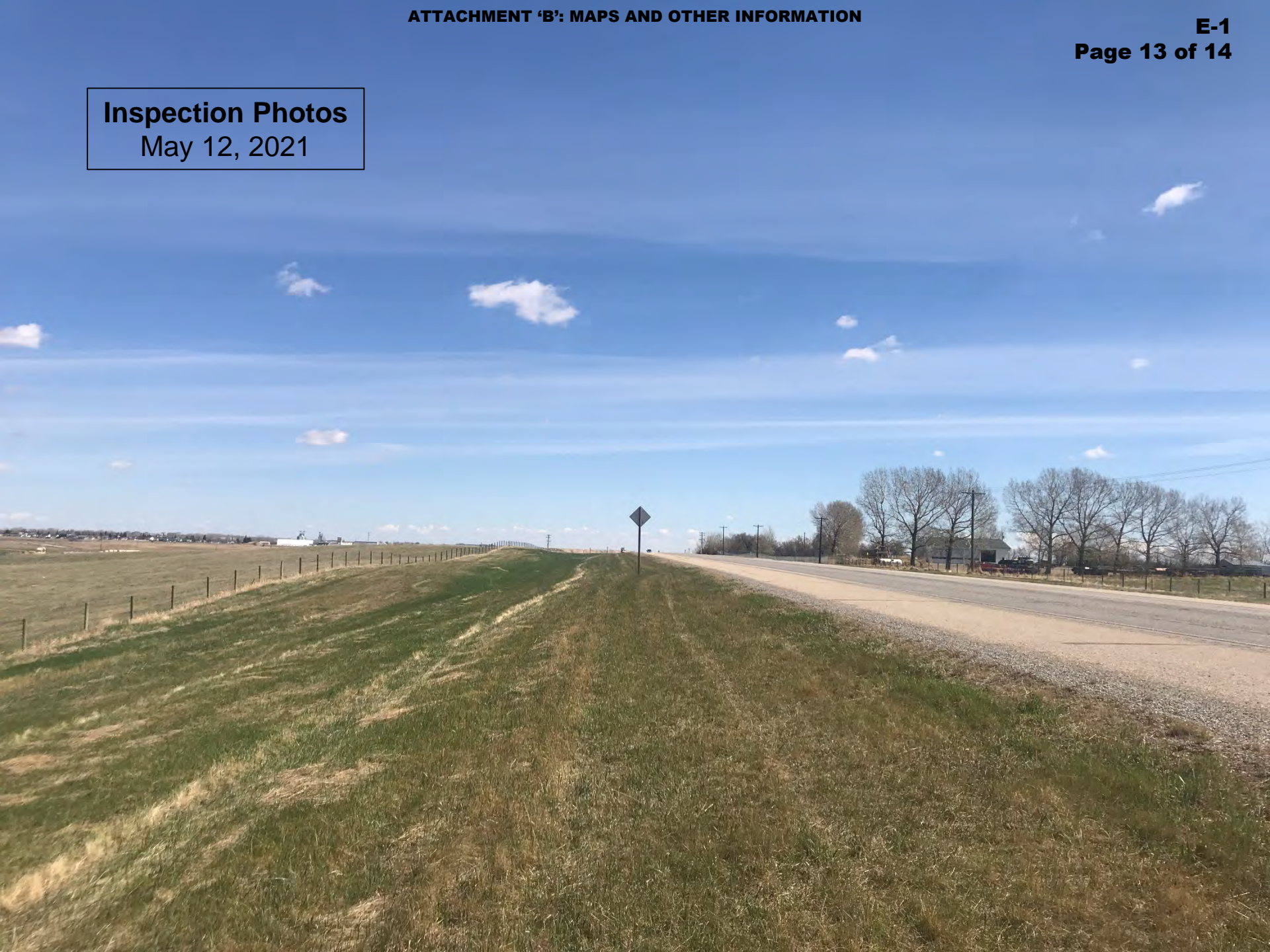
Inspection Photos
May 12, 2021



Inspection Photos
May 12, 2021



Inspection Photos
May 12, 2021



Inspection Photos
May 12, 2021

