



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: December 10, 2020

DIVISION: 4

APPLICATION: PRDP20202898

SUBJECT: Development Item: *Signage (Fascia and Free Standing)*

USE: Permitted use (Fascia) and Discretionary use (Free standing) signage

APPLICATION: Signs, installation of three fascia signs and one free standing sign, associated to the principle use (Restaurant)

GENERAL LOCATION: located in the hamlet of Langdon

LAND USE DESIGNATION: Direct Control District 2 (DC 2) and under Land Use Bylaw C-4841-97.

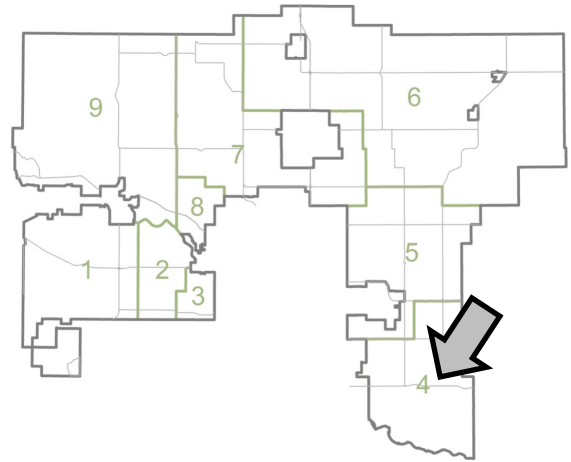
ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

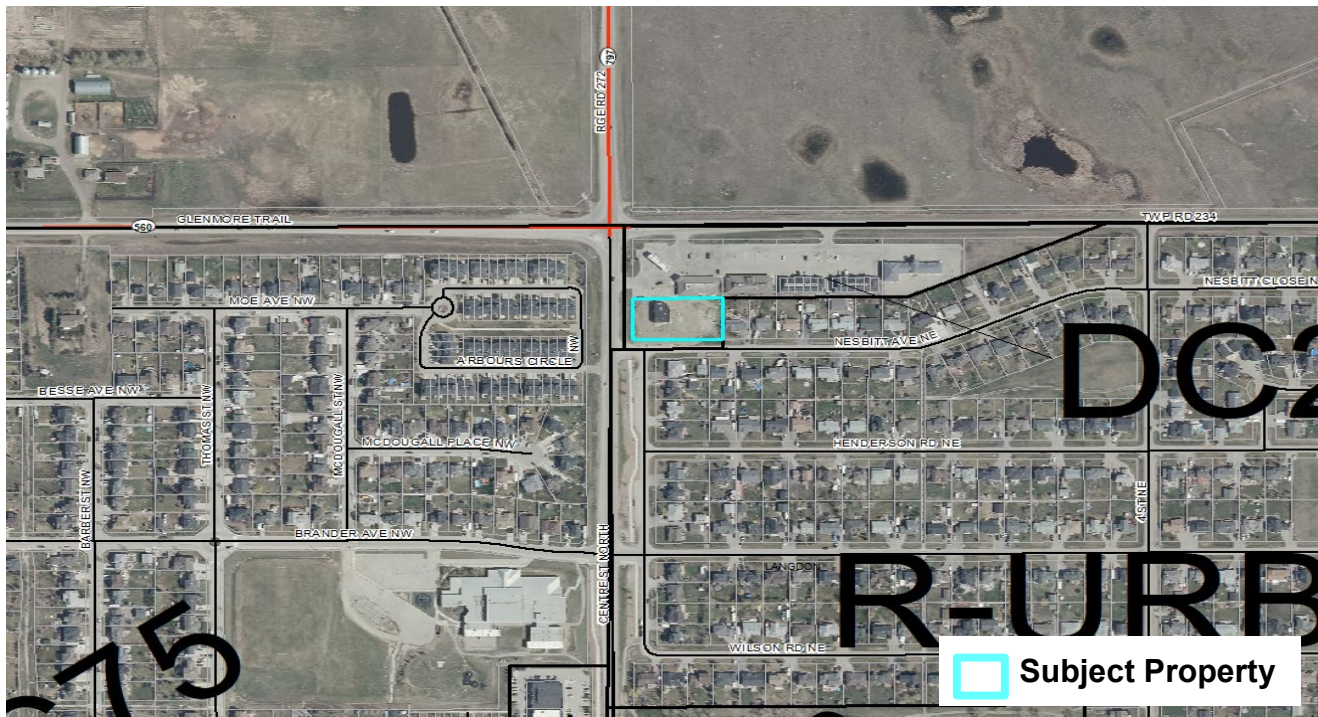
OPTIONS:

Option #1: THAT Development Permit Application PRDP20202898 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20202898 be refused as per the reasons noted.



AIR PHOTO DEVELOPMENT CONTEXT:



Administration Resources

Evan Neilson, Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: Sept 24, 2020	File: 032233122
Application: PRDP20202898	Applicant/Owner: David Atkinson
Legal Description: UNIT 1 Plan:0011878 (704 Centre Street)	General Location: Located in the hamlet of Langdon
Land Use Designation: Direct Control District 2 (DC-2) and under Land Use Bylaw C-4841-97.	Gross Area: ± 0.33 hectares (± 0.84 acres)
File Manager: Evan Neilsen	Division: 4

PROPOSAL:

This proposal is for the installation of three fascia signs and one free standing sign accessory to the principal restaurant use. The principal use, is a Restaurant (Dairy Queen), approved with Development Permit #PRDP20171222. *Note: This application has been evaluated in accordance with C-4841-97.*

Within DC 2, Section 4.2, fascia signs (associated with the principal use are a listed permitted use. The fascia signs will be located on the north, west, and east facades of the restaurant. Each fascia sign is composed of two elements - including the restaurant chain's logo ("DQ") and the restaurant chain's catchphrase ("Grill & Chill").

Within DC 2, Section 4.3, free standing signs (associated with the principal use) are a listed discretionary use. The freestanding sign will be located near the southwest corner of the parcel. The sign contains three elements including the logo, the catchphrase and an illuminated LED billboard used for advertisement.

The proposed fascia signs vary in area from 1.38 sq. m. (14.85 sq. ft.) to approximately 6.00 sq. m. (64.58 sq. ft.) and the three aspects of the proposed freestanding sign will range from 2.20 sq. m. (23.68 sq. ft.) in area to approximately 3.40 sq. m. (36.59 sq. ft.). The height to base of the fascia signs range from 3.30 m to 4.20 m and the height to base of the highest element of the freestanding sign is 5.10 m.

The restaurant directly interfaces with residential parcels to the south -- with residential parcels screened through fencing and trees to both the east and west. There are light commercial uses to the north of the restaurant. DC-2 lists fascia signage associated with the principle use as a permitted use, however, it also identifies that free standing Signs associated with the principle use are discretionary. Langdon is home to many fast food and traditional sit-down restaurants and many have signage. The proposed freestanding sign with an LED screen would be the first of its type within the Hamlet. Section 35.5 of C-4841-97 identifies that:

"Interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas, interfere with the interpretation of traffic signs or controls, or interfere with traffic."

In consulting with the applicant and reviewing industry-specific literature, the principle concern of administration involves the potential of light pollution interfering with the use or enjoyment of adjacent parcels, with secondary concerns about potential traffic safety impacts. The parcel directly interfaces with residential parcels to the south and east – with the proposed signs likely visible from residential parcels to the west located on the opposite side of Centre Street. To manage these potential impacts



Administration is recommending approval with only one north-facing LED sign. Administration believes that the potential negative impacts on residential parcels to the south and west by from the proposed LED sign are unable to be mitigated through various regulatory or other brightness-control measures. Furthermore, administration believes that allowing a south facing LED sign may also distract northbound drivers approaching the intersection of Glenmore Trail/Highway 560 and Highway 797. The proposed freestanding sign is located within 90 m (295.27 ft.) of 3 traffic control signs – with the closest sign being approximately 26.00 m (85.00 ft.) away. Administration is recommending approval in accordance with the conditions presented in option one, however administration has also prepared a condition set in option two that represents approval conditions for all signage requested by the applicant for review by the Commission.

Signage	Type	Approximate Area	Height to base	Illuminated?
North Logo	Fascia	6.00 sq. m.	3.60 m	Yes (internal)
North Catchphrase	Fascia	3.90 sq. m.	3.90 m	Yes (internal)
West Logo	Fascia	2.60 sq. m.	3.90 m	Yes (internal)
West Catchphrase	Fascia	1.38 sq. m.	3.30m	Yes (internal)
East Logo	Fascia	1.71 sq. m.	4.20 m	Yes (internal)
East Catchphrase	Fascia	0.64 sq. m.	3.60 m	Yes (internal)
Freestanding Logo (North/South)	Freestanding	4.42 sq. m.	5.10 m	Yes (internal)
Freestanding Catchphrase (North/South)	Freestanding	2.72 sq. m.	4.30 m	Yes (internal)
Freestanding LED(North/South)	Freestanding	2.2 sq. m.	3.20 m	Yes (LED)

STATUTORY PLANS:

• Langdon Area Structure Plan

- ASP identifies that parcel is located in the Business Commercial area.
- Policy 9.9 of the ASP requires the application address “Rocky View County’s Commercial, Office and Industrial Design Guidelines, and the Langdon Centre Street Corridor Design Guidelines.”
 - Section 5.2 of Rocky View County’s Commercial, Office and Industrial Design Guidelines apply to all parcels within 800 m of a provincial Highway, the subject parcel is located approximately 63 m from the intersection of HWY 560 and HWY 797.
 - The application complies with Policy 2 of the above section, as the proposed signage is not adjacent to a highway right-of-way.



- The application complies with Policy 3 of the above section, as the proposed signage faces both the highway and internal roads.
- Section 5.3 of Rocky View County's Commercial, Office and Industrial Design Guidelines apply to this parcel, however there are no relevant policies for signage.
- The Langdon Centre Street Corridor Design Guidelines continue to be developed and are not yet in effect.

INSPECTOR'S COMMENTS (Inspection performed Oct 1, 2020):

- No signs in place.
- Building currently under construction.
- No concerns at time of inspection.

CIRCULATIONS (Circulated, 2020):

Building Services: No concerns with signs.

Development Compliance: Development Compliance has no comments or concerns with respect to the attached application.

Operations Division: No response received at the time of report writing.

Alberta Transportation: In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.

The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>.

The department has the following additional comments on the referral:

1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional in accordance with Alberta Transportation guidelines <https://open.alberta.ca/publications/traffic-impact-assessment-guideline>. The TIA will provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway 560 / Highway 797 intersection. The TIA shall be reviewed and accepted by Alberta Transportation as a condition of approval. The municipality shall be responsible for ensuring that any required intersection improvements are in place prior to occupancy.
2. The municipality shall be responsible for determining an alternate access arrangement for lands in proximity of the Highway 560 / Highway 797 intersection, protecting suitable local road right of way, and implementing this strategy prior to improvement of the highway, as outlined in the Highway 560 Functional Planning Study. http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_560/Recommended_plan.pdf
3. No compensation will be payable to the permittee for loss of convenient or direct access, or for a more circuitous/less convenient access arrangement. The on-site drainage, surface water run-off and/or storm water management must not be directed into the highway ditches. All on-

site drainage, storm water management and surface water run-off must be handled in a manner that is acceptable to the department. The department may request that a special report and plan be submitted that outlines how the surface water and storm water run-off will be handled. This could be requested after the development permit has been issued or after the facility/operation has been established. Remedial work, that may be required to correct drainage concerns, will be the responsibility of the permittee.

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Planning and Development Services – Engineering Review:

- Engineering has no requirements at this time.

Road Operations: No response received at the time of report writing.

Transportation Services: No response received at the time of report writing.

OPTIONS:

Option #1: (this would allow the proposed development as recommended by Administration)
APPROVAL, subject to the following conditions:

Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019, submitted with the application, while also taking into account the changes proposed by Administration to manage potential impacts on adjacent parcels or land.
 - i. One Freestanding sign approximately 7.30 m (23.95 ft.) in height with two sign faces and one LED sign facing north.
 - a) One sign face faces north and a separate sign face faces south. The north sign face contains three elements: one internally-illuminated Restaurant chain logo (“DQ”), one internally-illuminated restaurant chain slogan (“Grill & Chill”), and one LED sign displaying a static, non-animated image in accordance with the below conditions.
 - b) The South-facing sign contains only two elements, one internally-illuminated Restaurant chain logo (“DQ”) and one internally-illuminated restaurant chain slogan (“Grill & Chill”).
 - ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

Permanent

2. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application with.
3. The LED sign shall be equipped with an ambient light detector.
4. The hours of operation for the LED digital sign will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
5. The LED sign shall be a multi-colour, full colour board;
6. The LED sign is to have static copy with a hold time of a minimum of six (6.00) seconds or more. The maximum transition time between each digital copy must not exceed 0.25 seconds.



7. That the LED sign 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 sign 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
8. 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.
9. The LED sign shall at no time display an image or any transition between images in such a way 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.
10. The light output of the LED sign shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - iii. From sunrise to sunset: 7500 Nits.
 - iv. From activation to sunrise: 300 Nits.
 - v. From sunset to deactivation: 300 Nits.
11. The electrical power supply to the LED Sign shall be provided underground on the subject parcel.
12. That any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.
13. That if any component of the LED sign 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 components are fixed and operating as approved.
14. The backs of all digital displays, all cutouts and the space between the faces of a double-faced digital display shall be enclosed.

Advisory:

15. That all other government compliances, including a Roadside Development Permit from Alberta Transportation, and approvals are the sole responsibility of the Applicant/Owner.
16. 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.

Option #2: (this would allow the proposed development as requested by Applicant)

APPROVAL, subject to the following conditions:

Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.



- i. One Freestanding sign approximately 7.30 m (23.95 ft.) in height with two sign faces and two LED signs, one LED sign faces north and one LED sign faces south.
 - a) One sign face faces north and a separate sign face faces south. Each sign face shall contain three elements: one internally-illuminated Restaurant chain logo ("DQ"), one internally-illuminated restaurant chain slogan ("Grill & Chill"), and one LED sign displaying a static, non-animated image in accordance with the below conditions.
- ii. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

Permanent

2. The LED signs shall be equipped with an ambient light detector.
3. The hours of operation for the LED digital signs will be between 6:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 6:59 am.
4. The LED signs shall be multi-colour, full colour boards;
5. The LED signs are to have static copy with a hold time of a minimum of six (6.00) seconds or more.
6. The maximum transition time between each digital copy must not exceed 0.25 seconds.
7. 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
8. 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.
9. The LED signs shall at no time display an image or any transition between images in such a way 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.
10. 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.
11. The electrical power supply to the LED Signs must be provided underground on the subject parcel.
12. That any trees identified in the approved landscaping plan under PRDP20171222 shall not be altered, removed or otherwise changed to accommodate placement of the Freestanding sign, or Fascia signs.



13. That if any component of the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign(s) must be turned off until all components are fixed and operating as approved.
14. The backs of all digital displays, all cutouts and the space between the faces of a double-faced digital display shall be enclosed.

Advisory:

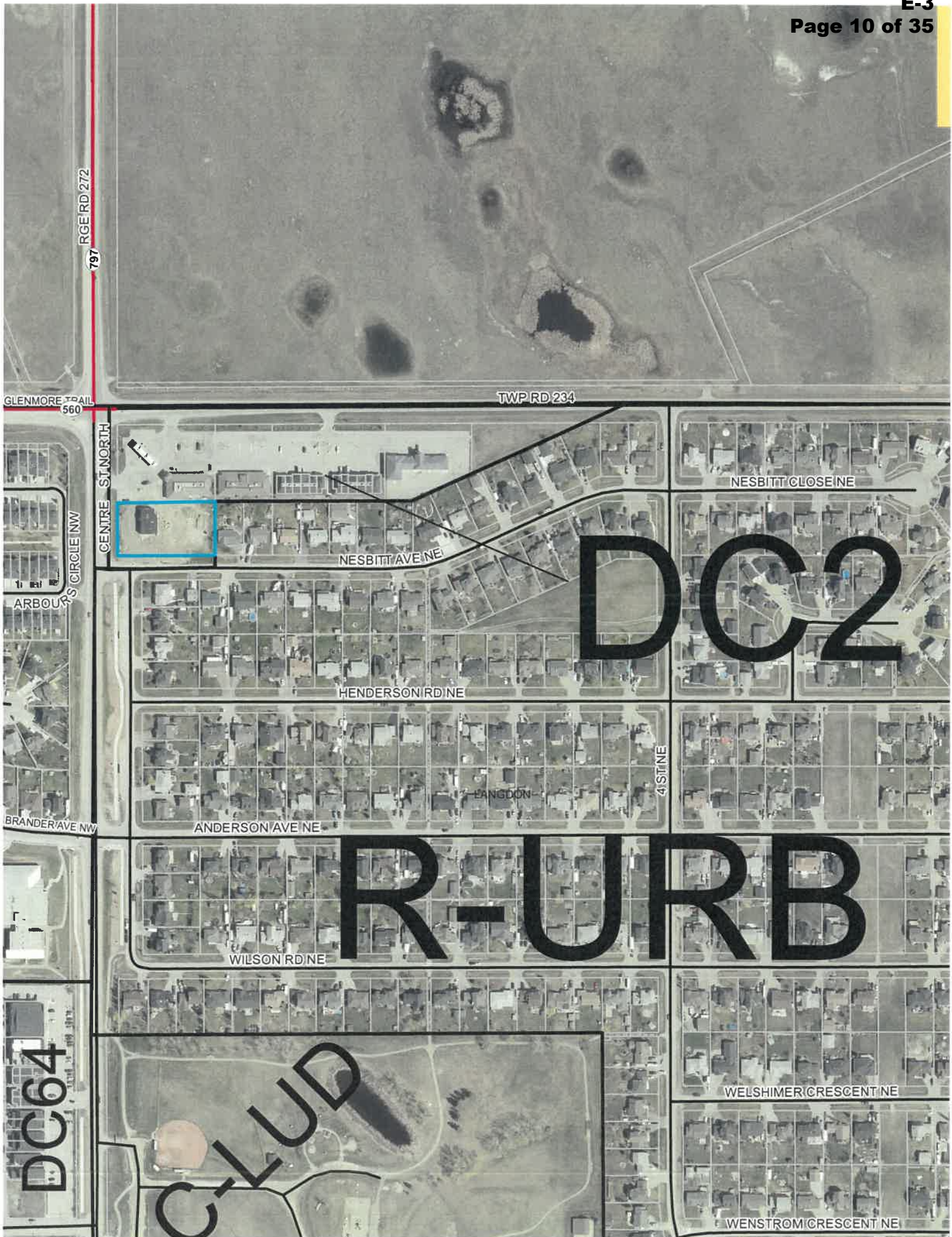
15. That all other government compliances, including a Roadside Development Permit from Alberta Transportation, and approvals are the sole responsibility of the Applicant/Owner.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months 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.

Option 3: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. That the proposed signage unduly impacts neighboring residential parcels and does not comply with the requirements of Section 35.5 of Land Use Bylaw C-4841-97.
2. That the proposed signage may potentially interfere with the interpretation of traffic signs or controls, or interfere with traffic.
3. 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.







DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY **Page 11 of 35**

APPLICATION NO.

ROLL NO.

RENEWAL OF

FEES PAID

DATE OF RECEIPT

APPLICANT/OWNER

Applicant Name: David Atkinson

Business/Organization Name (if applicable): Dairy Queen

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable): Heesin Investments Ltd

LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼ Section: Township: Range: West of: Meridian Division:
All parts of Lot(s)/Unit(s): Block: Plan: 0011878 Parcel Size (ac/ha):
Municipal Address: 704 Centre Street Land Use District: DC2-Hamlet Commercial

APPLICATION FOR - List use and scope of work

On Premise Business signage as per drawings submitted

Variance Rationale included: ☐ YES ☒ NO ☐ N/A

DP Checklist Included: ☐ YES ☒ NO

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

AUTHORIZATION

I, DAVID ATKINSON (Full name in Block Capitals), hereby certify (initial below):

- ☒ That I am the registered owner OR ☒ That I am authorized to act on the owner's behalf.
☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature

Date September 18, 2020

Landowner Signature attached

Date



SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?	On	On	On	Sign Type: <ul style="list-style-type: none"> Awning/Canopy Billboard Digital Display Fascia Freestanding Inflatable Portable Projecting Roof Purpose of Sign: <ul style="list-style-type: none"> Advertisement Directional Information
Indicate <i>Sign Type</i> :	Fascia	Fascia	Fascia	
Area of sign (m ² / ft. ²)	6.0m ²	3.9m ²	2.6m ²	
Length of sign (m / ft.)	2.0m	1.0m	1.3m	
Width of sign (m / ft.)	3.0m	3.9m	2.0m	
Height from grade to bottom of sign (m / ft.)	3.6m	3.9m	3.9m	
Indicate <i>Sign Purpose</i> :	Identification	Identification	Identification	
Attached to: structure, building, or vehicle?	Building	Building	Building	
Method of support	2" Wood Screws	1/4" Lag Bolts	2" Wood Screws	
Sign material	Aluminum Polycarbonate	Aluminum Polycarbonate	Aluminum Polycarbonate	
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature _____  _____

Date September 19, 2020



SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 4	SIGN 5	SIGN 6	SIGNAGE LIST
Located on or off-site?	On	On	On	Sign Type: <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Billboard <input type="checkbox"/> Digital Display <input type="checkbox"/> Fascia <input type="checkbox"/> Freestanding <input type="checkbox"/> Inflatable <input type="checkbox"/> Portable <input type="checkbox"/> Projecting <input type="checkbox"/> Roof Purpose of Sign: <input type="checkbox"/> Advertisement <input type="checkbox"/> Directional <input checked="" type="checkbox"/> Information
Indicate <i>Sign Type</i> :	Fascia	Fascia	Fascia	
Area of sign (m ² / ft. ²)	1.38m ²	1.71m ²	0.64m ²	
Length of sign (m / ft.)	0.6m	0.9m	0.4m	
Width of sign (m / ft.)	2.3m	1.9m	1.6m	
Height from grade to bottom of sign (m / ft.)	3.3m	4.2m	3.6m	
Indicate <i>Sign Purpose</i> :	Identification	Identification	Identification	
Attached to: structure, building, or vehicle?	Building	Building	Building	
Method of support	1/4" Lag Bolts	2" Wood Screws	1/4" Lag Bolts	
Sign material	Aluminum Polycarbonate	Aluminum Polycarbonate	Aluminum Polycarbonate	
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature _____

Date September 19, 2020



SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 7 (x3)	SIGN 8		SIGNAGE LIST
Located on or off-site?	On	On		Sign Type: <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Billboard <input type="checkbox"/> Digital Display <input type="checkbox"/> Fascia <input type="checkbox"/> Freestanding <input type="checkbox"/> Inflatable <input type="checkbox"/> Portable <input type="checkbox"/> Projecting <input type="checkbox"/> Roof Purpose of Sign: <input type="checkbox"/> Advertisement <input type="checkbox"/> Directional <input type="checkbox"/> Information
Indicate <i>Sign Type</i> :	Freestanding	Freestanding		
Area of sign (m ² / ft. ²)	0.24m ²	11.57m ²		
Length of sign (m / ft.)	0.4m	4.45m		
Width of sign (m / ft.)	0.6m	2.6m		
Height from grade to bottom of sign (m / ft.)	0.76m	3.2m		
Indicate <i>Sign Purpose</i> :	Directional	Advertisement/ID		
Attached to: structure, building, or vehicle?	Ground	Ground		
Method of support	Concrete Footings	Concrete Footings		
Sign material	Aluminium Poly Carbonate	Aluminum/Steel Poly Carbonate		
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature _____

Date September 18, 2020



ROCKY VIEW COUNTY

SIGNAGE - DIGITAL DISPLAYS

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

CONTACT DETAILS

Full name of person with technology controls of the sign:

Business name (if applicable):

Telephone (Primary):

Alternative:

Email:

GENERAL AND SITE REQUIREMENTS

I, David Atkinson (applicant), (Applicant/Owner) propose to install a Digital Display sign at 704 Centre Street Langdon AB (address), and confirm compliance to Section 212 Digital

Display, Land Use Bylaw C-8000-2020 requirements, as follows:

GENERAL REQUIREMENTS:

- ☒ The digital display will be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
Proposed display time for each slide/copy: 6.0 seconds
- ☒ The maximum transition time between each digital copy will not exceed 0.25 seconds.
Proposed transition time: 0.25 seconds
- ☒ The digital display will not use full motion video or otherwise give the appearance of animation or movement.
- ☒ The transition between each digital copy will 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.
- ☒ Copy will 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.
- ☒ The digital display will be equipped with an ambient light sensor.
- ☒ The digital display will not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- ☐ The light output of a digital display is **proposed at** 7500 Nits, from sunrise to sunset, in accordance with the maximum luminance levels under Section 212(i) when measured from the sign face at its maximum brightness in this **Residential/Business/Commercial/Industrial/Other:** Commercial district.
- ☒ If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign will be turned off until all components are fixed and operating as required.
- ☒ The back of the digital display and all cut-outs will be enclosed.
- ☒ The space between the faces of a double-faced digital display will be enclosed.

SITE REQUIREMENTS:

- ☒ Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign will not operate, or will only display a black screen between 10 p.m. and 7 a.m.
- ☒ The electrical power supply to a digital Message Sign will be provided underground.
- ☒ A digital display is located at least 300.0 m (984.25 ft.) from another digital display.
- ☒ Trees required under an approved development permit will not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- ☒ The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Specification Requirement: Has a detailed specification sheet/operating standards from the manufacturer (identifying both the NITS and dimming option for night time hours) been provided? ☐ YES, included in application package ☒ NO

VARIANCE(S) REQUESTED

List any variances requested on above requirements. Variance rationale letter must be attached:

Applicant Signature Date September 18, 2020



To Whom It May Concern
DQ – 704 Centre Street Langdon AB

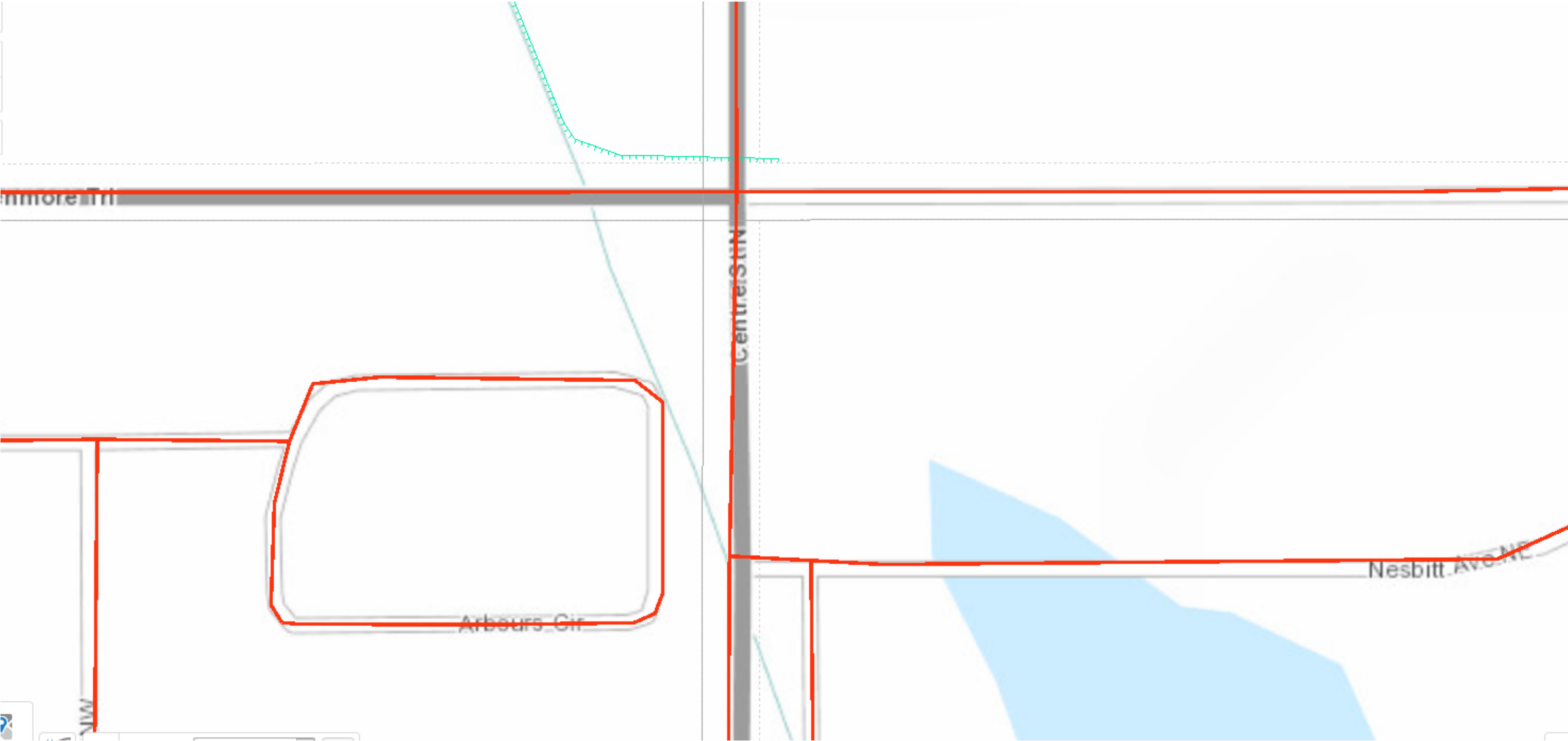
Sign Permit application details

Signage to include:

- Sign 1 6'-6" DQ Logo
- Sign 2 3'3" Grill & Chill
- Sign 3 4'-3" DQ Logo
- Sign 4 2'1" Grill & Chill
- Sign 5 3'-0" DQ Logo
- Sign 6 1'-4" Grill & Chill
- Sign 12a-b-c 1'-3" x 2'-1" D/S Illuminated Directional Sign
- Sign 13 Double side Freestanding sign with LED Message centre inclusive

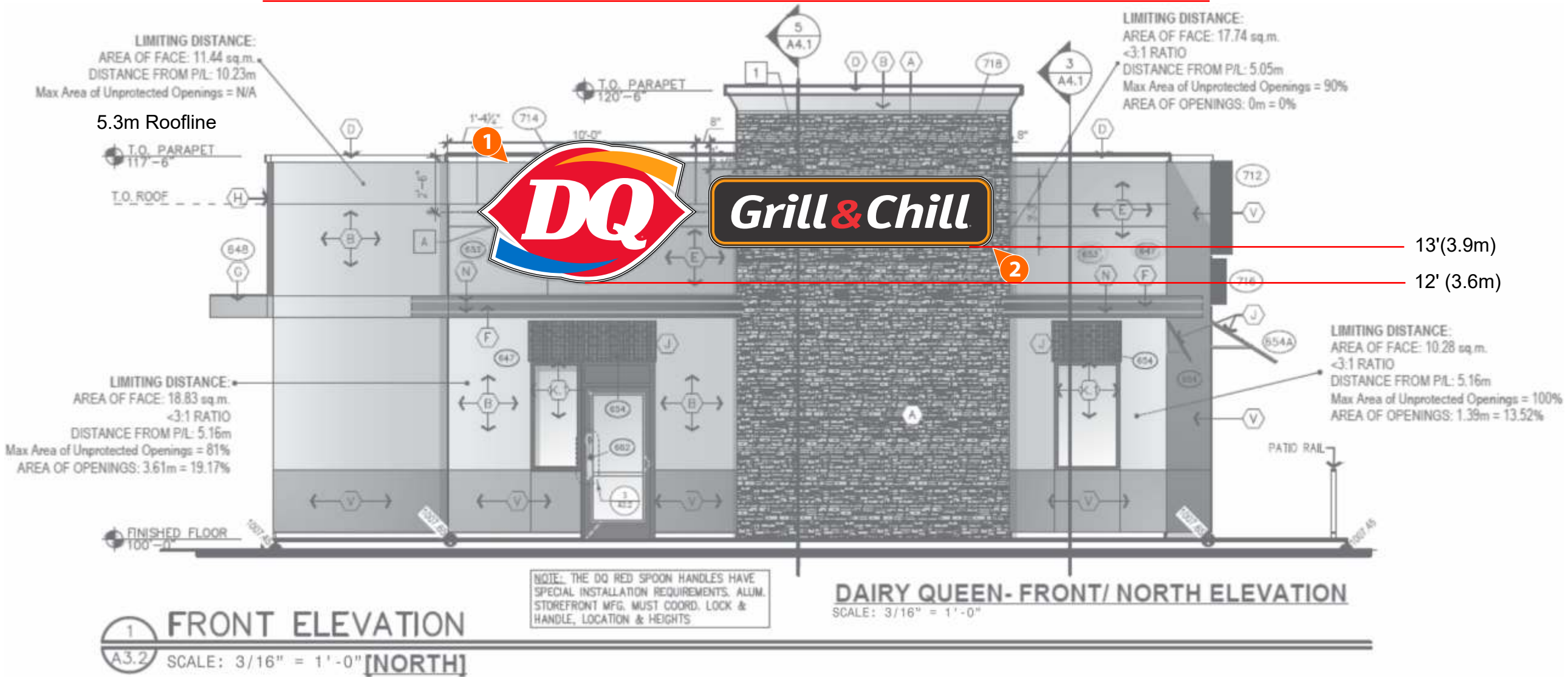
Drawings with this package include

- Artwork- file 27439 DQ Langdon, BC Exterior Signage
- Landlord Approval
- Permit application
- Site Plan
- Title Certificate



Abandoned Well Map from Web link

43'(13.1m) Frontage



DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	3/16" = 1'-0"	
PAGE:	2 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
REVISIONS:	

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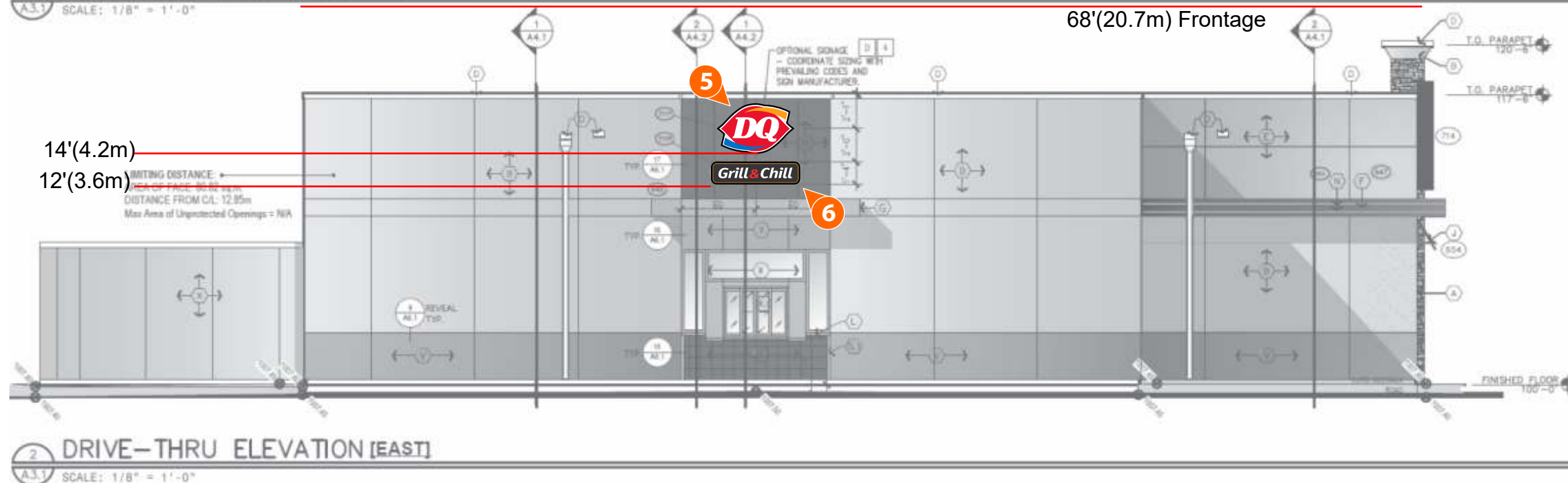
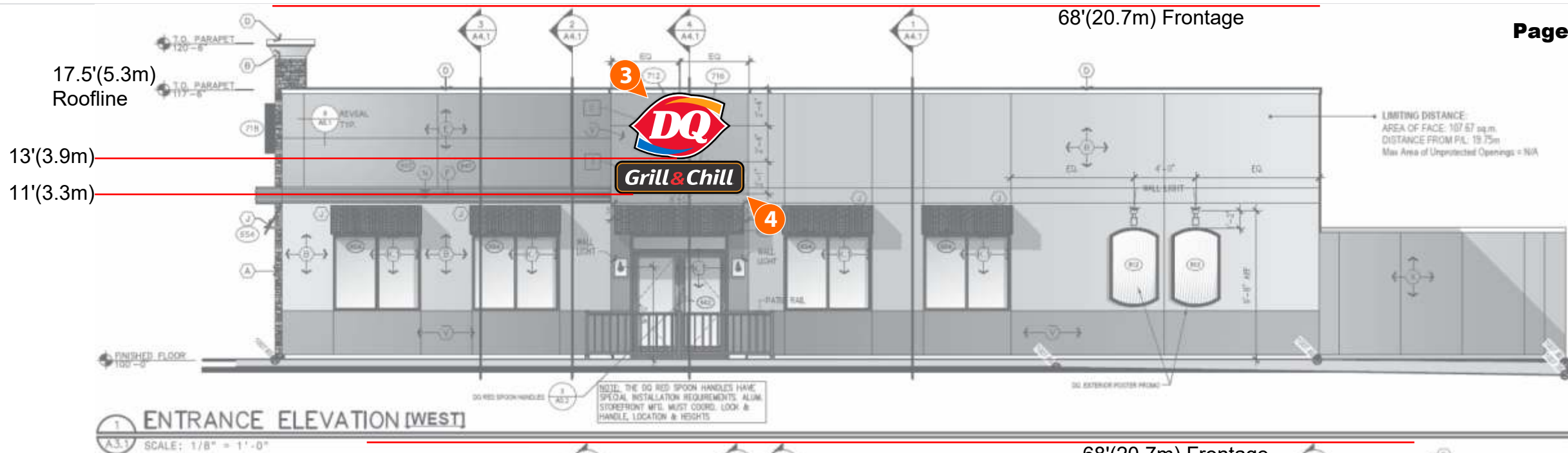
CONCEPTUAL ☒ EXTERIOR ☒

SHOP READY ☐ INTERIOR ☐

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DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	1/8" = 1'-0"	
PAGE:	3 of 18	

FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
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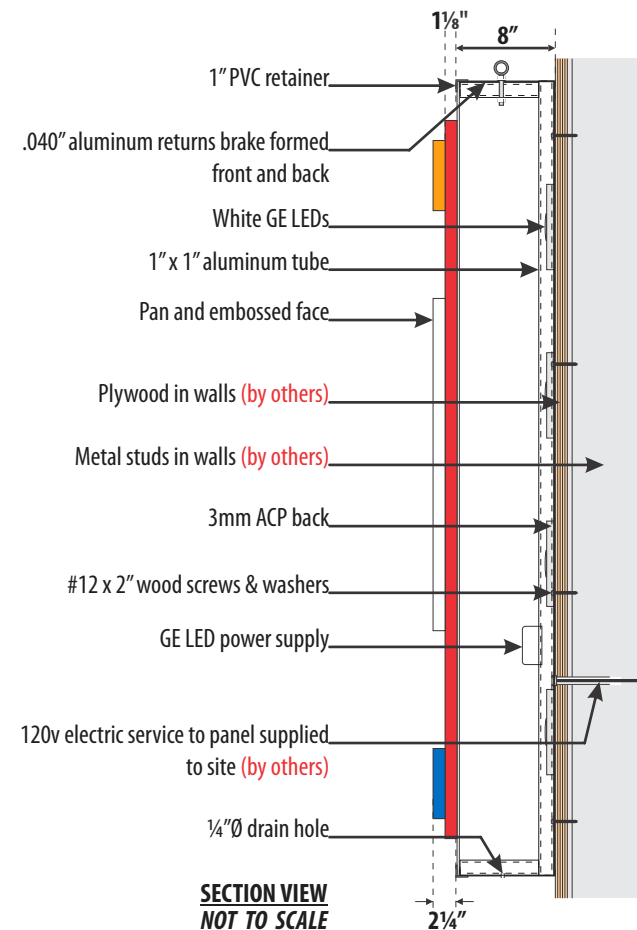
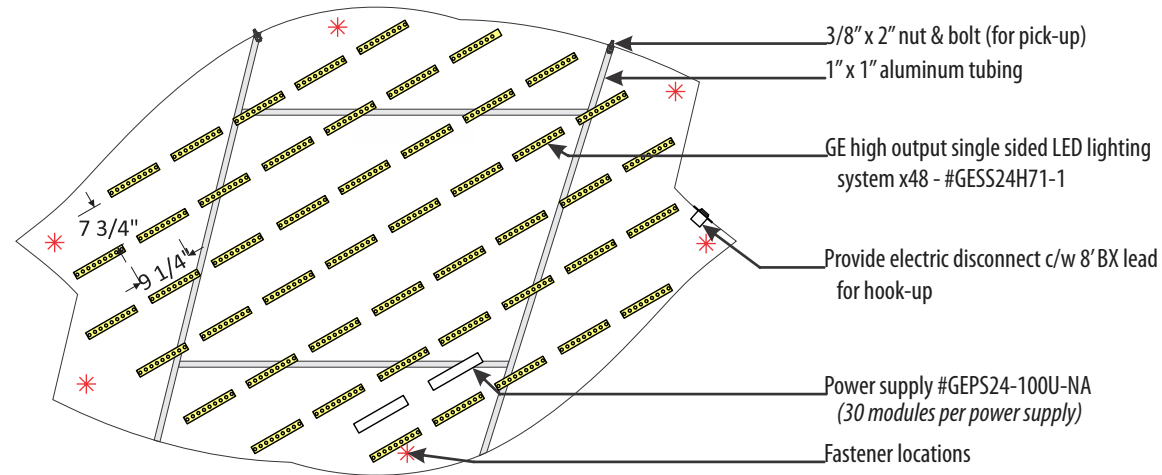
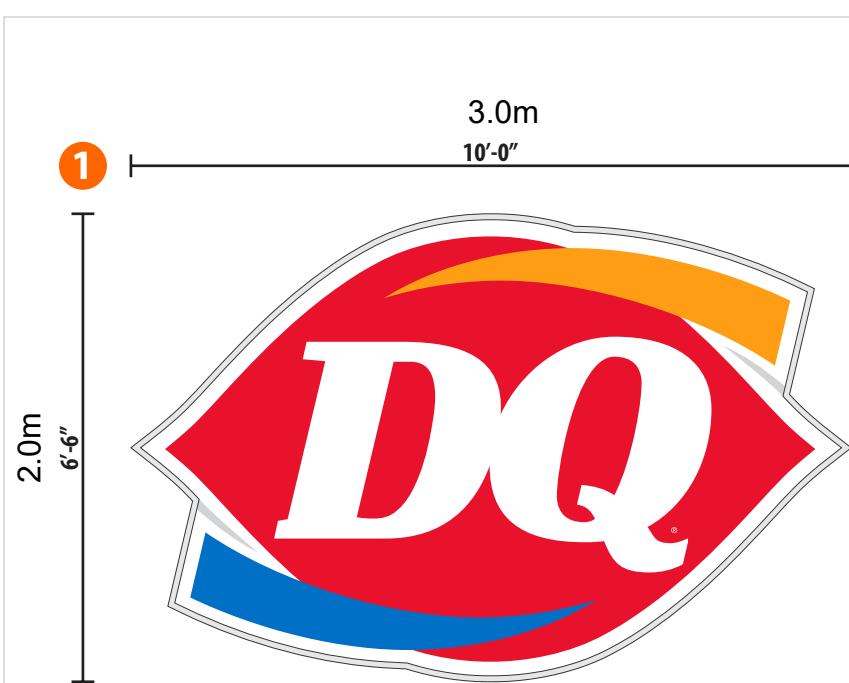
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Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

- Graphics, Substrate, & Construction:**
- .187 clear polycarbonate (solar grade) face
 - Embossed face to have four colour translucent painted graphics on second surface
 - 1" PVC retainers
 - .040 aluminum break formed filler
 - 3mm White ACP backs
 - 1" aluminum tube internal bracing
- Illumination**
- White GE LEDs - GESS24H71-1
 - GE power supplies - GEPS24-100U-NA
- Paint**
- Paint filler to match Anodized Aluminum

- Red PMS #185C Paint
- Orange PMS #1375C Paint
- Blue PMS #300C Paint
- Metallic Silver Paint
- White Paint

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	3/8" = 1'-0"			
PAGE:	4 of 18			

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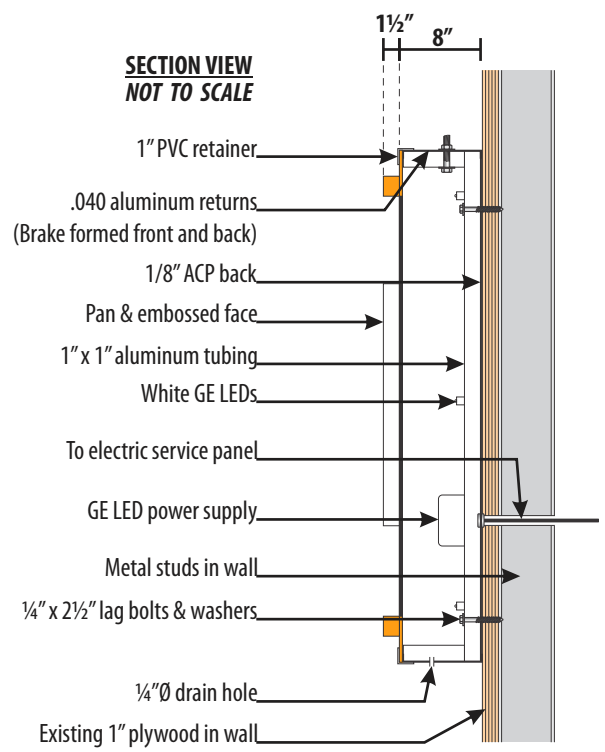
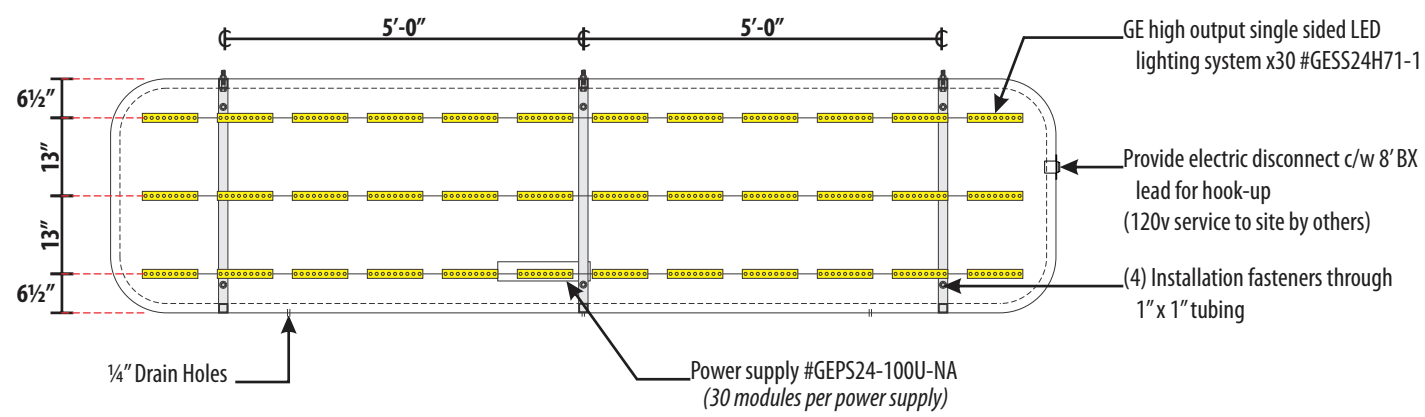
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LED & INSTALLATION DETAIL



Supply & install one (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

Graphics, Substrate, & Construction:





- .187 clear polycarbonate (solar grade) face
- Embossed face to have four colour translucent painted graphics on second surface
- 1" PVC retainers
- .040 aluminum break formed filler
- 3mm White ACP backs
- 1" aluminum tube internal bracing

Illumination

- White GE LEDs - GESS24H71-1
- GE power supplies - GEPS24-100U-NA

Paint

- Paint filler to match Anodized Aluminum

-  Red PMS #185C Paint
-  Orange PMS #1375C Paint
-  Black Paint
-  White Paint

Area: 42.3 FT². Weight: 88.83 lb Current: 1.5 Amps

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	3/8" = 1'-0"			
PAGE:	5 of 18			

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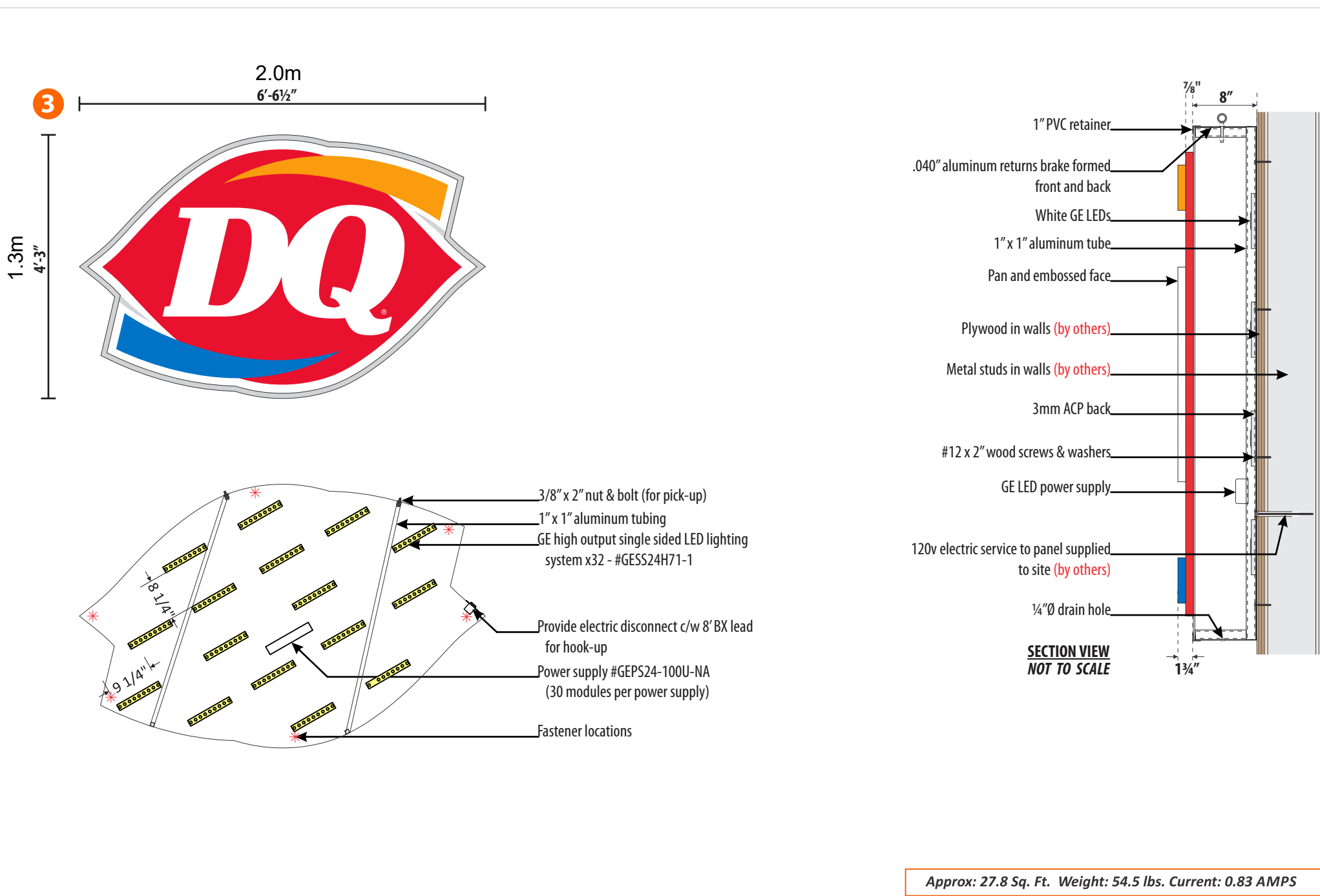
SHOP READY ☐ INTERIOR ☐

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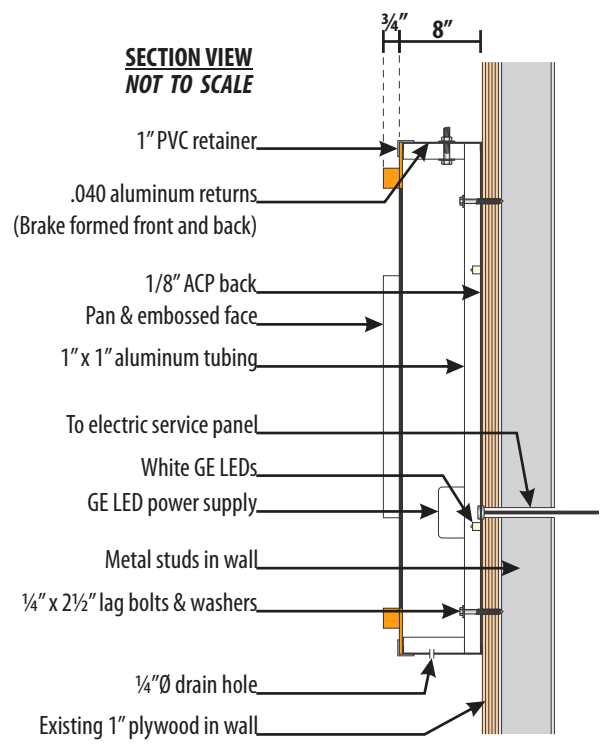
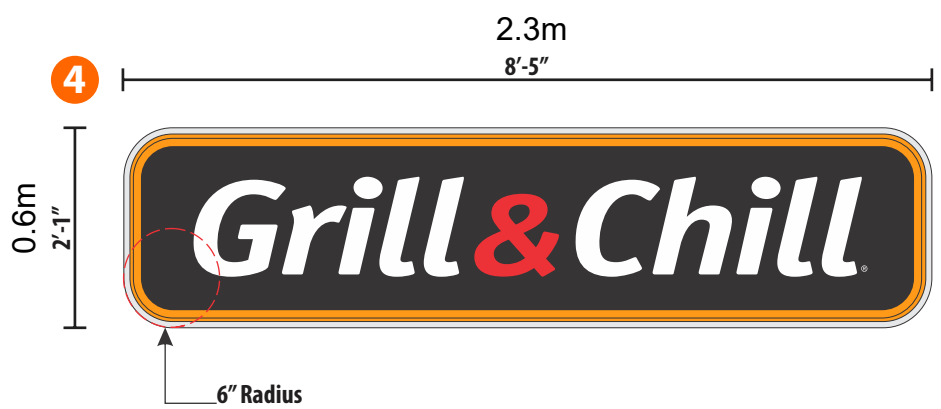


Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

- Graphics, Substrate, & Construction:**
- .187 clear polycarbonate (solar grade) face
 - Embossed face to have four colour translucent painted graphics on second surface
 - 1" PVC retainers
 - .040 aluminum break formed filler
 - 3mm White ACP backs
 - 1" aluminum tube internal bracing
- Illumination**
- White GE LEDs - GESS24H71-1
 - GE power supplies - GEPS24-100U-NA
- Paint**
- Paint filler to match Anodized Aluminum

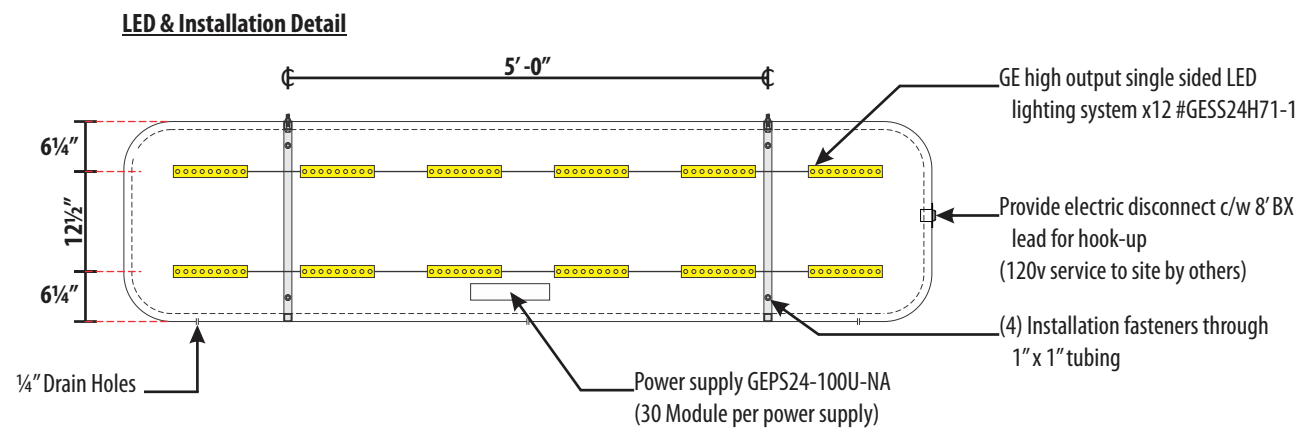
- Red PMS #185C Paint
- Orange PMS #1375C Paint
- Blue PMS #300C Paint
- Metallic Silver Paint
- White Paint





Approx: 27.8 Sq. Ft. Weight: 54.5 lbs. Current: 0.83 AMPS



Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

- Graphics, Substrate, & Construction:**
- .187 clear polycarbonate (solar grade) face
 - Embossed face to have four colour translucent painted graphics on second surface
 - 1" PVC retainers
 - .040 aluminum break formed filler
 - 3mm White ACP backs
 - 1" aluminum tube internal bracing
- Illumination**
- White GE LEDs - GESS24H71-1
 - GE power supplies - GEPS24-100U-NA
- Paint**
- Paint filler to match Anodized Aluminum



-  Red PMS #185C Paint
-  Orange PMS #1375C Paint
-  Black Paint
-  White Paint

Area: 17.5 FT². Weight: 36.75 lb Current: 0.83 Amps

DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	1/2" = 1'-0"	
PAGE:	7 of 18	
FILE NAME:	27439 DQ Langdon, BC - Exterior Signage	
REVISIONS:		

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Date Approved: ☒ EXTERIOR ☒

Approved By: ☐ SHOP READY ☐ INTERIOR ☐



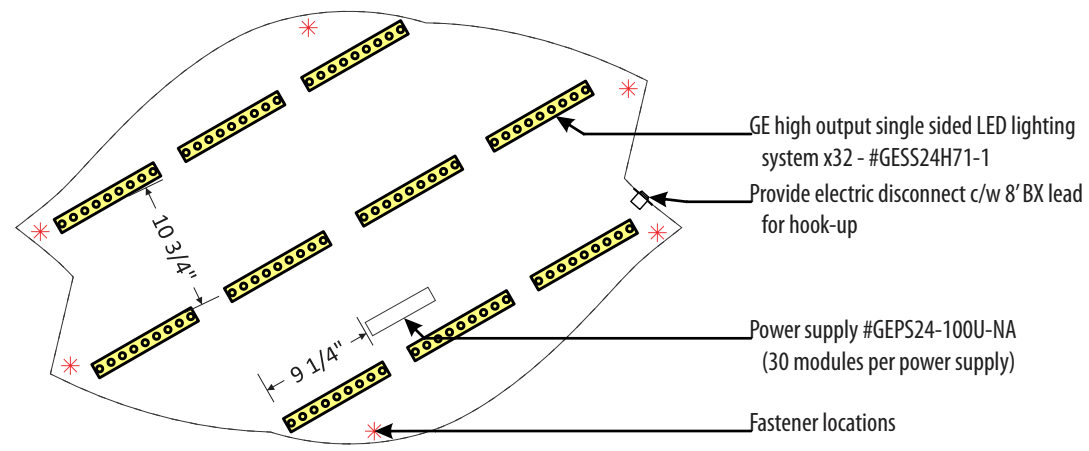
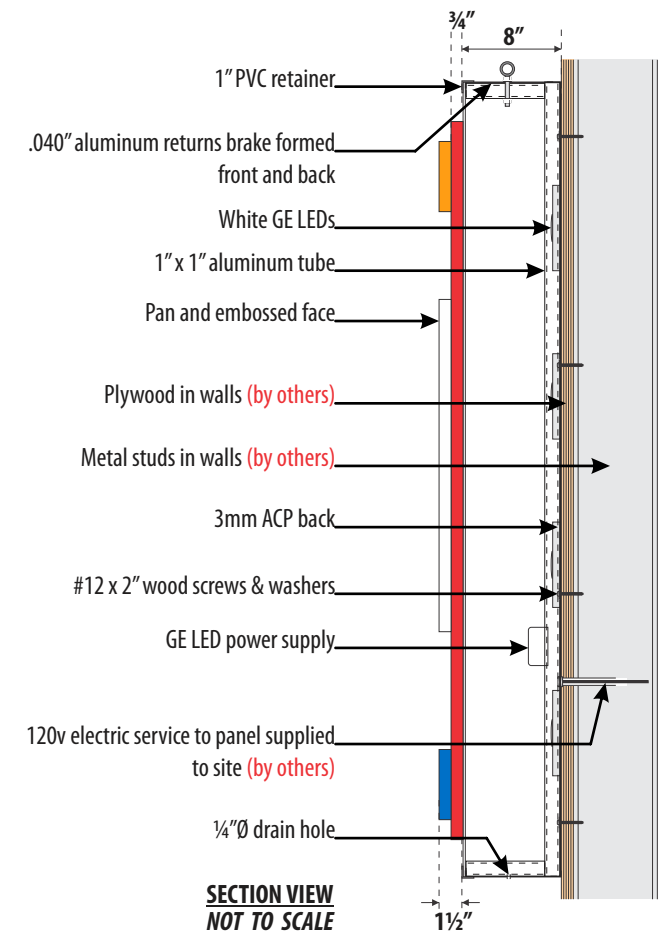
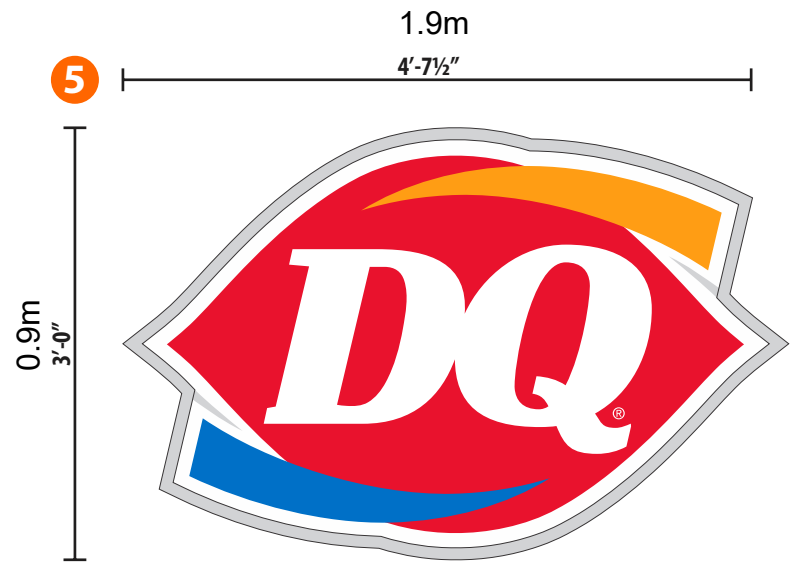
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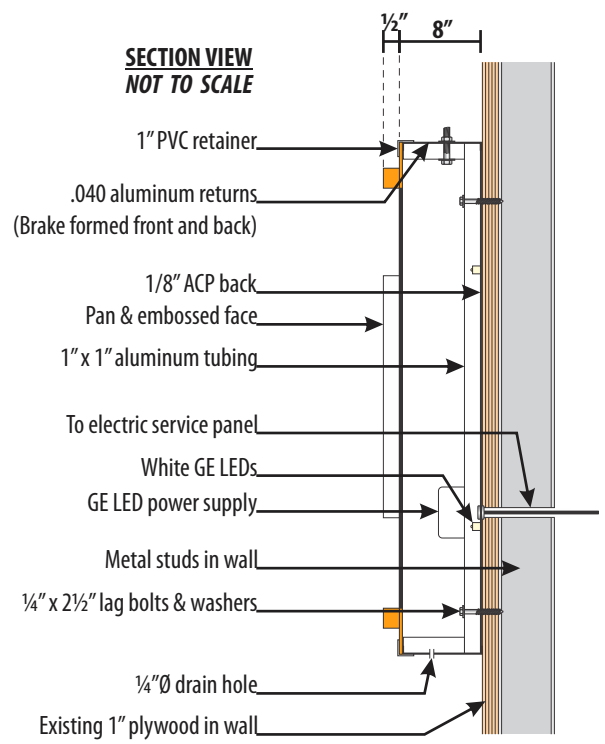
Supply & install one (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

- Graphics, Substrate, & Construction:**
- .187 clear polycarbonate (solar grade) face
 - Embossed face to have four colour translucent painted graphics on second surface
 - 1" PVC retainers
 - .040 aluminum break formed filler
 - 3mm White ACP backs
- Illumination**
- White GE LEDs - GESS24H71-1
 - GE power supplies - GEPS24-100U-NA
- Paint**
- Paint filler to match Anodized Aluminum



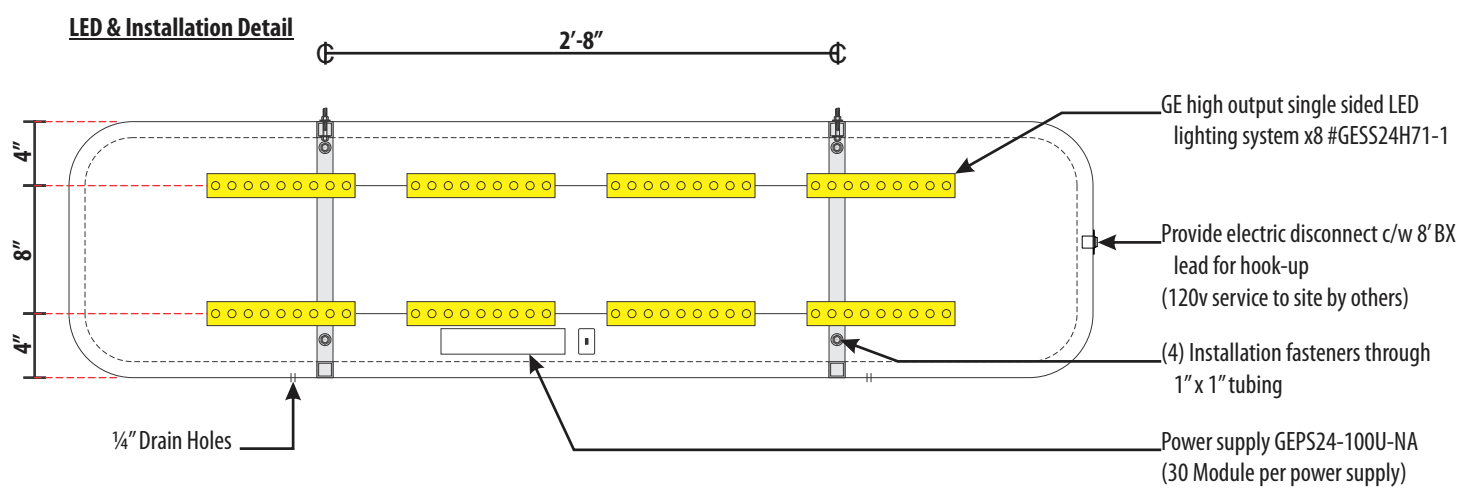
- Red PMS #185C Paint
- Orange PMS #1375C Paint
- Blue PMS #300C Paint
- Metallic Silver Paint
- White Paint

Approx: 13.9 Sq. Ft. Weight: 29.25 lbs. Current: 0.83 AMPS



Supply & install One (1) new single-sided illuminated exterior sign cabinet with vacuum formed face.

- Graphics, Substrate, & Construction:**
- .187 clear polycarbonate (solar grade) face
 - Embossed face to have four colour translucent painted graphics on second surface
 - 1" PVC retainers
 - .040 aluminum break formed filler
 - 3mm White ACP backs
 - 1" aluminum tube internal bracing
- Illumination**
- White GE LEDs - GESS24H71-1
 - GE power supplies - GEPS24-100U-NA
- Paint**
- Paint filler to match Anodized Aluminum



Area: 7.1 SQ. FT. Weight: 14.91 lb Current: 0.83 Amps

- Red PMS #185C Paint
- Orange PMS #1375C Paint
- Black Paint
- White Paint

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	1" = 1'-0"			
PAGE:	9 of 18			

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Date Approved: ☒ CONCEPTUAL ☒ EXTERIOR

Approved By: ☐ SHOP READY ☐ INTERIOR



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Supply & install Three (3) new d/s exterior LED-illuminated directional signs

GRAPHICS, SUBSTRATE, & CONSTRUCTION:

3M 3630-84 Tangerine vinyl
3M 3630-43 Light Tomato Red vinyl
3M 3630-127 Intense Blue vinyl
3M 3630-22 Black vinyl
3M 3630-20 White vinyl
Clear SG5 acrylic face (second surface graphics)
1" vinyl trim cap retainer
8" deep x .100 aluminum d/s cabinet
1/2" thick x 5"Ø PVC cutout disc
3/8"Ø aluminum rod
Clear acrylic baffle
.100 steel match plate (internal)
1/4" steel cap plate
5"Ø x 1/8" wall steel post
1/4" thick x 10Ø steel base plate w/slotted holes
20" steel anchor bolts with nuts welded to bottom

PAIN

Paint all exposed metal and PVC disc to match Natural Anodized Aluminum

ILLUMINATION:

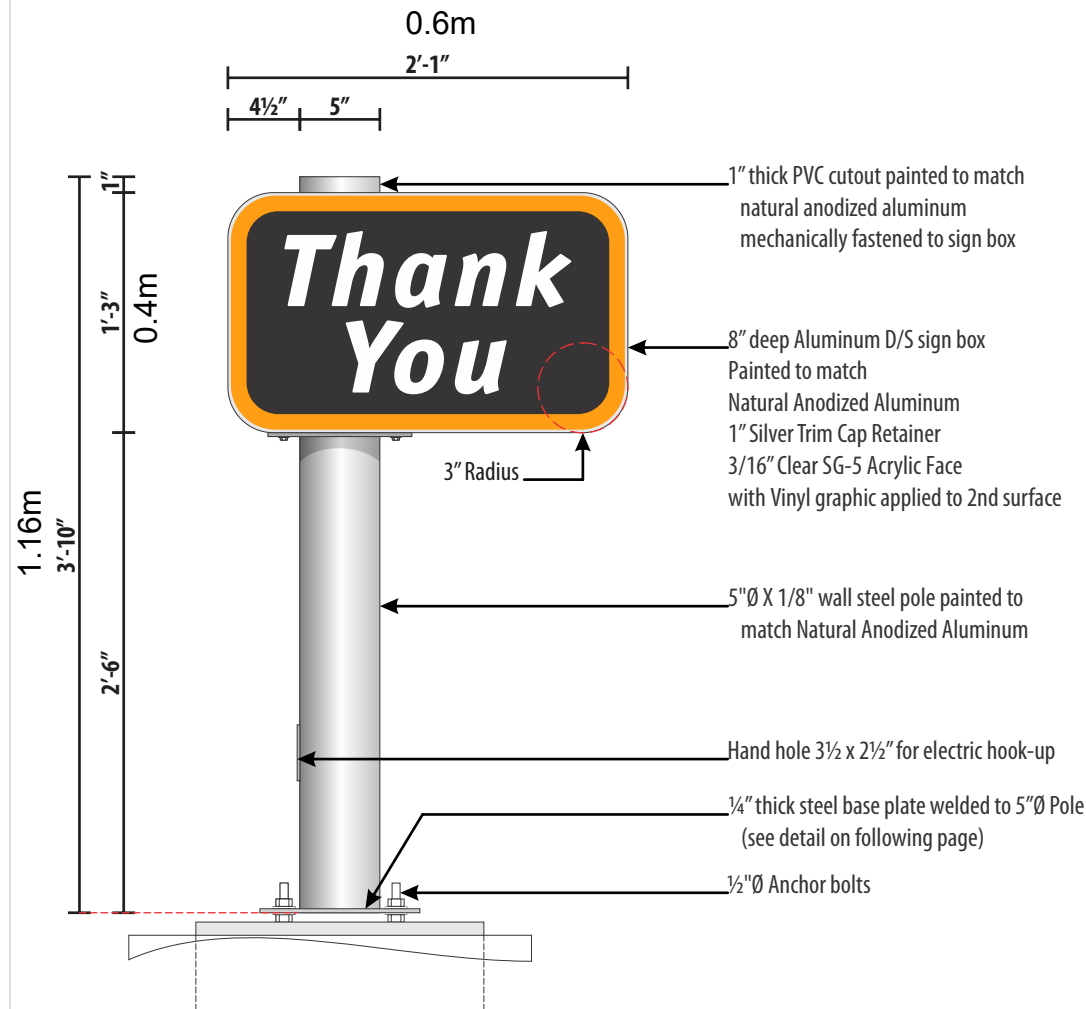
Hanley PF-2080 White LEDs

Hanley Power supply

BASE:

Concrete base by others

	3M 3630-84 Tangerine Vinyl
	3M 3630-43 Light Tomato Red Vinyl
	3M 3630-127 Intense Blue Vinyl
	3M 3630-22 Black Vinyl
	3M 3630-20 White Vinyl
	Anodized Aluminum Paint



12a



12b



12c



DETAIL of FACES
SCALE: 1" = 1'-0"

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	1" = 1'-0"			
PAGE:	10 of 18			

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Approved By:

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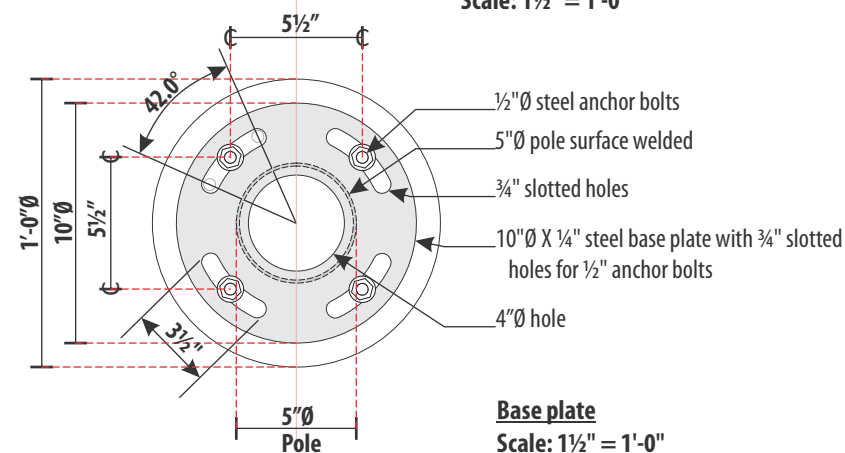
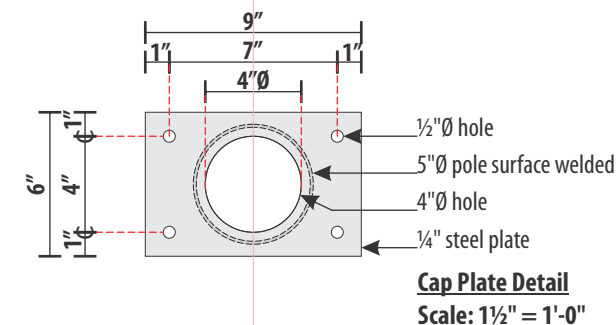
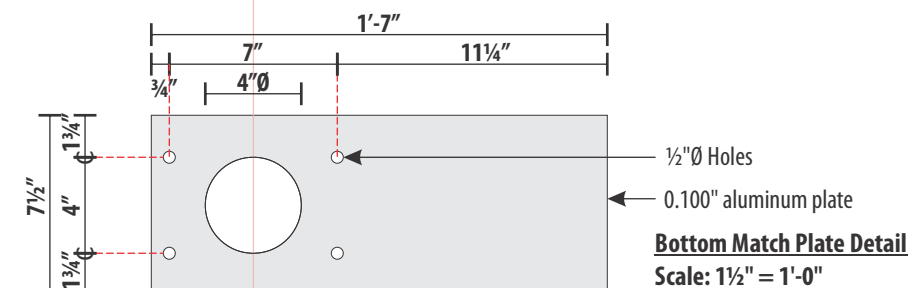
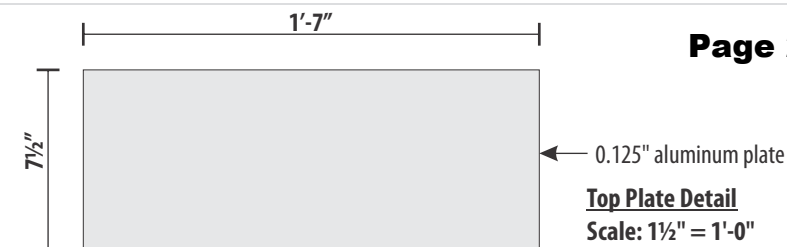
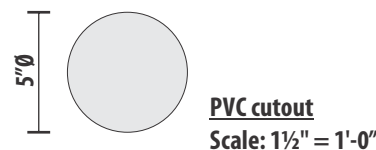
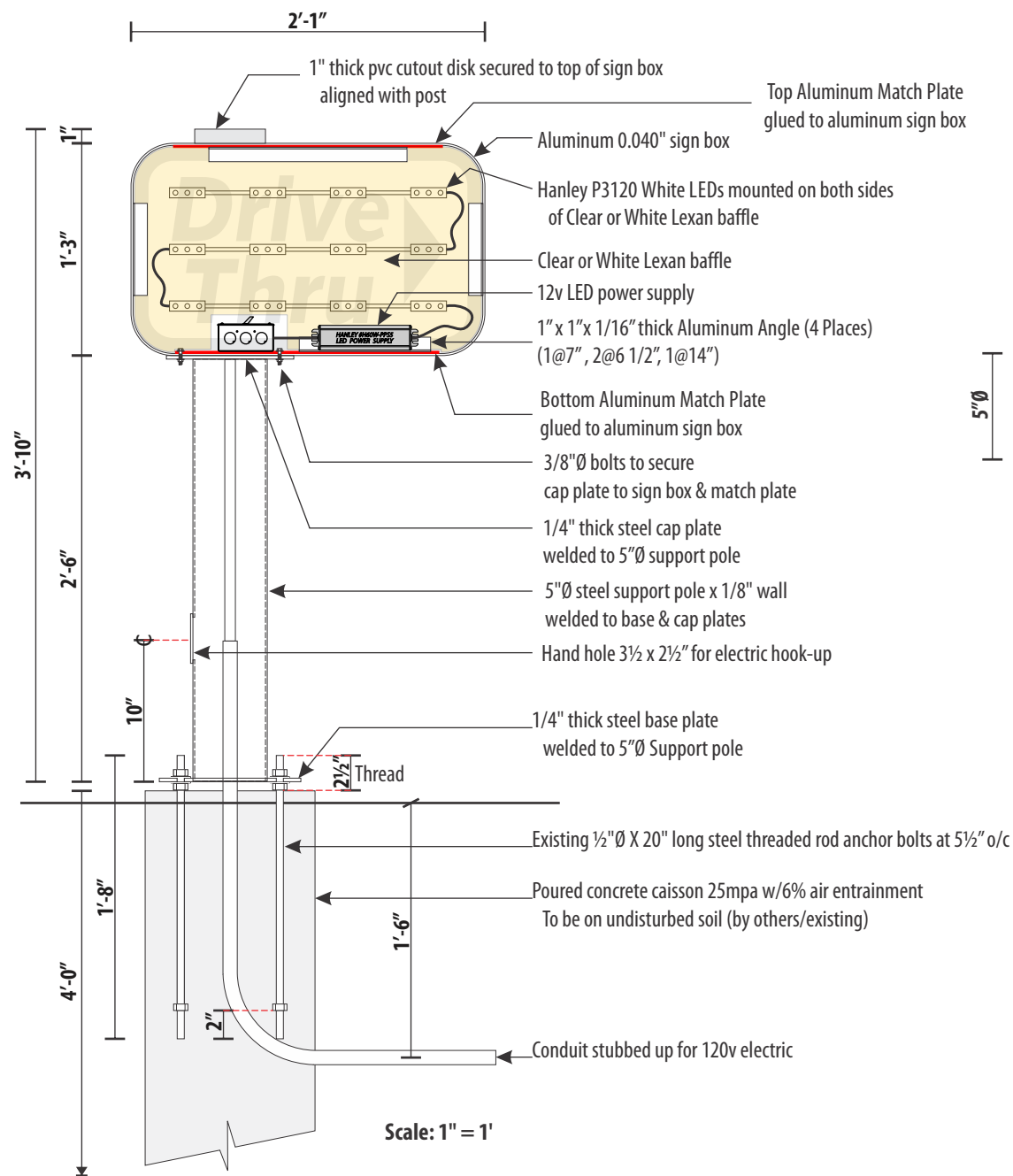
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DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	AS NOTED	
PAGE:	11 of 18	
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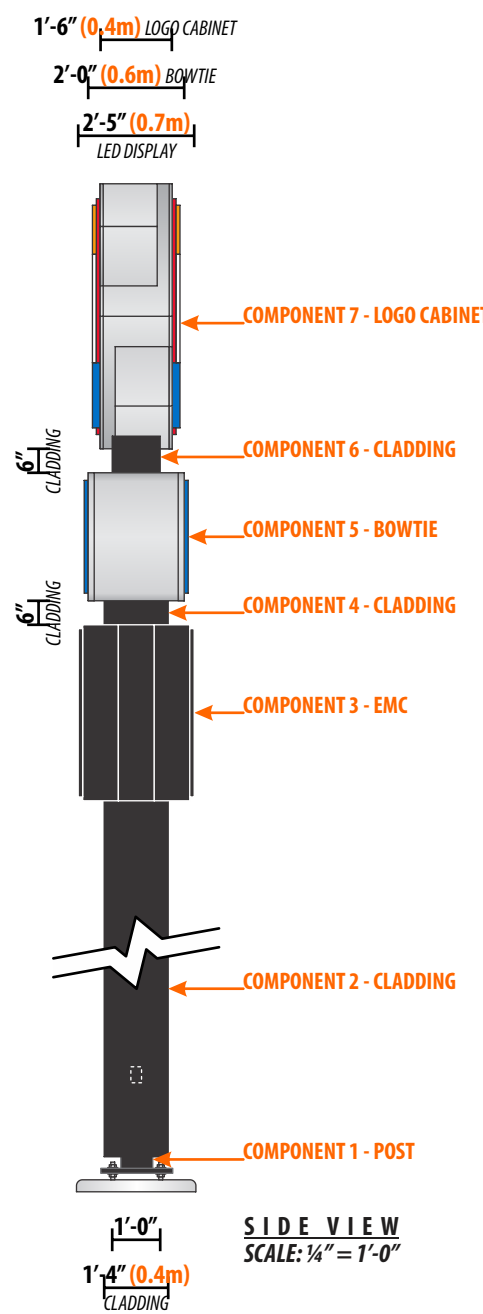
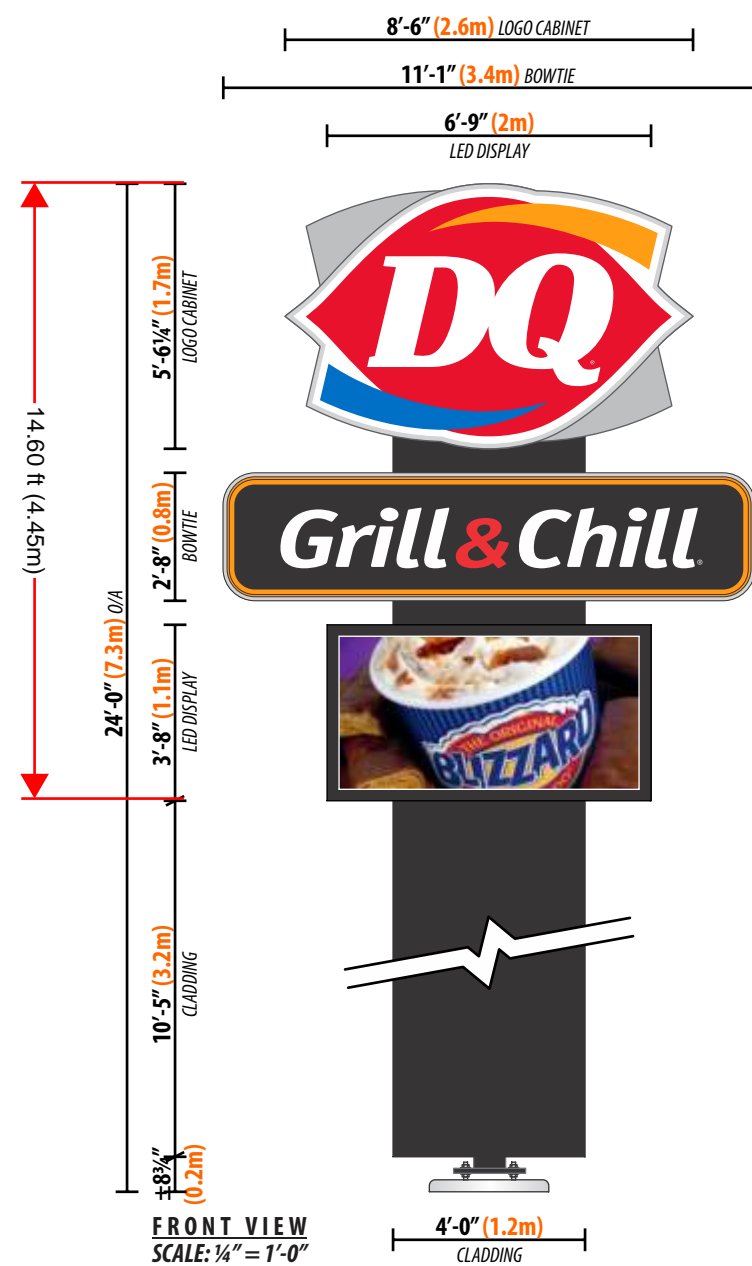
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DOUBLE-SIDED "DQ" LOGO SIGN CABINET:

- 3/16" Clear polycarbonate (solar grade) faces
 - Four-colour painted embossed pan face
 - All colours to be translucent
- 0.08" Aluminum filler
 - Painted to match natural anodized aluminum
- 1" PVC retainers
 - Painted to match natural anodized aluminum
- Illuminated with White GE LEDs
- Thru-bolts secure with the pole

DOUBLE-SIDED "Grill & Chill" BOWTIE SIGN CABINET:

- 3/16" Clear polycarbonate (solar grade) faces
 - Four-colour painted embossed pan face
 - All colours to be translucent
- 0.1" Aluminum filler
 - Painted to match natural anodized aluminum
- 1" PVC retainers
 - Painted to match natural anodized aluminum
- Illuminated with White GE LEDs
- Thru-bolts secure with the pole

TWO SINGLE-SIDED DAKTRONICS GALAXY® RGB LED MATRIX DISPLAYS:






- 60 lines by 125 columns
- 845 watts/display (14.02 amps)
- Include aluminum filler & EX-3 angle painted black
 - To fill top sides and bottom
 - EMC is to appear to be One double-sided box
- Note: Use only LORD® adhesive to fasten angle to EMC
 - NO SCREWS!

PYLON SIGN BODY CLADDING:

- 0.1" Aluminum cladding painted Black
- Over 2" X 2" X 3/16" Aluminum Angle sub-structure

CONCRETE BASE & ANCHOR BOLTS:

- See details on page 14

 Red PMS #185C	 Black Paint
 Orange PMS #1375C	 Metallic Silver
	 White Acrylic

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	1/4" = 1'-0"			
PAGE:	12 of 18			

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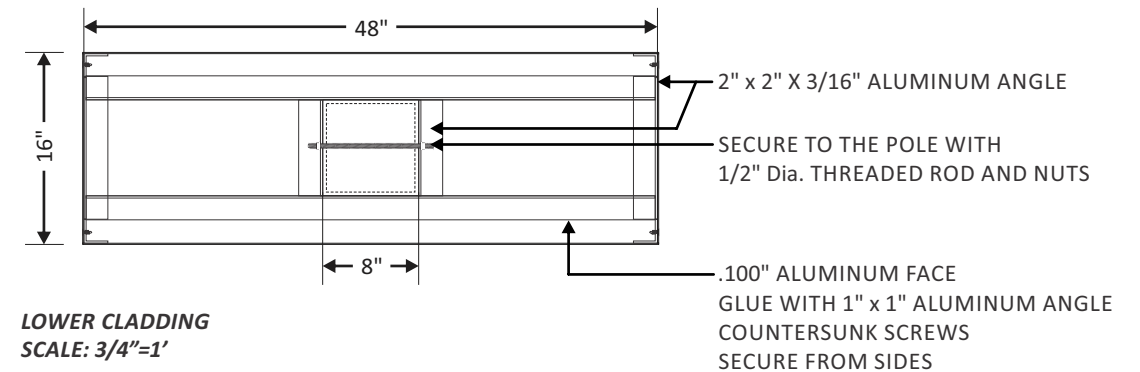
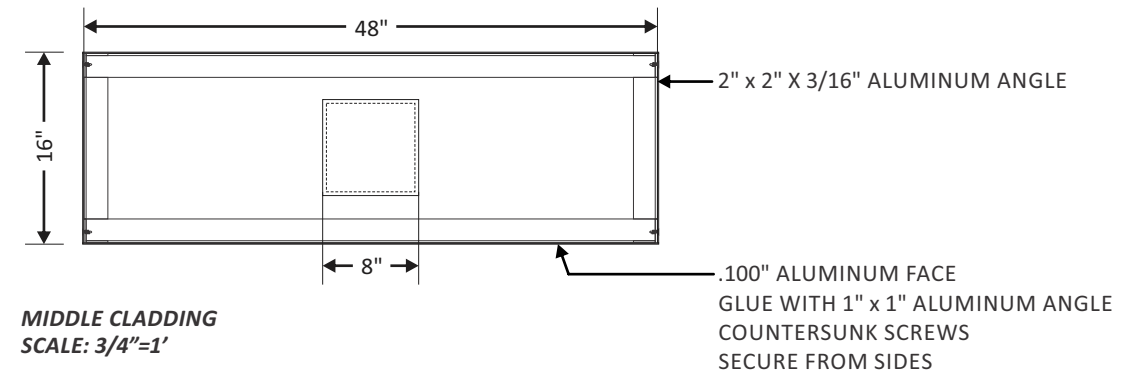
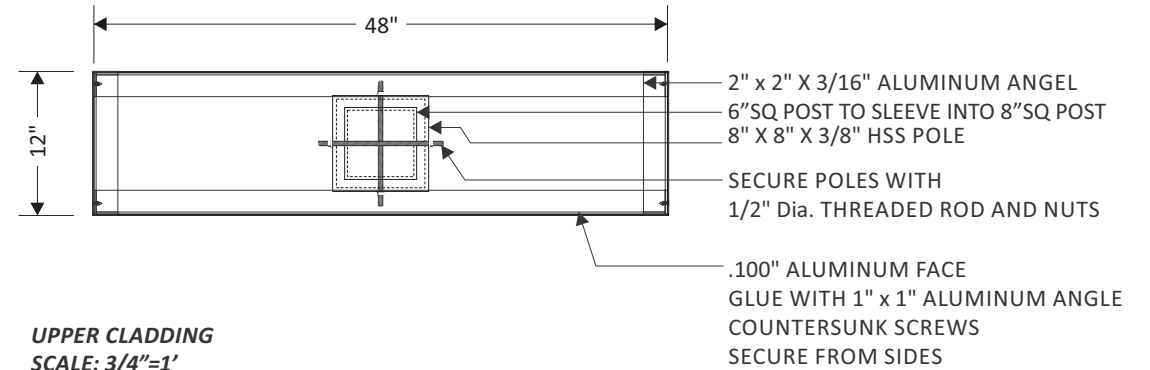
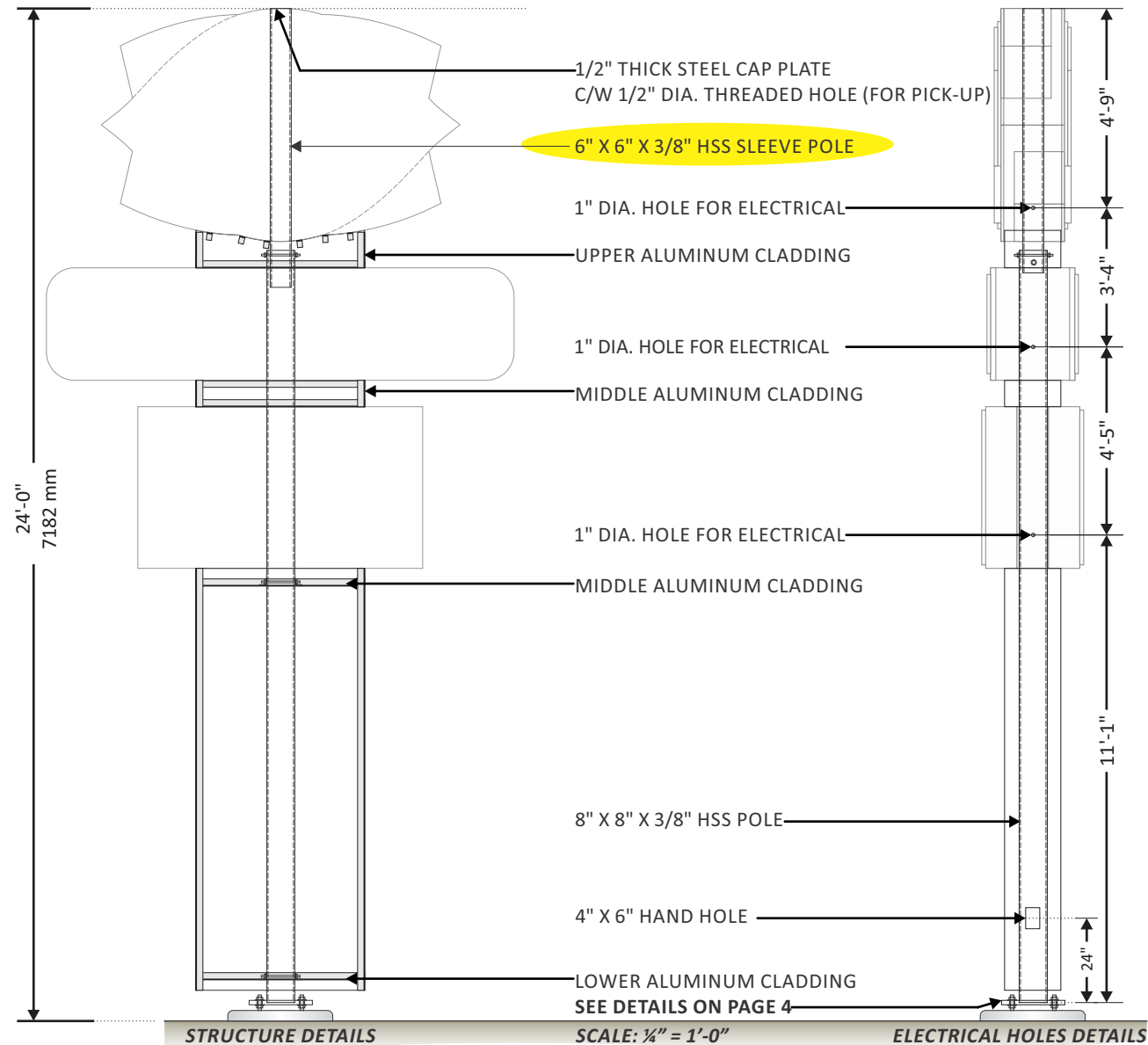
Approved By: ☐ SHOP READY ☐ INTERIOR



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DATE:	May 16, 2019	JR
SALES:	J.C. Purves	
SCALE:	AS NOTED	
PAGE:	13 of 18	
FILE NAME:	27439 DQ Langdon, BC - Exterior Signage	
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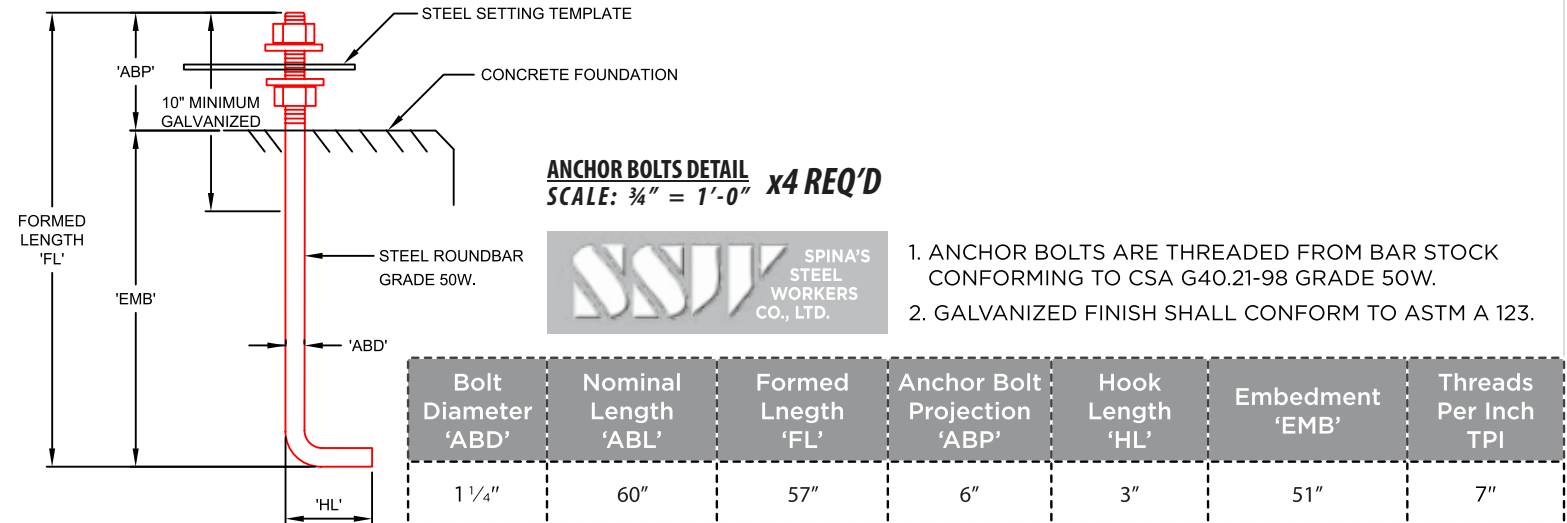
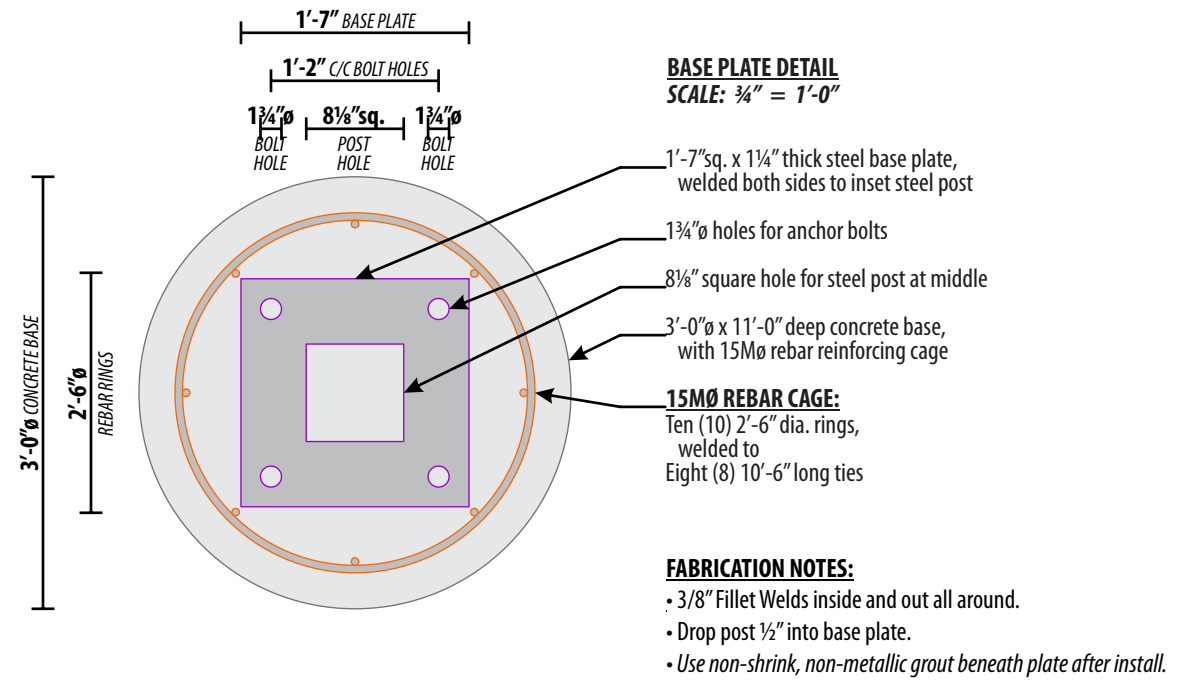
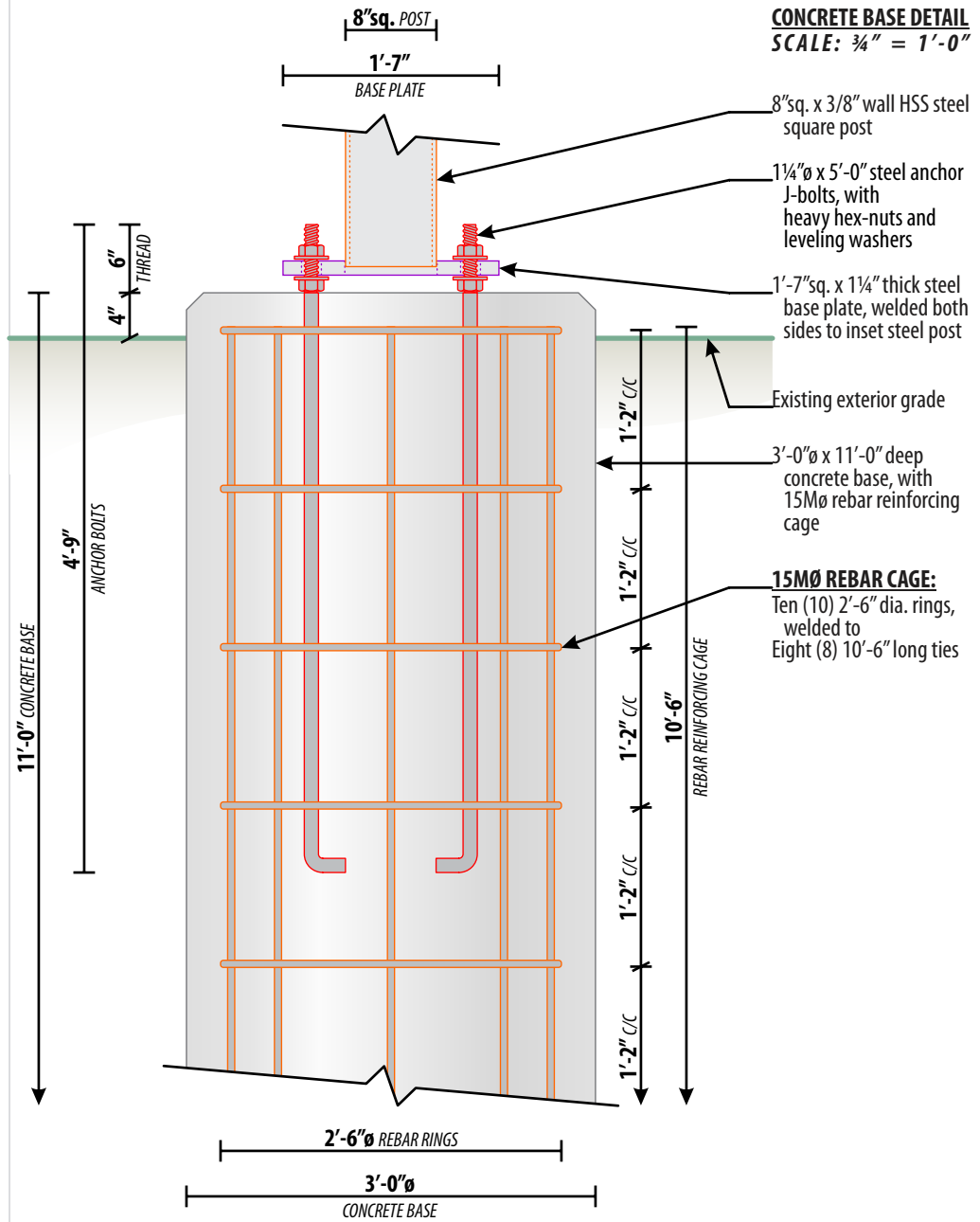
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65 Cascade St., Hamilton, ON

Dairy Queen #27439
704 Centre Street,
Langdon, AB T0J 1X0





DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
SALES:	J.C. Purves		REVISIONS:	
SCALE:	3/4" = 1'-0"			
PAGE:	14 of 18			

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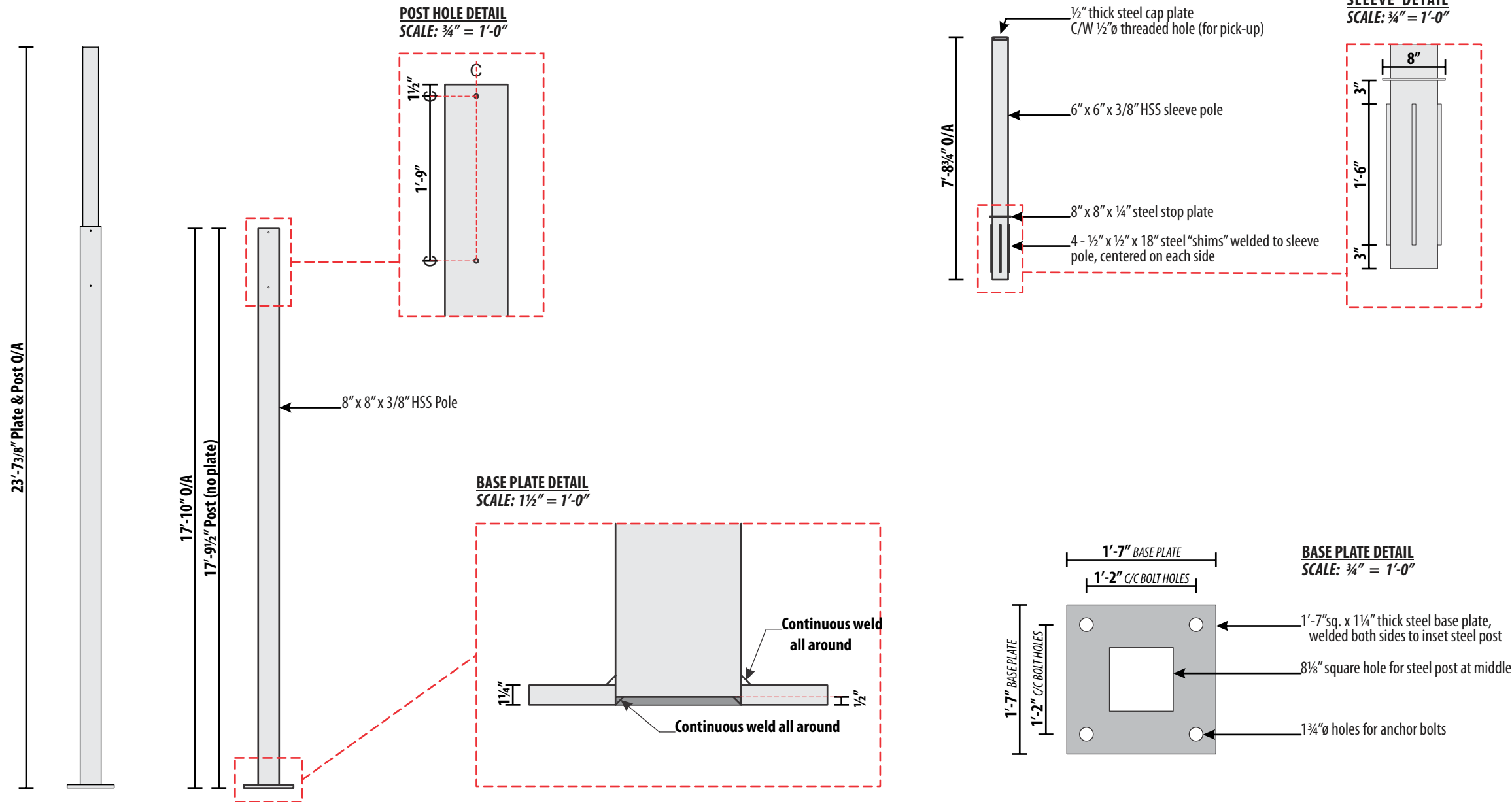
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Date Approved: ☒ CONCEPTUAL ☒ EXTERIOR

Approved By: ☐ SHOP READY ☐ INTERIOR

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SALES:	J.C. Purves	
SCALE:	AS NOTED	
PAGE:	15 of 18	
FILE NAME:	27439 DQ Langdon, BC - Exterior Signage	
REVISIONS:		

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.187" CLEAR POLYCARBONATE (SOLAR GRADE) FACES
FOUR COLOUR PAINTED EMBOSSED PAN FACE
ALL COLOURS TO BE TRANSLUCENT
.080" ALUMINUM FILLER & 1" PVC RETAINERS
PAINTED TO MATCH NATURAL ANODIZED ALUMINUM
ILLUMINATED WITH WHITE GE LEDS
THROUGH BOLTS SECURE WITH THE POLE
PROVIDE RAIN HOLES

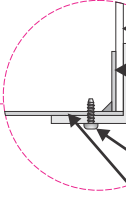


*Note:
SIGN BOX POST IS SECURED TO POLE WITH 1/2" DIA. THRUBOLTS
FASTENED THROUGH INTERIOR 2"x3"x1/4" ALUMINUM ANGLES*



- 1/2" Dia. THRUBOLT
- 2"x3"x 1/4" ALUMINUM ANGLE CRADLE
- ANGLE FACE FRAME
- ALUMINUM .080 FILLER
- 3/4" WIDE FILLER FACE FLANGE
- VACUUM FORMED FACE
- WHITE DOUBLE SIDED LED
- **GEDSH71-2** MODULES x32
- MODULE MOUNTING RAIL
- 2 PC, POWER SUPPLIES **GEPS24-100-U**
& ELECTRIC DISCONNECT
- 16 MODULE PER POWER SUPPLY
- 1" x 1" x 3/16" ALUMINUM TUBE
- 6" x 6" HSS SLEEVE POLE





Approx: 46.9 Sq. Ft. Weight: 187 lbs. Current: 2.33 AMPS

**NOTE: Drill min. of (2) drain holes in bottom of sign box.
Inside of shaped box, internal bracing painted white**







PMS 185C
RED

PMS 1375C
ORANGE

PMS 300C
BLUE

METALLIC
SILVER

WHITE

DATE:	May 16, 2019	JR	FILE NAME:	27439 DQ Langdon, BC - Exterior Signage
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SCALE:	3/8" = 1'-0"			
PAGE:	16 of 18			

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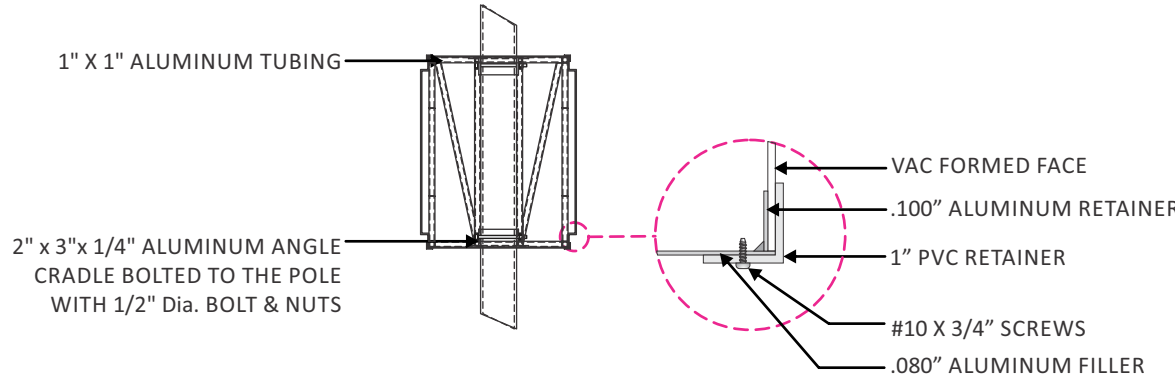
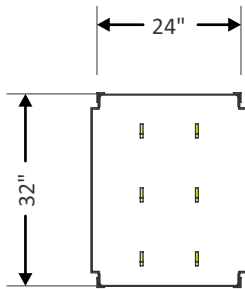
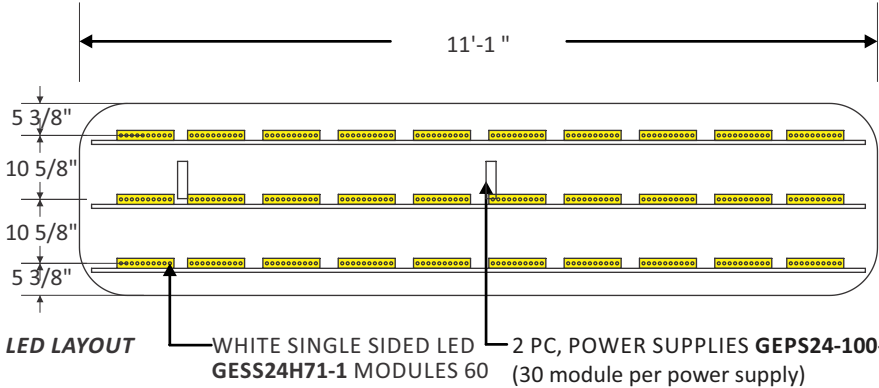
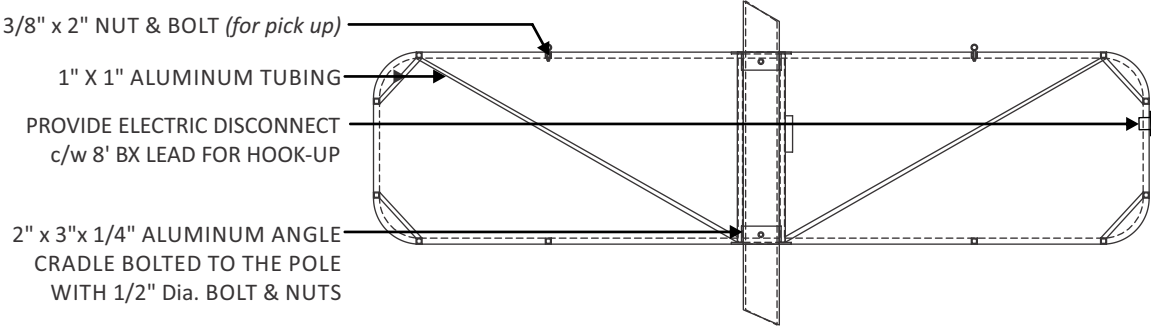
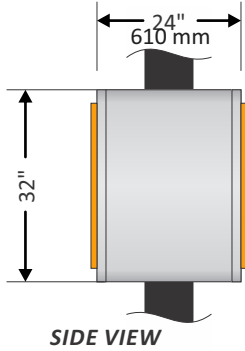
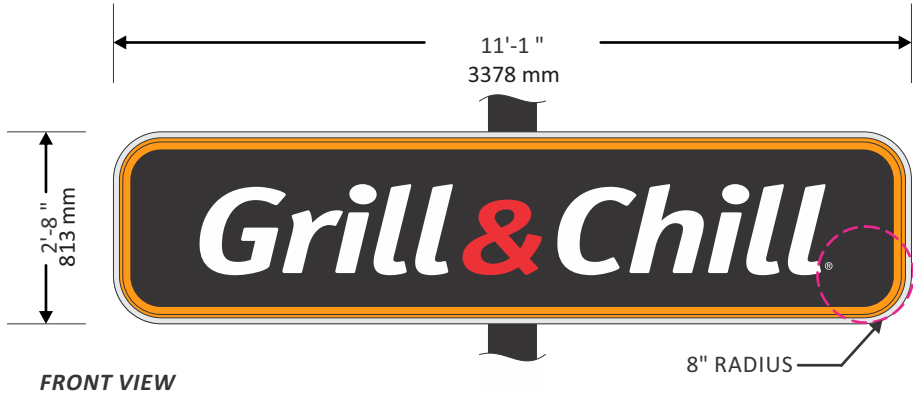
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GRILL & CHILL DS PYLON SIGN
.187" CLEAR POLYCARBONATE (SOLAR GRADE) FACES
FOUR COLOUR PAINTED EMBOSSED PAN FACE
ALL COLOURS TO BE TRANSLUCENT
.100" ALUMINUM FILLER & 1" PVC RETAINERS
PAINTED TO MATCH NATURAL ANODIZED ALUMINUM
ILLUMINATED WITH WHITE GE LEDS
THROUGH BOLTS SECURE WITH THE POLE
PROVIDE RAIN HOLES

Area: 29.6 FT². Weight: 118.2 lb Current: 1.67 Amps

**NOTE: Interior of sign box painted white.
Drill min. of (2) drain holes in bottom of sign box.**

			
PMS 1375C ORANGE	PMS 185C RED	WHITE	BLACK

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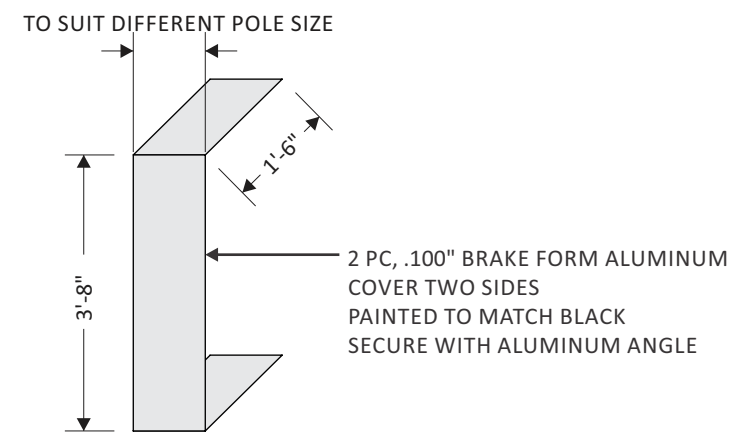
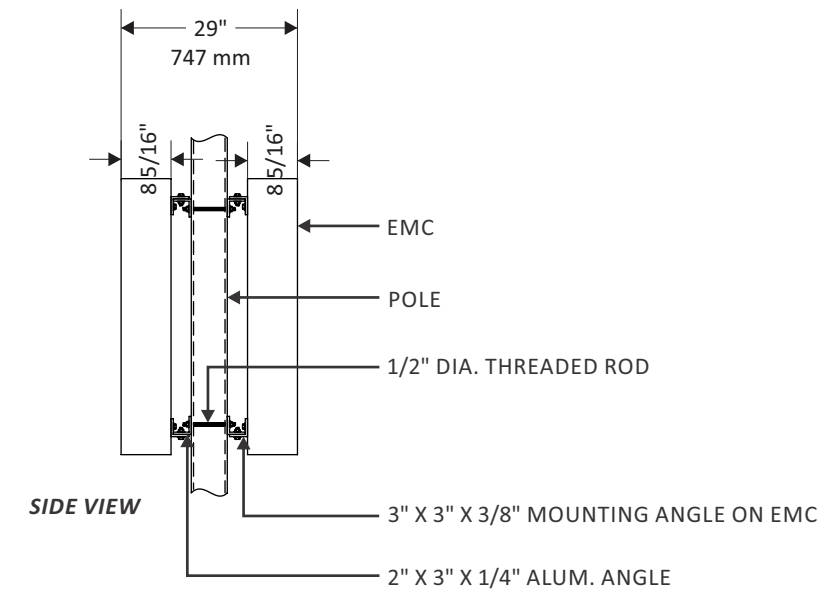
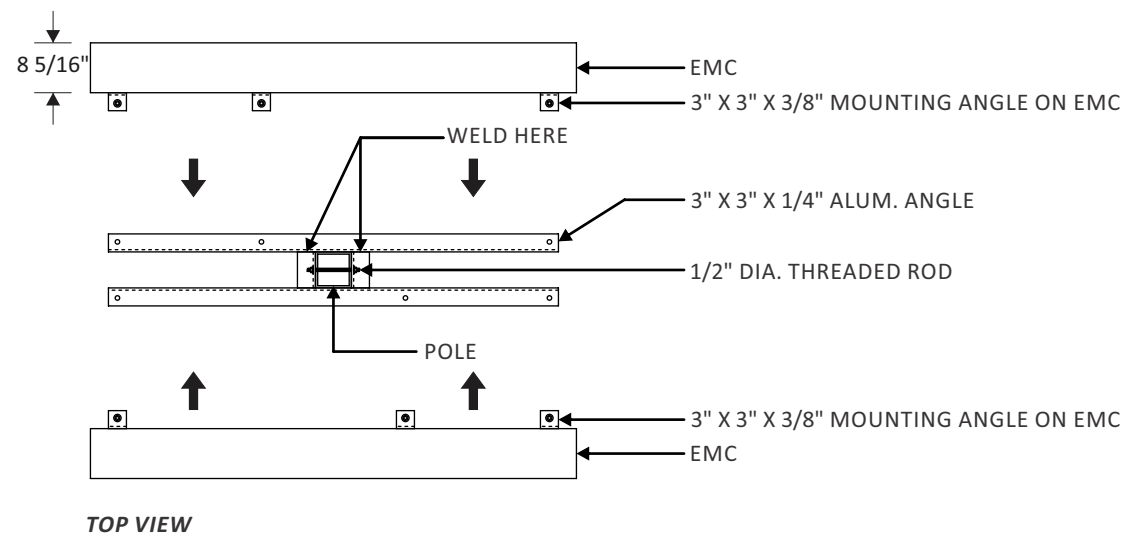
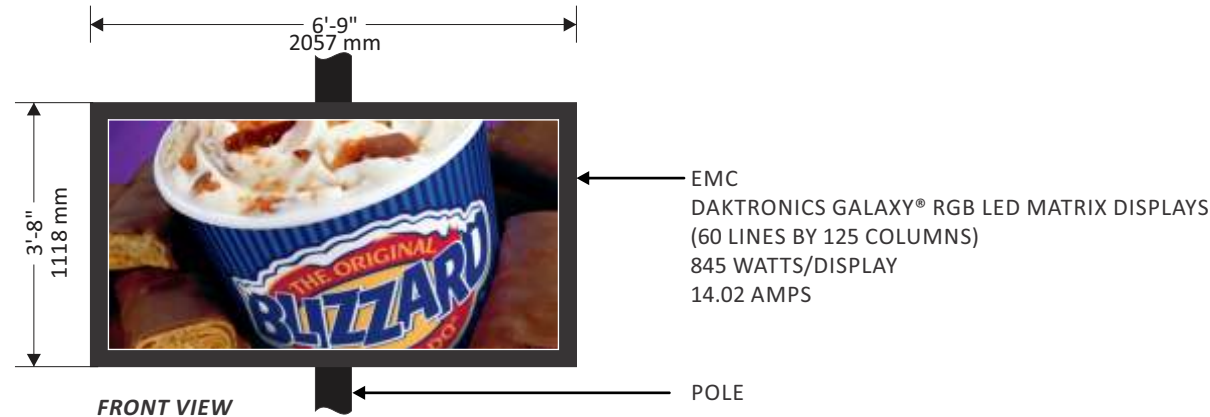
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Rick Balbi Architect Ltd.
5917 - 17th Street S.W.
Calgary, Alberta T2H 0G4
Ph: (403) 253 - 2853 Fax: (403) 253 - 3078
general@rbalbi.ca

Seat:

Site Services:

Structural:

Mechanical:

Electrical:

PROPOSED
DAIRY QUEEN



AND
COMMERCIAL BUILDING

704 Centre Street
Langdon, Alberta

Revisions:

MARCH 15, 2017: ISSUED FOR CLIENT REVIEW
APRIL 10, 2017: ISSUED FOR DEVELOPMENT PERMIT
MAY 30, 2017: REVISIONS TO PLANS AS PER COUNTY COMMENTS MAY 5, 2017
AUGUST 30, 2017: REVISIONS TO PLANS AS PER SUBSEQUENT COMMENTS AND DISCUSSIONS WITH THE PLANNER ON FILE - commercial building foot print reduced, parking revised, landscaping revised
FEBRUARY 7, 2018: REVISIONS AS PER DQ Plans January 25, 2018.
FEBRUARY 28, 2018: REVISIONS AS PER CIVIL
MAY 1, 2018: Revisions as per Prior to Issuance comments, Phase 1 and 2 delineated, Access Aisle Added.
NOVEMBER 28, 2019: Pylon Sign Location Change due to electrical and telus line conflicts at previous location.

Drawing Title:

Site Plan

JOB No.

16-349

DATE:

JAN. 17, 2017

DRAWN:

EF

DP1

SITE INFORMATION

LEGAL DESCRIPTION: CONDO PLAN: UNIT 1 PLAN 001 1878
ADDRESS: 704 Centre Street Langdon, Alberta
SITE AREA: ± 3396.72 sq.m. (±36,562 sq.ft.) (0.839 ac)
ZONING: DC-002-DIRECT CONTROL C-4873-98
SITE COVERAGE: 15.89%
FAR: 0.198

BUILDING AREA INFORMATION

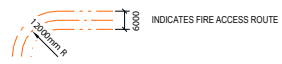
PROPOSED DAIRY QUEEN: ±243 sq.m. (2,613 sq.ft.)
PROPOSED DAIRY QUEEN COOLER/ FREEZER: ± 43 sq.m. (463 sq.ft.)
PROPOSED COMMERCIAL BUILDING: ±254 sq.m. (2,734 sq.ft.)
TOTAL PROPOSED BUILT AREA: ±540 sq.m. (5,810 sq.ft.)

PARKING REQUIREMENTS

PARKING REQUIRED:
DIRECT CONTROL BYLAW C-4873-98:
PARKING STALLS REQUIRED: 7 STALLS/ 100 sq.m
±540 sq.m/ 100 = 5.4 X 7 = 37.8 REQUIRED PARKING STALLS
PARKING STALLS PROVIDED: 39 STALLS

PRIMARY FIRE ACCESS ROUTE DESIGN

NOTE: ACCESS ROUTE AVAILABLE BUT NOT REQUIRED: 3.2.5.4 - < 3 Storeys, < 600 sq.m in building area



FIRE ACCESS ROUTE TO CONSIST OF AN ASPHALT DRIVEWAY DESIGNED TO SUPPORT 38,550kg LOAD, EMERGENCY VEHICLE

LANDSCAPE

LANDSCAPING AREA REQUIRED:
10% of the Development Area = 339.67 sq.m.
TOTAL SETBACK AREA:
SIDE + REAR + FRONT = 1,254.69 sq.m.

TREE TYPE / CALLIPER / HEIGHT:
• Deciduous trees (small) 50 mm calliper
• Deciduous trees (large) 65 mm calliper
• Coniferous trees (small) 2 metres height
• Coniferous trees (large) 3 metres height
• Shrubs 0.6 metres height or spread

TREES REQUIRED:
1 TREE FOR EACH 46.0 sq.m. OF SETBACK AREAS
1254.69 sq.m. / 46.0 sq.m. = 27.27

50 % OF THE REQUIRED NUMBER OF TREES MAY BE SUBSTITUTED WITH SHRUBS AT A RATIO OF 3 SHRUBS TO 1 TREE FOR DECIDUOUS TREES, AND 4 SHRUBS TO 1 TREE FOR CONIFEROUS TREES.

TREES
27.27 / 2 = 13.6 TREES
60 DECIDUOUS - 40 CONIFEROUS RATIO
13.6 x 0.60 = 8.16 DECIDUOUS
3:1 RATIO = 8.16 x 3 = 24.48 DECIDUOUS SHRUBS
13.6 x 0.40 = 5.44 CONIFEROUS
4:1 RATIO = 8.16 x 4 = 32.64 CONIFEROUS SHRUBS

TOTAL TREES / SHRUBS REQUIRED:
14 TREES
25 DECIDUOUS SHRUBS
33 CONIFEROUS SHRUBS

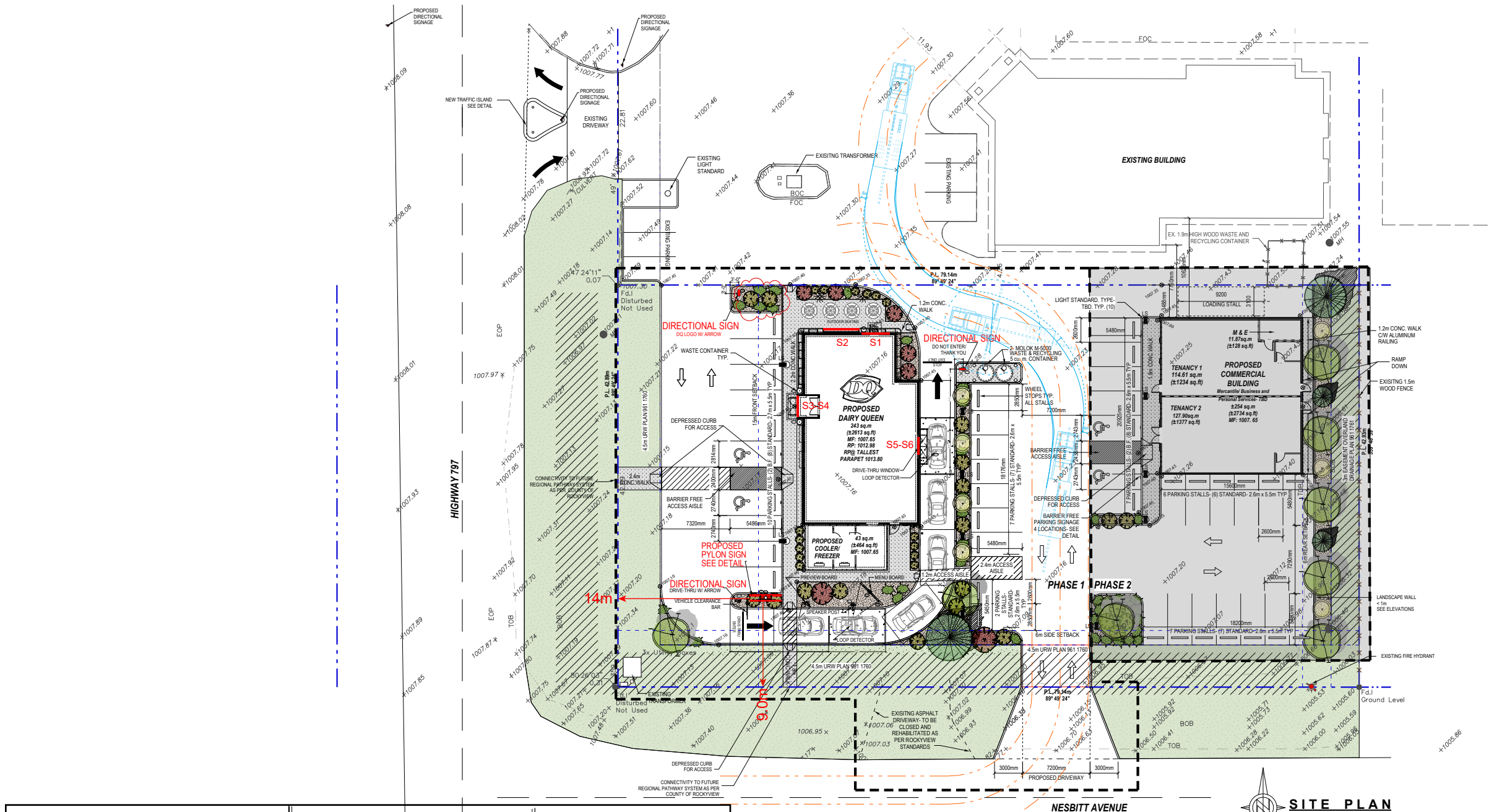
KEY	ITEM	SIZE (At time of Planting)	No.
	LARGE CONIFEROUS TREES Colorado Blue Spruce (Picea Pungens)	4.0m height minimum	2
	SMALL CONIFEROUS TREES Columnar Spruce (Picea Pungens 'Fastigiate')	3.0m height minimum	2
	LARGE DECIDUOUS TREES Columnar Swedish Aspen (Populus Tremula 'Erecta')	minimum 85mm calliper	7
	SMALL DECIDUOUS TREES Shubert Chickberry (Prunus Virginiana 'Shubert') Amur Maple Pin Cherry	minimum 50mm calliper	8
	DECIDUOUS SHRUBS Western Sandcherry (Prunus Besseyi) Golden Currant (Ribes Aereum) Ural False Spirea (Spiraea Spiraeoloides)	600mm height minimum	35
	CONIFEROUS SHRUBS Dwarf Norway Spruce (Picea Parviflora) Red Cedar Dogwood (Cornus Sericea)	600mm height minimum	7
	CONIFEROUS SHRUBS Juniper (Juniperus Communis 'Alpine Carpet')	600mm spread minimum	37

TOTAL TREES / SHRUBS PROVIDED:
19 TREES
42 DECIDUOUS SHRUBS
37 CONIFEROUS SHRUBS

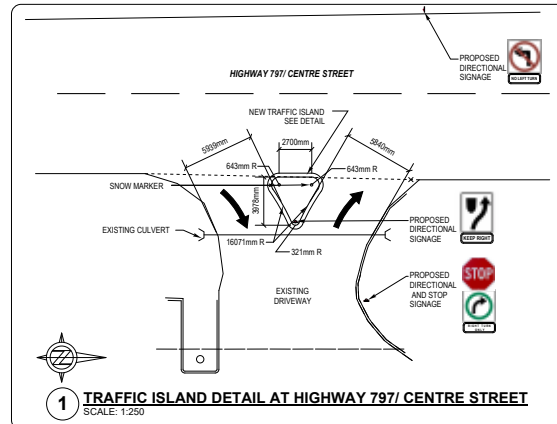
ALL TREES AND SHRUBS SHOWN ON PLAN ARE SHOWN AT MATURITY/ FULL GROWTH			
	GRASS/SOD		EX. EXISTING GRADE
	MULCH		EX. PROPOSED GRADE
	CONCRETE		EX. WOOD FENCE
	EXPOSED OR STAMPED CONCRETE		EX. LIGHT STANDARD - TBD
	ASPHALT		EX. FIRE HYDRANT

NOTES:

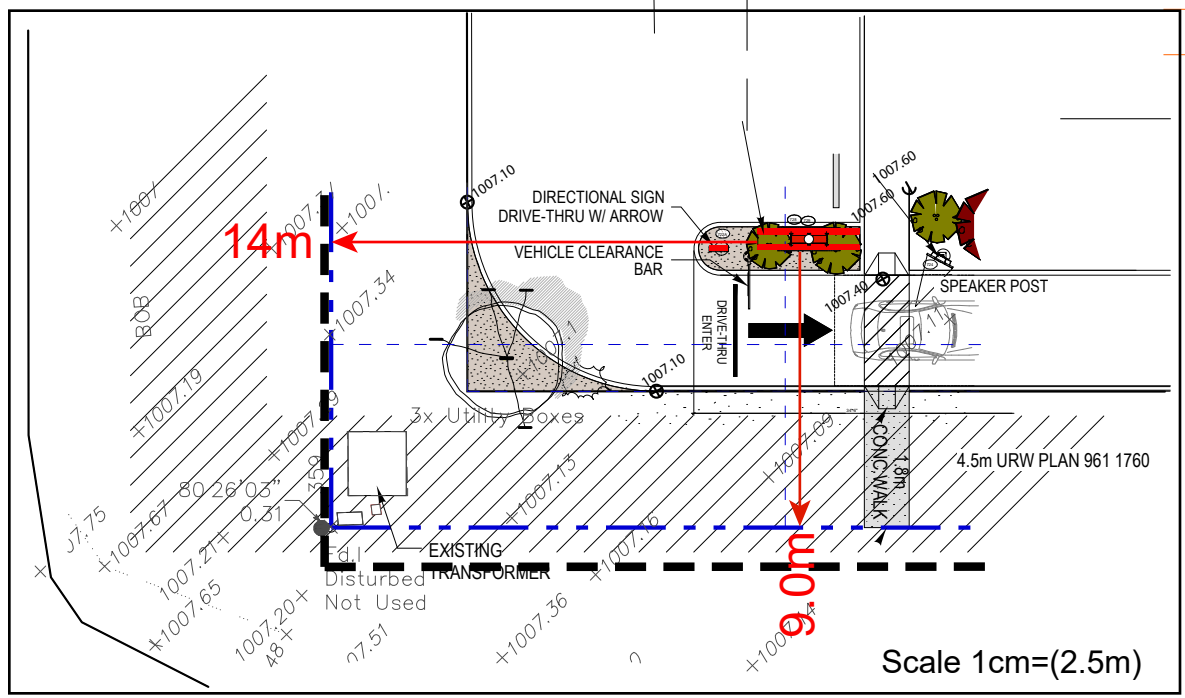
- All sites shall have a weed control program in accordance with the Weed Control Act of Alberta.
- The adjacent boulevard area that fronts the lot from the back of curb (or sidewalk if applicable) to the property line shall be loaned and grassed by the lot owner with uniformed seed of species of mixtures as specified by Rocky View County in conjunction with the development of their lot.
- Landscape materials shall be of low maintenance type. Trees, shrubs and ground cover are preferred to lower beds.
- All plantings are to be drought tolerant species from a southern Alberta nursery.
- Consideration of winter appearance should be given, particularly where landscaping is used for screening.
- The lot owner shall be responsible for proper maintenance of landscaping and ground cover, including the boulevard fronting the lot boundary. All landscaped areas shall be maintained to high standards.
- Shrub Beds: Min. 2" Bark Chip Mulch Bed over Weed Control Mat and Sheltered Sub-Soil.
- Plants in Plant List may be substituted with other local area acceptability plants.
- ALL LANDSCAPED AREAS TO BE IRRIGATED W/ UIC SPRINKLER SYSTEM AND BOUNDED BY CONCRETE CURB IF NOT BOUNDED BY DECORATIVE CONCRETE UNIT BLOCK WALL.



SITE PLAN
Scale 1cm=5m



1 TRAFFIC ISLAND DETAIL AT HIGHWAY 797 / CENTRE STREET
SCALE: 1:250



Scale 1cm=(2.5m)