



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission

March 10, 2020

Development Permit Number: DP 2020-003

PROPOSAL: Sign – Identification and Changeable Content

LEGAL DESCRIPTION: Plan 141 2013, Block 2, Lot 1, NW 11-24-22-4

LOCATION: 8.04 kms (5 miles) south of the Village of Standard

PARCEL SIZE: 4.74 ha (11.71 acres)

ZONING: Community Service (CS)

DETAILS OF PROPOSAL:

The proposal is to place an identification sign for the school on the upper part of the sign pole with an illuminated changeable content sign mounted below. The widest measurement of the sign is 4.57 m (15.0 ft). The lowest point of the sign will be 2.6 m (8.5 ft) from the ground with the highest point being 6.10 m (20.0 ft) in height.

The applicants have already received approval from Alberta Transportation for the sign to be located 10.0 m (32.8 ft) from the right-of way of HWY 561, approximately 45.0 m (148.0 ft) east of RR 222.

The proposed sign meets all of the requirements of the Land Use Bylaw, no variances have been requested.

An Identification Sign and a Changeable Content Sign are considered a Discretionary Use in the Community Service District (CS).

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The application falls outside of the CMRB plan area, no review by the Board is required.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposal aligns with the general philosophy of Policy 3.9 as it supports Institutional Development.

AREA STRUCTURE PLANS:

The application falls outside of any area structure plans.

LAND USE BYLAW (LUB):

9.10 Community Service District (CS)



Purpose and Intent

The purpose and intent of this district is to provide for cultural, educational and institutional land uses within the County. Uses may include, but are not limited to those of education, government, cultural activities, agricultural societies, religious assemblies and other institutional facilities and services.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Cemetery
Signs not requiring a Development Permit ¹	Child Care Facility
Solar Panel, Ground Mount ¹	Community Building and Facility
Solar Panel, Structure Mount ¹	Community Recreational Facility
Stripping and Grading ¹	Cultural Facilities
Utility Building	Essential Public Service
WECS (micro) ²	Parks & Playgrounds
WECS (Category 1) ¹	Private Amenity Space
	Recreational, Minor
	School, Public
	School, Post-Secondary
	School, Private
	Signs requiring a Development Permit [^]
	Worship Facility

7.18 Signage

- 7.18.1 Except as stated below in Signs Not Requiring a Permit, no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a Development Permit has been issued by the Development Authority.
- 7.18.2 A separate Development Permit for signage is not required if the proposed signs are detailed in a Development Permit application for a separate proposed use on a parcel.
- 7.18.3 In cases where multiple signs are proposed on a parcel at once, one Development Permit is required that encompasses all of the proposed signage.
- 7.18.4 For the purpose of this Bylaw and this Section, the following definitions apply:

- m) **Identification Sign** – means a sign which contains no advertising, but is limited to the name, address, and/or number of a building, institution or person, or the activity carried out by that person, or at that location.



Illustration: Identification Sign

- g) **Changeable Content** – means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.



Illustration: Changeable Content (Manual & Digital)

7.18.7 General Provisions

- a) Any signage to be erected, enlarged, or structurally altered and which is proposed to be located on privately owned lands shall comply with the provisions of this part whether or not a Development Permit is required;
- b) The Development Officer may refer any Development Permit application for a sign to the Development Authority for a decision;
- c) All signs must comply with applicable provincial legislation and approvals; the Development Officer shall refuse any application for signs within 300.0 m (984.25 ft) of a provincially controlled highway that does not have the written approval of Alberta Infrastructure and Transportation;
- d) All signs shall be of a quality construction and or a design suitable for public display;
- e) No sign shall be placed in a public road or laneway or sited in such a manner that the sign causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light, or other traffic device;
- f) No sign shall be located or placed in a manner that it will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage;
- g) No signs shall be erected on, affixed to or otherwise located on private property without the consent of the owner;
- h) All signage should be located or mounted such that there are no safety or visibility concerns to both road and pedestrian traffic;
- i) Temporary signs relating to a specific sale, event or work shall be removed by the advertiser within 14 days after the completion of the sale, event or work to which the sign relates;
- j) No Billboard shall be erected within 300.0 m (984.25 ft) of an existing billboard;
- k) All signs shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained;
- l) Signs shall not be flood-lighted in such a manner as to cause visual distraction to motorists;
- m) All signs shall comply with applicable provincial legislation and approvals;
- n) All election signage must comply with the provincial guidelines for election signs;
- o) Campaign signs for County (municipal) and School Board elections are allowed on private property, to a maximum of two (2) signs per lot provided that:
 - i. Such signs are removed within 72 hours after the polls close on Election Day. Candidates must ensure that the site is returned to its previous condition (holes are filled) and any items supporting the sign such as any supporting structures and/or wiring are removed from the property; and
 - ii. The authorization of the property owner is obtained prior to the signs being placed
- p) No more than 2 freestanding signs are permitted per parcel, except if the parcel is in an industrial or commercial district.

CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	A Signage Permit has been obtained.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors	No responses at the time of this report.

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-003:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-003 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The sign provides support for the school located on the same property.
- The sign aligns with MDP objectives by providing support to the community.
- The proposed location does not interfere with traffic flow or sight lines.
- Alberta Transportation has given their approval for the sign.

Appendix A:

1. This Development Permit is issued solely for a freestanding Identification and Information Sign for the School - Defined as a Sign, Identification and Changeable Content.
2. The sign shall not display at an angle, luminosity, intensity, or interval which creates a public hazard or nuisance.
3. No variances have been granted.
4. Development shall proceed according to Community Service (CS) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
5. No permanent development shall occur on or over any utility right of way or easement.

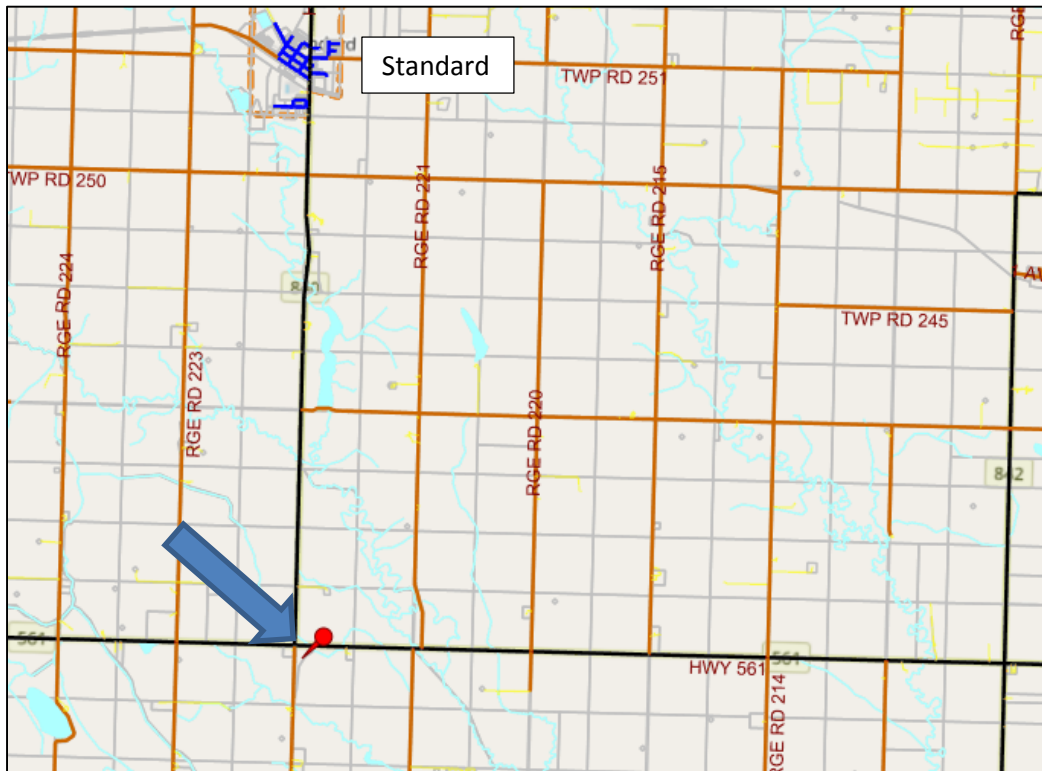
NOTES:

- All construction shall conform to Alberta Safety Code regulations.
- Development shall meet all provincial and federal legislation.



Suzanne Hayes, Development Officer

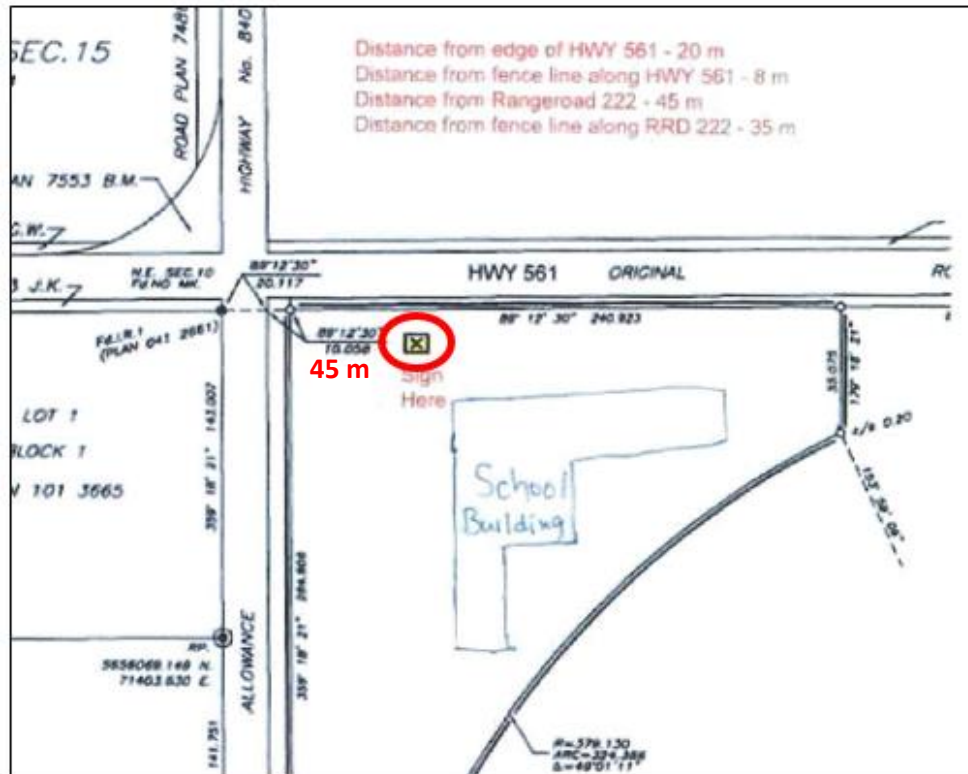
Appendix B: Location Plan



Appendix C: Aerial Photo



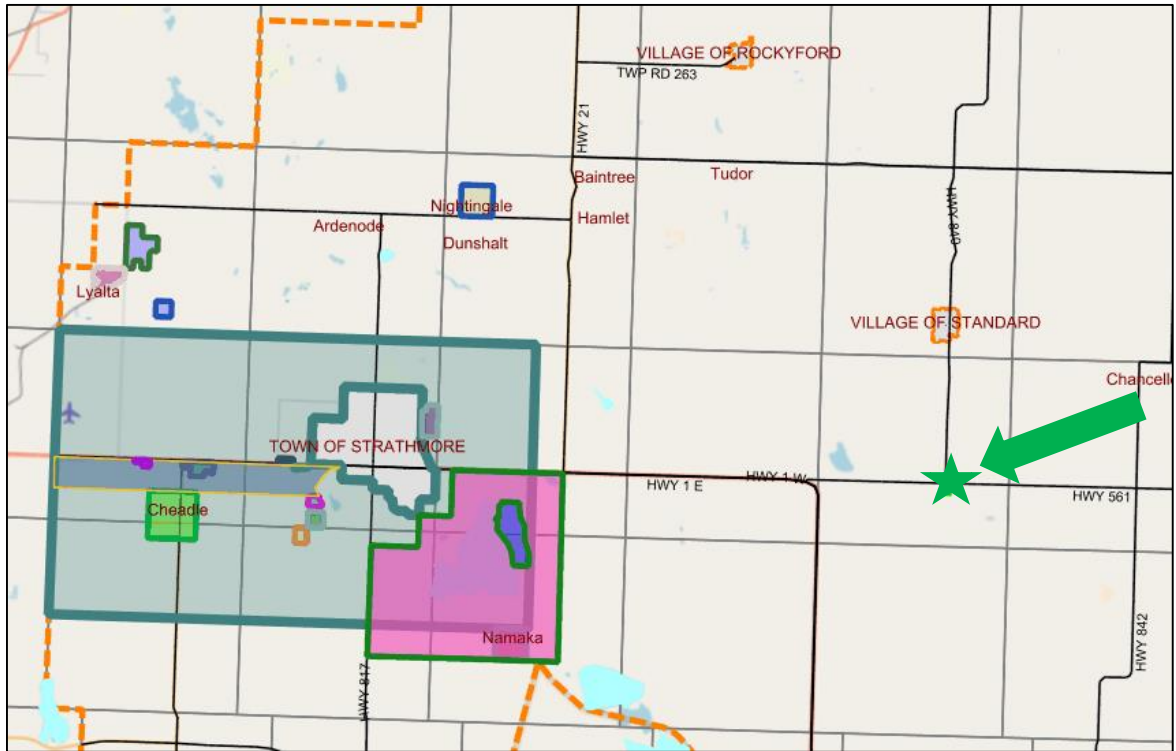
Appendix D: Site Plan



Appendix E: Example of Sign



Appendix F: CMRB and ASP's



Appendix G: Circulation Area

