Alberta Sign Association AGM

The Land Use Bylaw – Permitted and Discretionary Uses and Digital Message Signs Updates

Development Permits – Process and Timelines

Alberta Sign Association AGM

AGENDA

1. City of Calgary Land Use Bylaw
    - Permitted and Discretionary Uses
    - Digital Message Signs Updates
        - *What are they?*
        - *What is new?*
2. Development Permit
    - Process
    - Timelines
3. Questions?

Call our help line at (403) 268 - 5311

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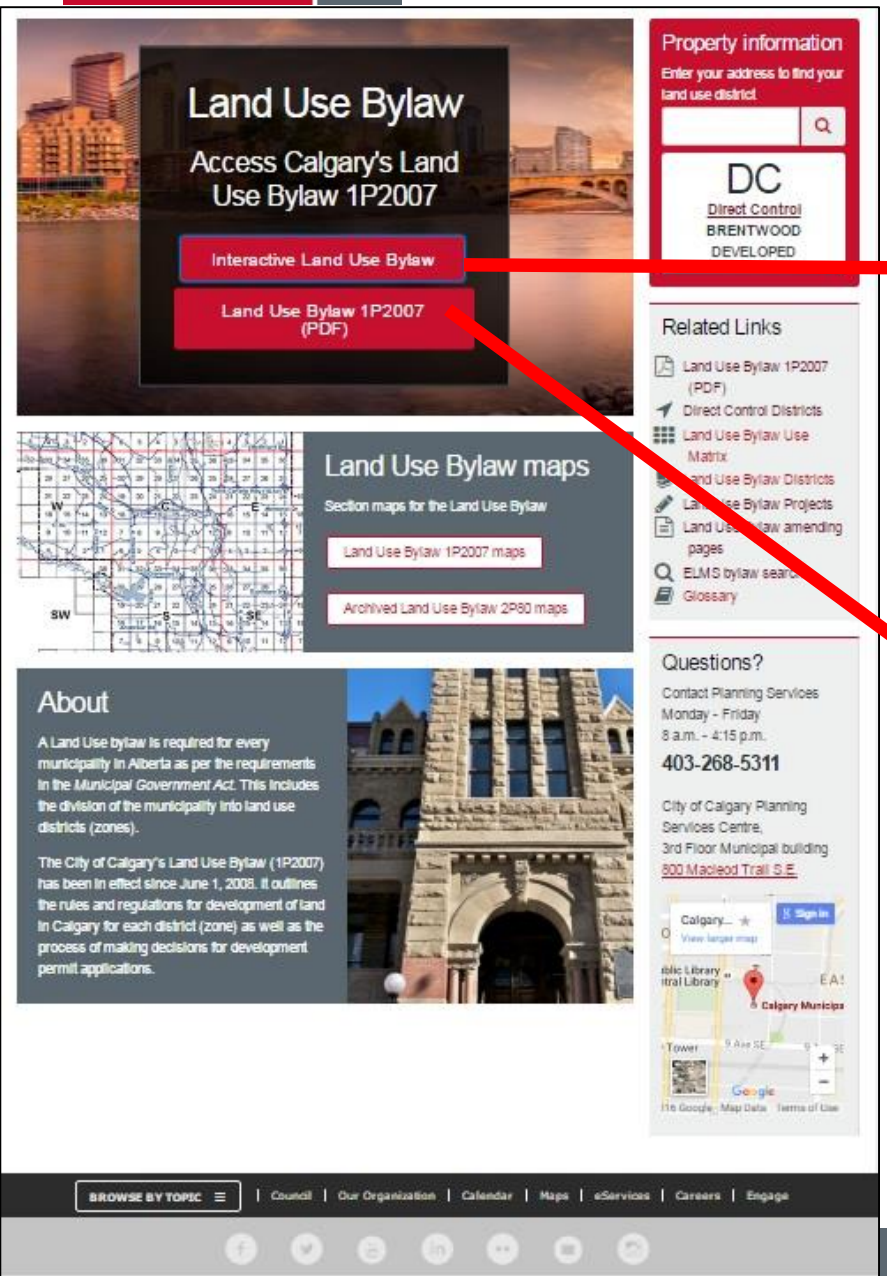
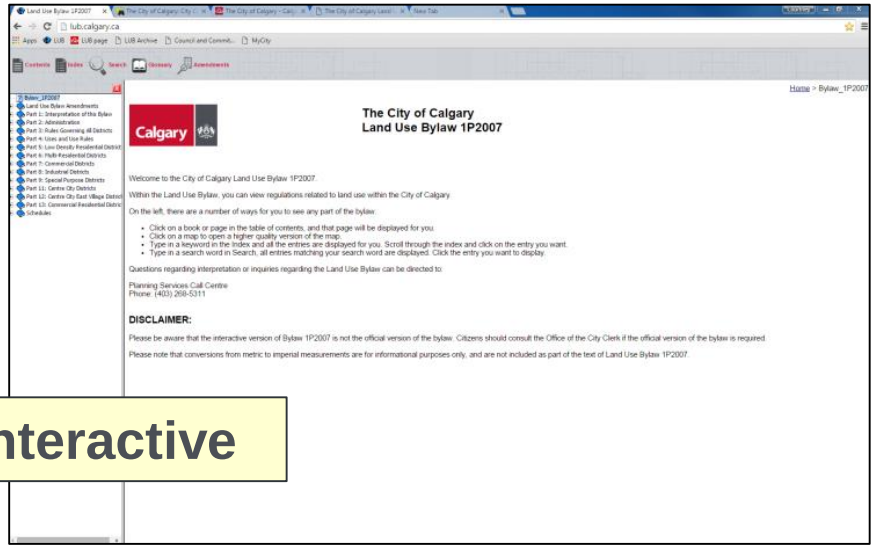
Land Use Bylaw 1P2007 at *Calgary.ca*



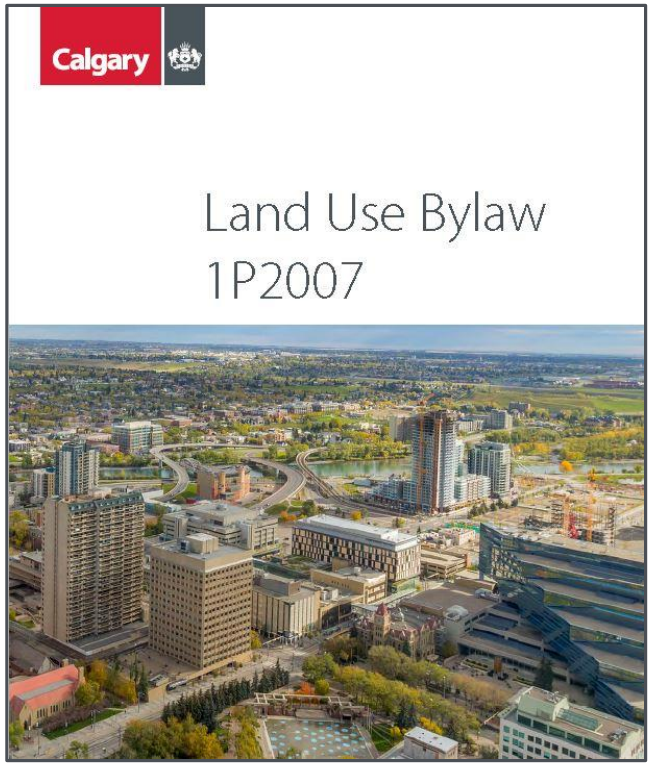


Interactive

PDF

City of Calgary Land Use Bylaw

Calgary has both permitted uses, and discretionary uses

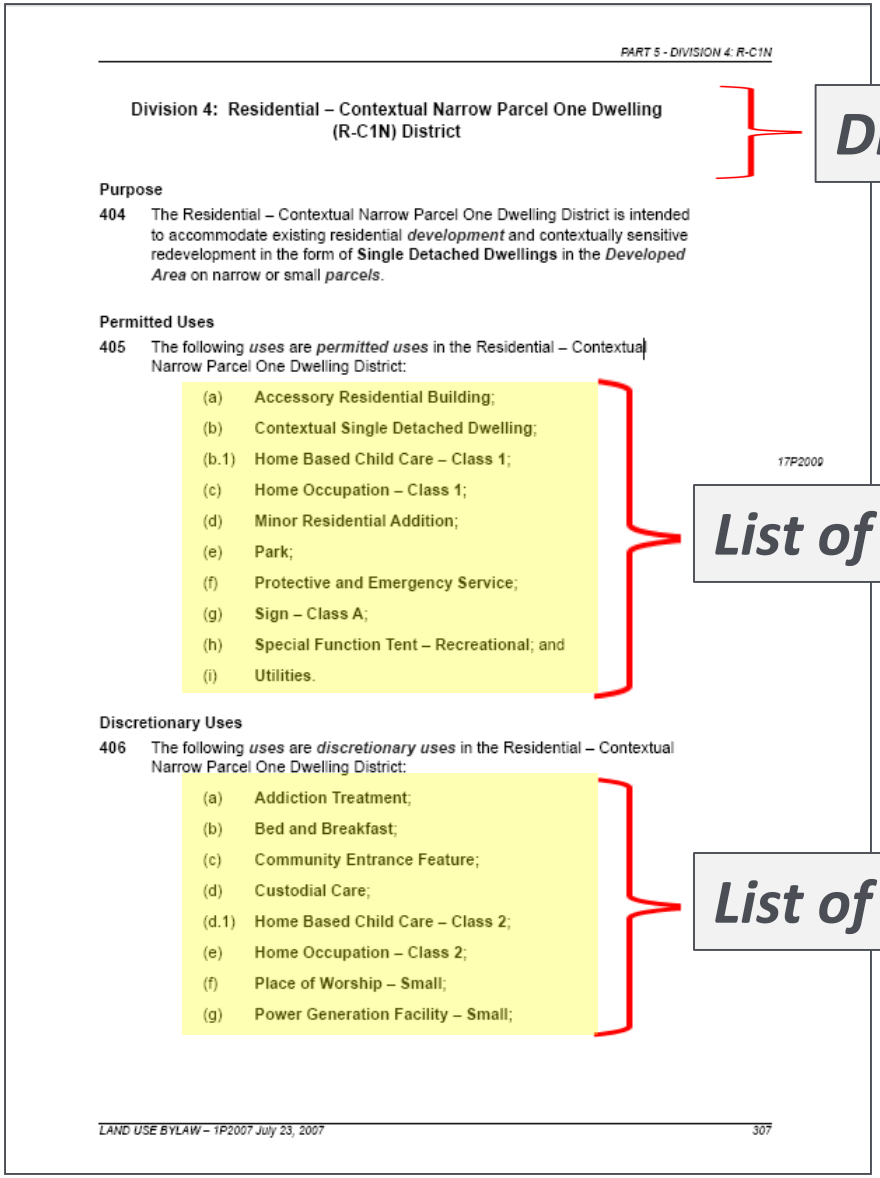


ZONING

DEV'T CONTROL

Uses are listed in each District of the Land Use Bylaw

City of Calgary Land Use Bylaw



PART 5 - DIVISION 4: R-C1N

Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

Purpose

404 The Residential – Contextual Narrow Parcel One Dwelling District is intended to accommodate existing residential *development* and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the *Developed Area* on narrow or small *parcels*.

Permitted Uses

405 The following *uses* are *permitted uses* in the Residential – Contextual Narrow Parcel One Dwelling District:

(a) Accessory Residential Building;
(b) Contextual Single Detached Dwelling;
(b.1) Home Based Child Care – Class 1;
(c) Home Occupation – Class 1;
(d) Minor Residential Addition;
(e) Park;
(f) Protective and Emergency Service;
(g) Sign – Class A;
(h) Special Function Tent – Recreational; and
(i) Utilities.

17P2009

Discretionary Uses

406 The following *uses* are *discretionary uses* in the Residential – Contextual Narrow Parcel One Dwelling District:

(a) Addiction Treatment;
(b) Bed and Breakfast;
(c) Community Entrance Feature;
(d) Custodial Care;
(d.1) Home Based Child Care – Class 2;
(e) Home Occupation – Class 2;
(f) Place of Worship – Small;
(g) Power Generation Facility – Small;

LAND USE BYLAW – 1P2007 July 23, 2007 307

District

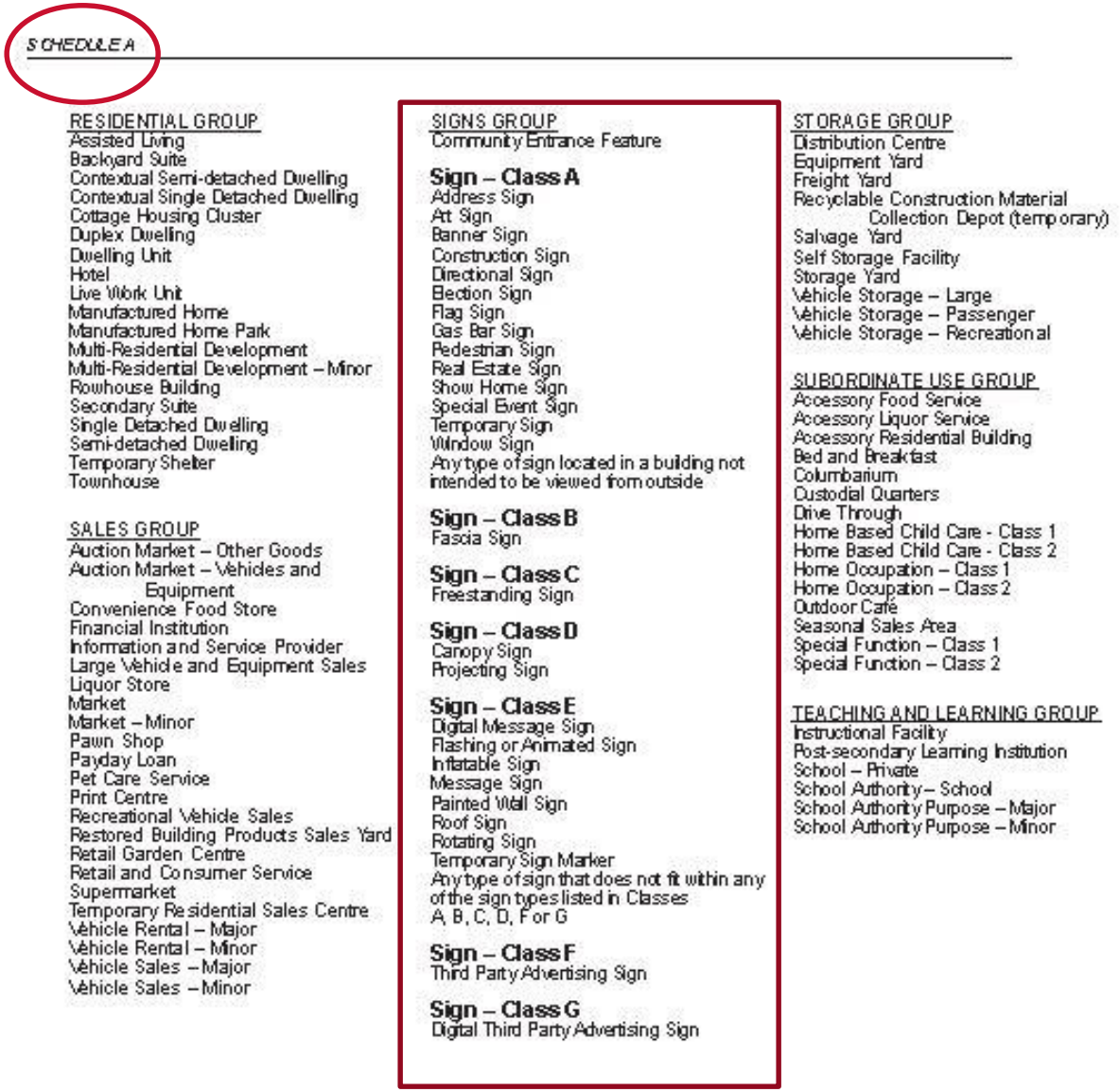
List of Permitted Uses

List of Discretionary Uses

City of Calgary Land Use Bylaw

Types of signs are clustered into classes ranging from Sign – Class A to G.

- Most Sign – Class A signs are Permitted Uses & don't require a development permit.
- Sign – Class B to D are both Permitted and Discretionary Uses, depending on the District they are located in.
- Sign – Class E to G are all Discretionary Uses



SCHEDULE A

RESIDENTIAL GROUP
Assisted Living
Backyard Suite
Contextual Semi-detached Dwelling
Contextual Single Detached Dwelling
Cottage Housing Cluster
Duplex Dwelling
Dwelling Unit
Hotel
Live Work Unit
Manufactured Home
Manufactured Home Park
Multi-Residential Development
Multi-Residential Development – Minor
Rowhouse Building
Secondary Suite
Single Detached Dwelling
Semi-detached Dwelling
Temporary Shelter
Townhouse

SALES GROUP
Auction Market – Other Goods
Auction Market – Vehicles and Equipment
Convenience Food Store
Financial Institution
Information and Service Provider
Large Vehicle and Equipment Sales
Liquor Store
Market
Market – Minor
Pawn Shop
Payday Loan
Pet Care Service
Print Centre
Recreational Vehicle Sales
Restored Building Products Sales Yard
Retail Garden Centre
Retail and Consumer Service
Supermarket
Temporary Residential Sales Centre
Vehicle Rental – Major
Vehicle Rental – Minor
Vehicle Sales – Major
Vehicle Sales – Minor

SIGNS GROUP
Community Entrance Feature

Sign – Class A
Address Sign
Art Sign
Banner Sign
Construction Sign
Directional Sign
Election Sign
Flag Sign
Gas Bar Sign
Pedestrian Sign
Real Estate Sign
Show Home Sign
Special Event Sign
Temporary Sign
Window Sign
Any type of sign located in a building not intended to be viewed from outside

Sign – Class B
Fascia Sign

Sign – Class C
Freestanding Sign

Sign – Class D
Canopy Sign
Projecting Sign

Sign – Class E
Digital Message Sign
Flashing or Animated Sign
Inflatable Sign
Message Sign
Painted Wall Sign
Roof Sign
Rotating Sign
Temporary Sign Marker
Any type of sign that does not fit within any of the sign types listed in Classes A, B, C, D, F or G

Sign – Class F
Third Party Advertising Sign

Sign – Class G
Digital Third Party Advertising Sign

STORAGE GROUP
Distribution Centre
Equipment Yard
Freight Yard
Recyclable Construction Material Collection Depot (temporary)
Salvage Yard
Self Storage Facility
Storage Yard
Vehicle Storage – Large
Vehicle Storage – Passenger
Vehicle Storage – Recreational

SUBORDINATE USE GROUP
Accessory Food Service
Accessory Liquor Service
Accessory Residential Building
Bed and Breakfast
Columbarium
Custodial Quarters
Drive Through
Home Based Child Care - Class 1
Home Based Child Care - Class 2
Home Occupation – Class 1
Home Occupation – Class 2
Outdoor Café
Seasonal Sales Area
Special Function – Class 1
Special Function – Class 2

TEACHING AND LEARNING GROUP
Instructional Facility
Post-secondary Learning Institution
School – Private
School Authority – School
School Authority Purpose – Major
School Authority Purpose – Minor

City of Calgary Land Use Bylaw

Can the rules of the Land Use Bylaw be relaxed? **YES**

The Development Authority can use discretion to relax rules through a Development Permit.

What guides the Development Authority? **The tests for relaxations**

Rules for Permitted Uses (s. 31) and Discretionary Uses (s. 36)

The proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and

The proposed development conforms with a use prescribed by this Bylaw for that land or building

What Guides the Development Authority?

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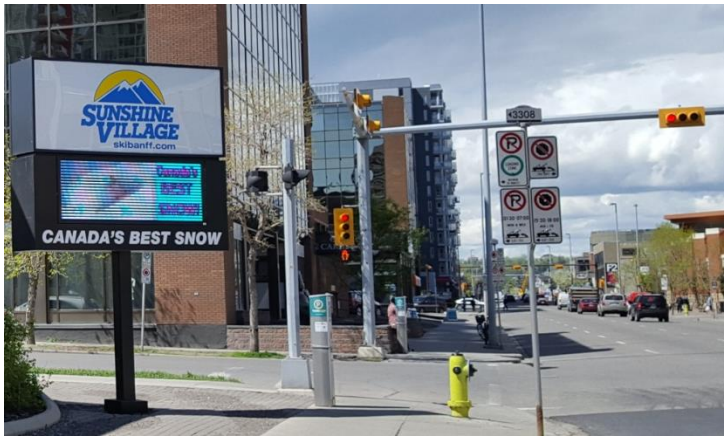
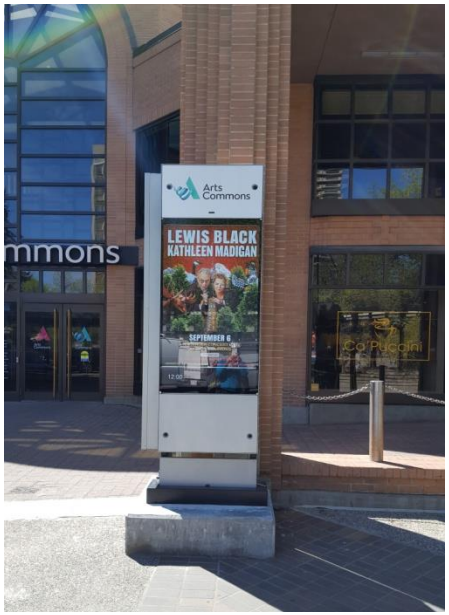
What is a Digital Message Sign?





What were the issues?

Highway visibility

- Digital Message sign must not be visible on a parcel adjacent to **Deerfoot Trail** *Section 104(5).*

Separation requirement

- Digital Message Sign **must be at least 300m from other Digital Signs** when the signs are facing the same oncoming traffic *Section 104(3).*

Driver decision points

- Digital sign areas greater than 2m² **are not allowed, if the sign is located less than 30m from an intersection or railway crossing** *Section 104(9).*

Land Use Bylaw Amendments

Highway sliding visibility scale

Maximum Sign Area *(sq. m.)*	Minimum Distance from edge of pavement to sign *(metres)*
5.0	400
4.0	350
3.0	300
2.0	250
1.0	200

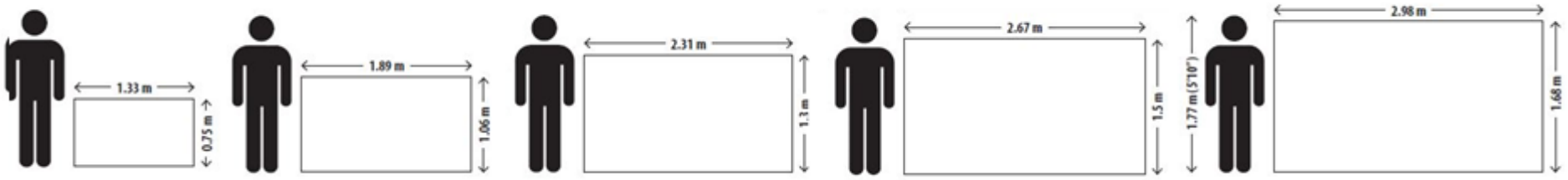
New rules for maximum Digital Message Sign areas facing the same oncoming traffic and minimum distance from Deerfoot Trail, Spruce Meadows Trail, Stoney Trail or provincially controlled highway.

Note:

- Sign will be visible, but is not intended to be legible from highway.

Land Use Bylaw Amendments

Highway sliding visibility scale



1 m^2 2 m^2 3 m^2 4 m^2 5 m^2

Land Use Bylaw Amendments

Separation Requirement of 300 metres

- Stakeholders requested this change.
- Impact on businesses because **the first digital sign could freeze other Digital Message Sign opportunities**.
- **Prioritization of sign types** in the Land Use Bylaw

Land Use Bylaw Amendments

Driver decision points city wide

- Crosswalks are identified in the **Transportation Association of Canada** Guidelines as a driver decision point like intersections and railway crossings.
- Pedestrian crosswalks were added to the existing rules requiring a **30m setback for digital display signs**.

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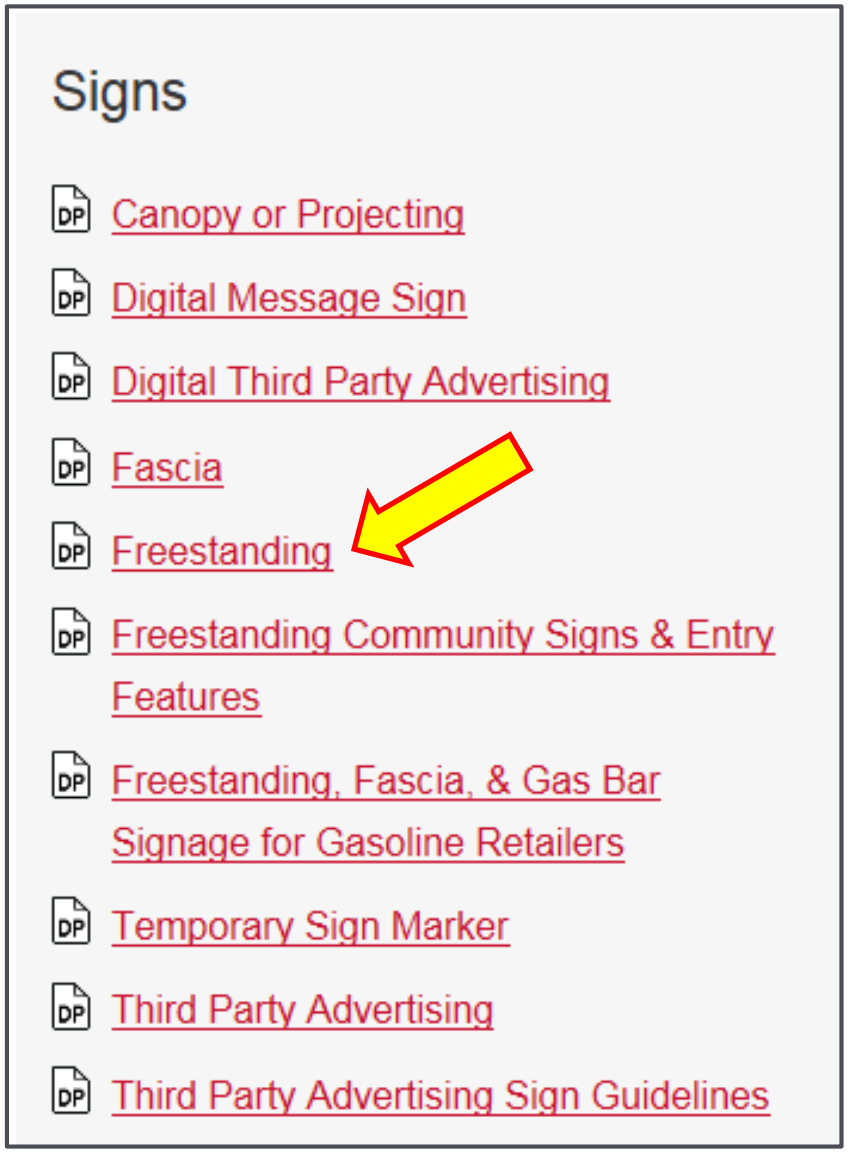
Complete Applications Requirements List

Calgary.ca/carls



Updated 2016 May 20

LUD _____

PST _____

Development Permit Complete Application Requirement List

Freestanding Sign

The following **Development Permit Complete Application Requirement List** outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise.

Plans submitted must be to a professional drafting standard and include the following:

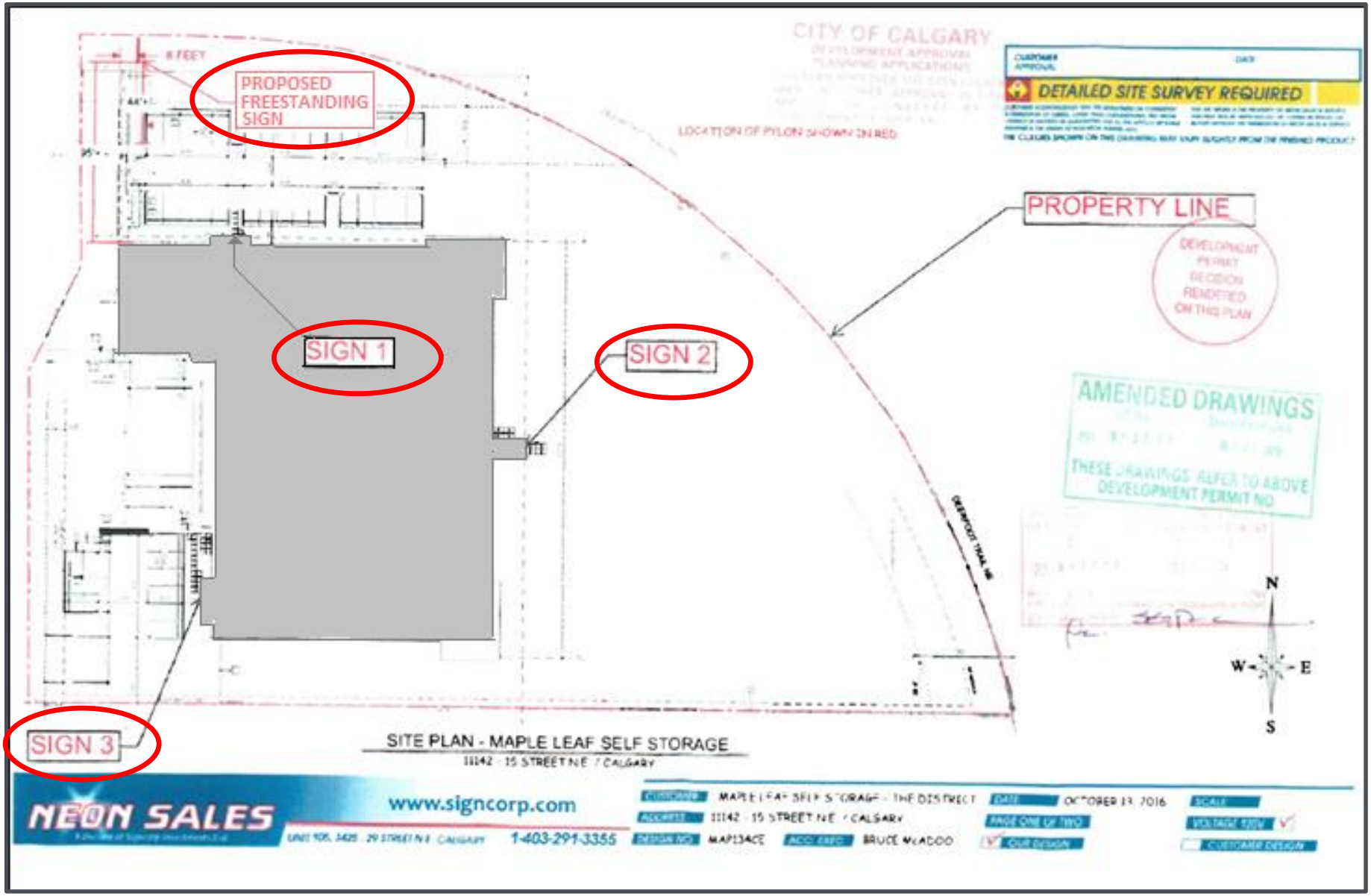
- **contain a title block with information such as:**
  - ☐ address and legal description (plan; block; lot)
  - ☐ uses, project name
- **be sorted into sets:**
  - ☐ sets should be folded to a size no larger than 8-½" x 14" (21.5 x 35.5 cm)
  - ☐ each set must be stapled or taped together
  - ☐ sets may be accordion-pleated, provided they can be hole punched in the top left-hand corner
- **paper size:**
  - ☐ all plans submitted must be on the same sized paper
  - ☐ drawings are clear and legible
  - ☐ drawings must be contained on each page (one plan should not span two pages)
- **be clear of any previous approval stamps and/or notations:**

Tips RE: *Application Requirements*

Plans need to be accurate

- for digital sign applications, the site and location plan needs to be prepared by a land surveyor
- exception…if the original drawings are available
- can’t use MyProperty

Sample of Acceptable Plans



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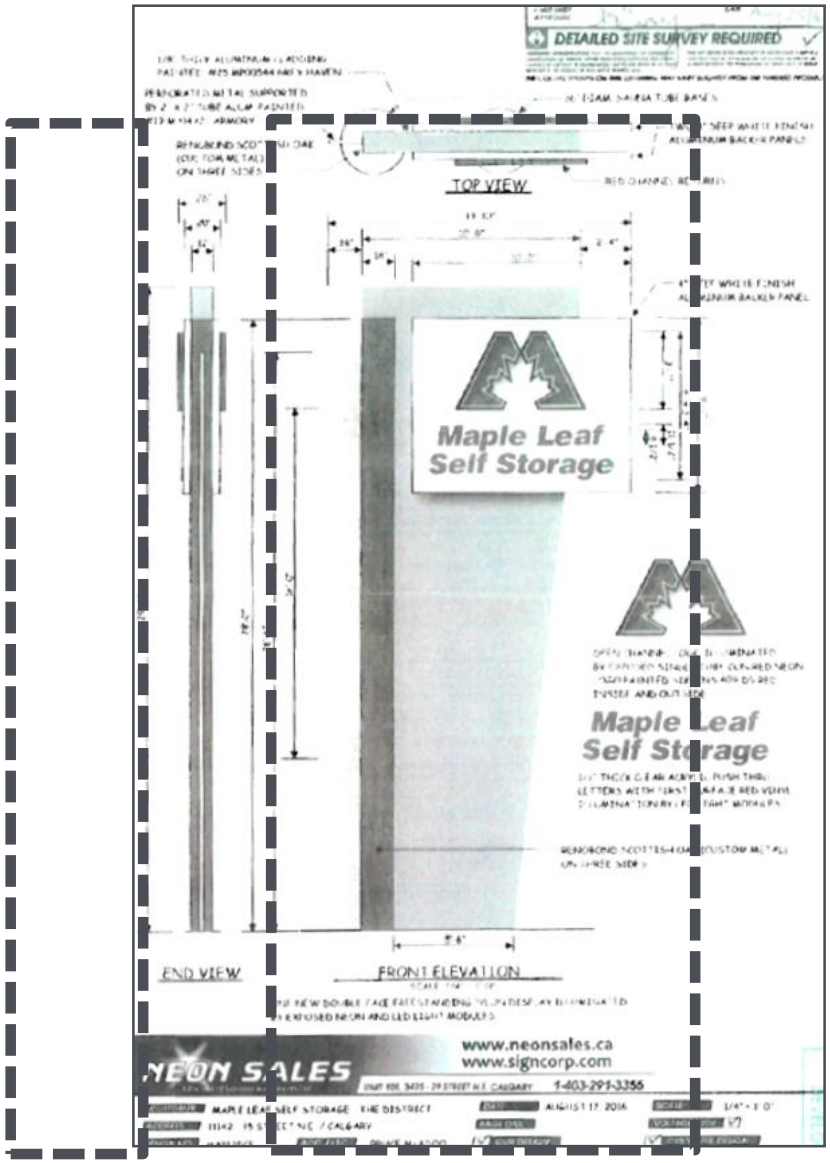

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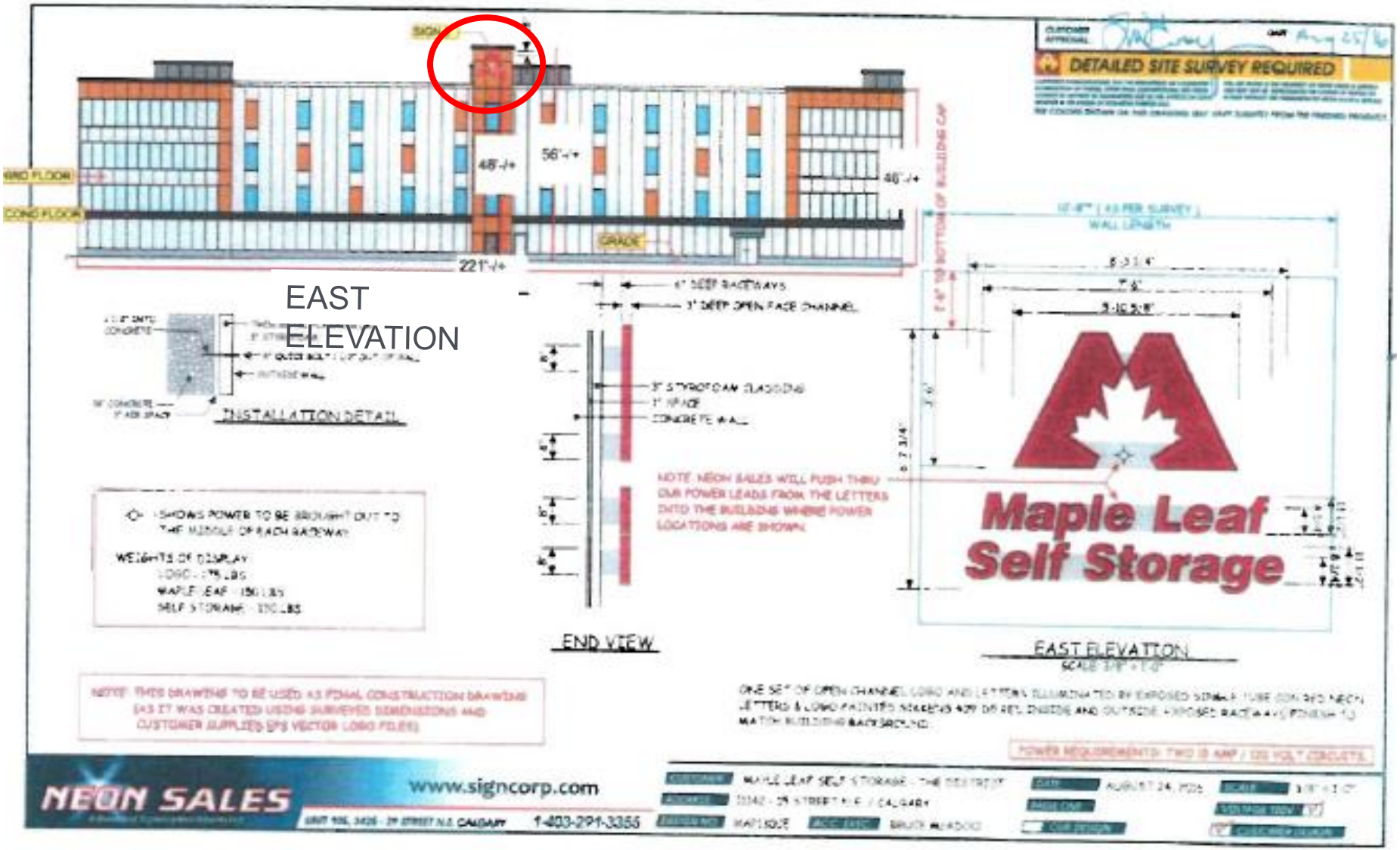
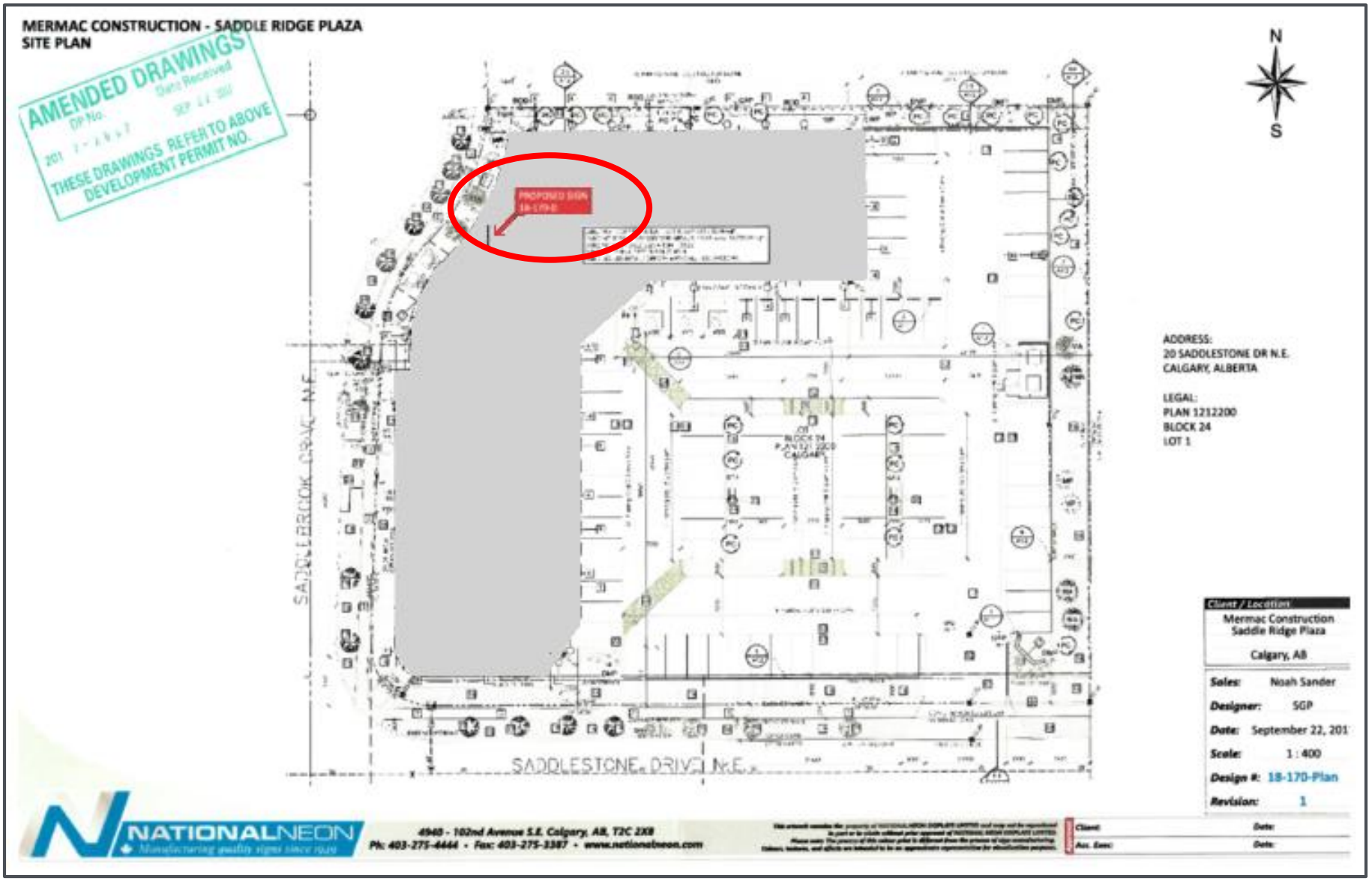


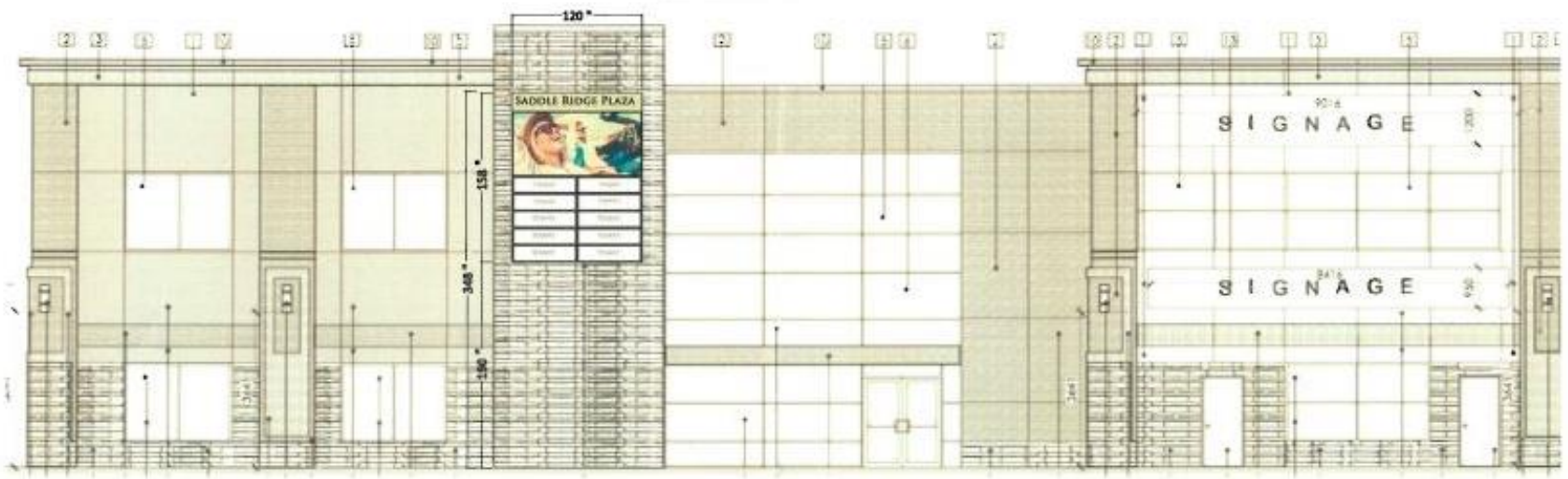
Sample of Acceptable Plans

Fascia Sign with Digital Component



Fascia Sign with Digital Component

MERMAC CONSTRUCTION - SADDLE RIDGE PLAZA
WEST ELEVATION

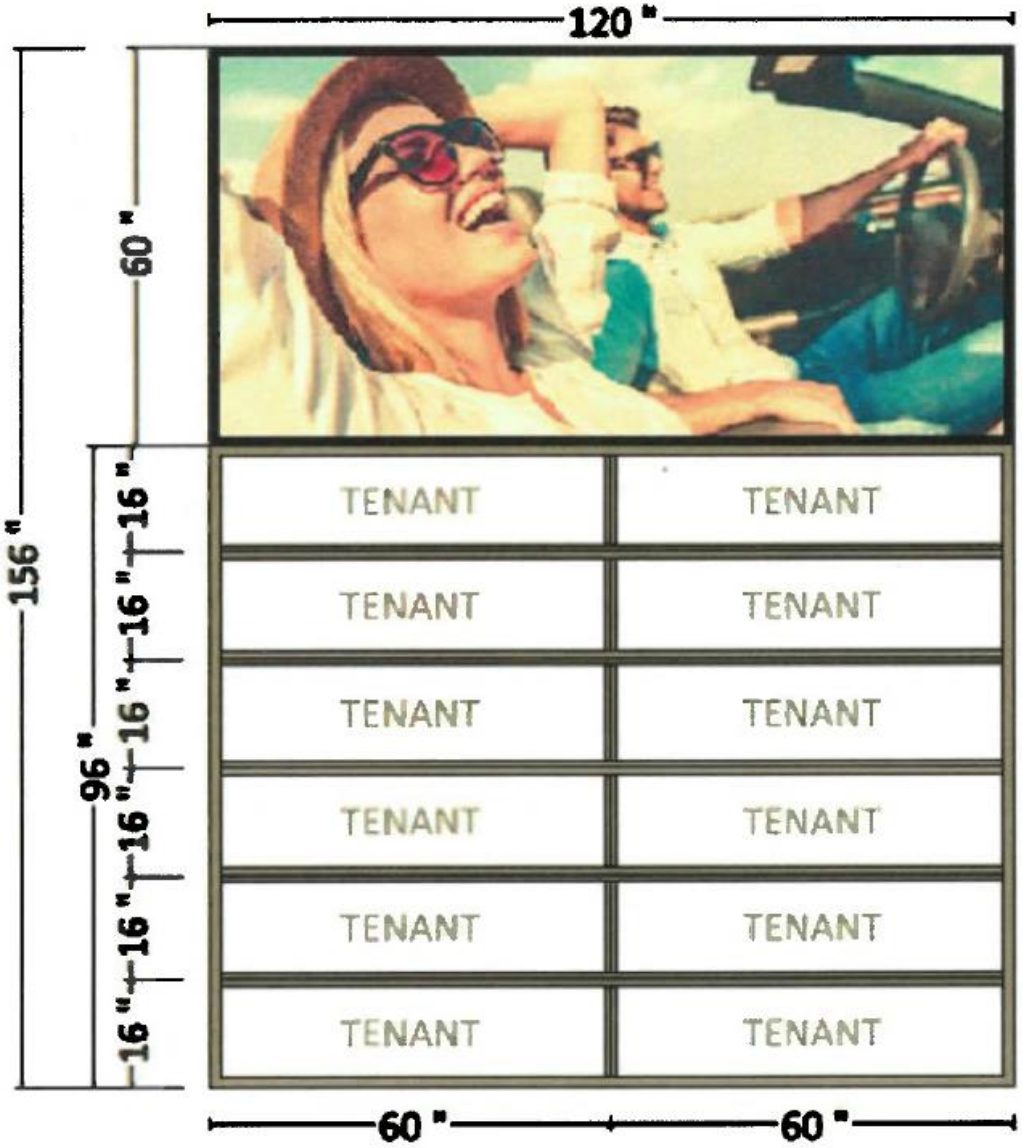


Client / Location	
	Mermac Construction Saddle Ridge Plaza Calgary, AB
Sales:	Noah Sander
Designer:	SGP
Date:	September 22, 2017
Scale:	1/8" = 1'-0"
Design #:	18-170-EL
Revision:	1

NATIONALNEON 4940 - 102nd Avenue S.E. Calgary, AB, T2C 2X8

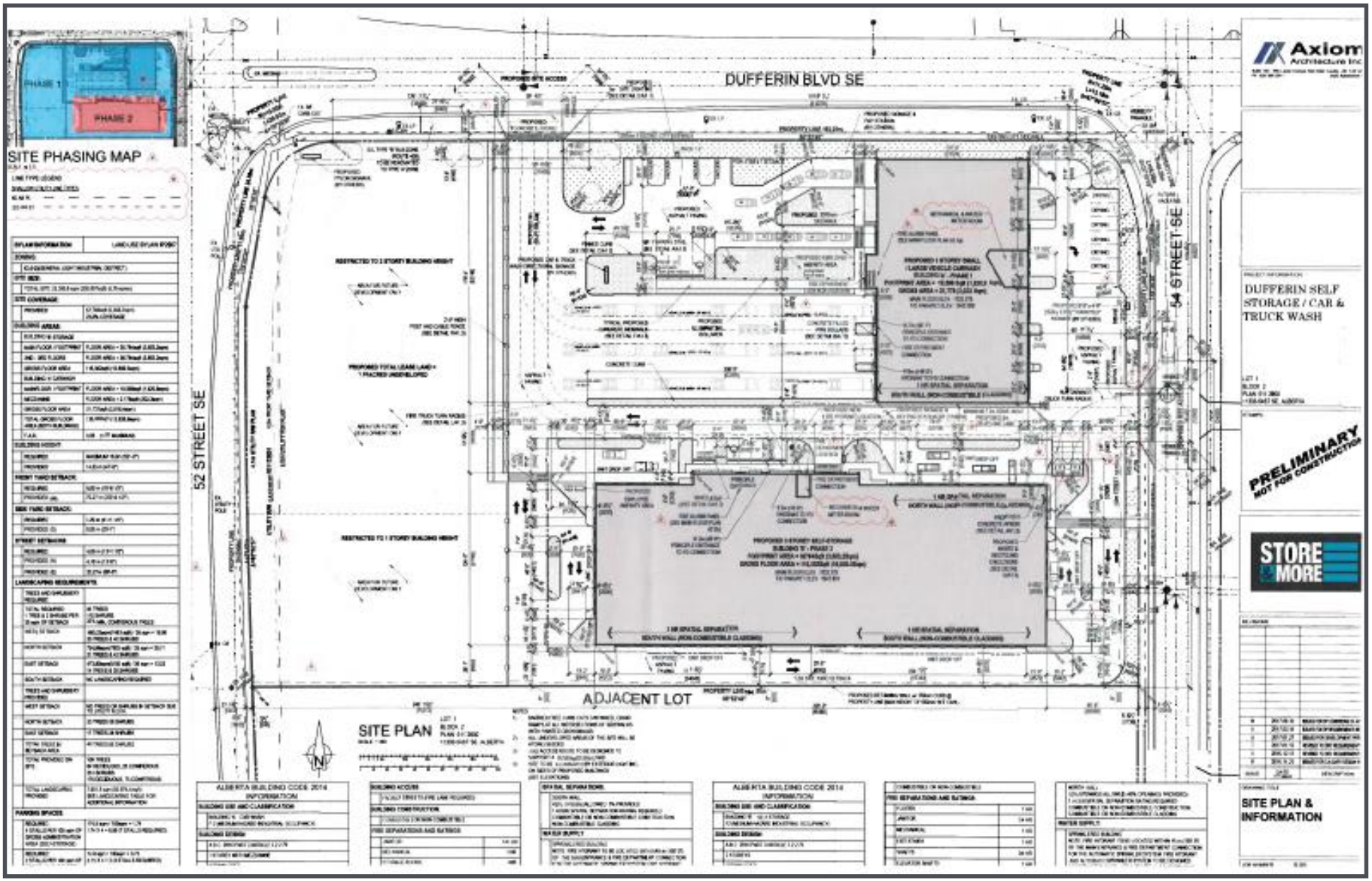
Client: Date:

Fascia Sign with Digital Component



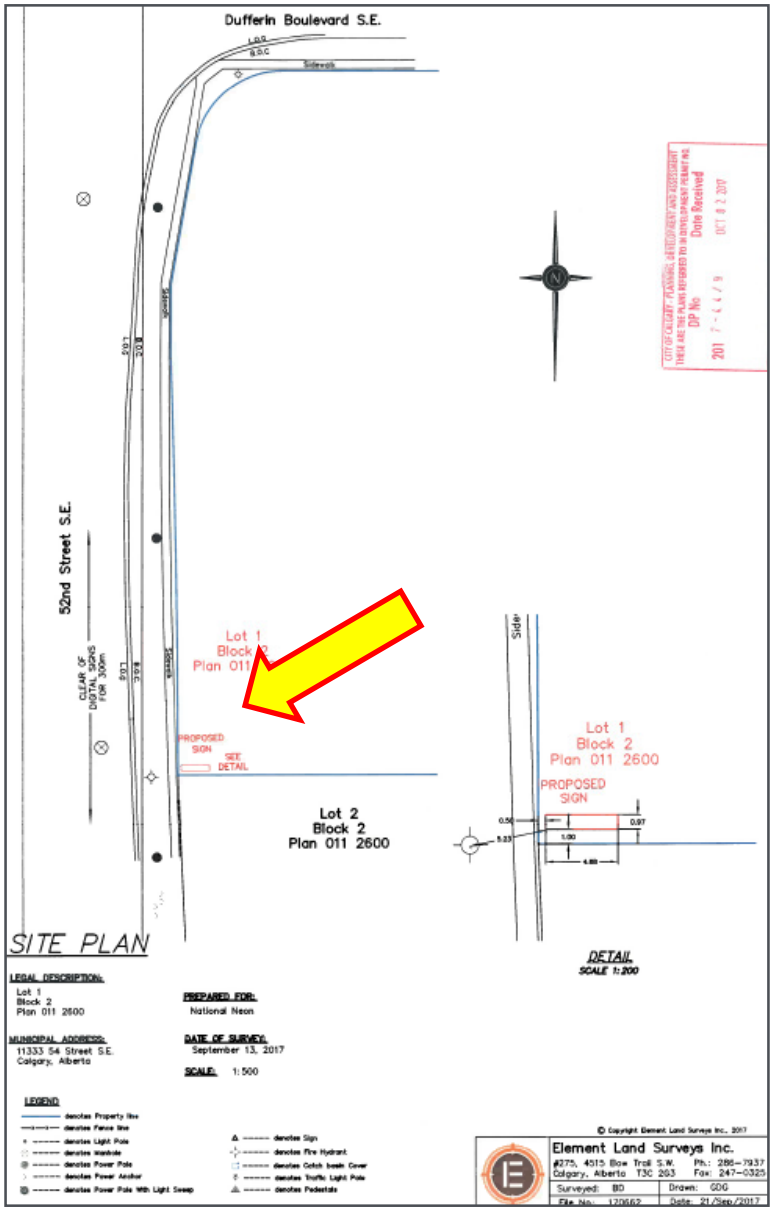
Fascia Sign with Digital Component

Freestanding Sign – Location?

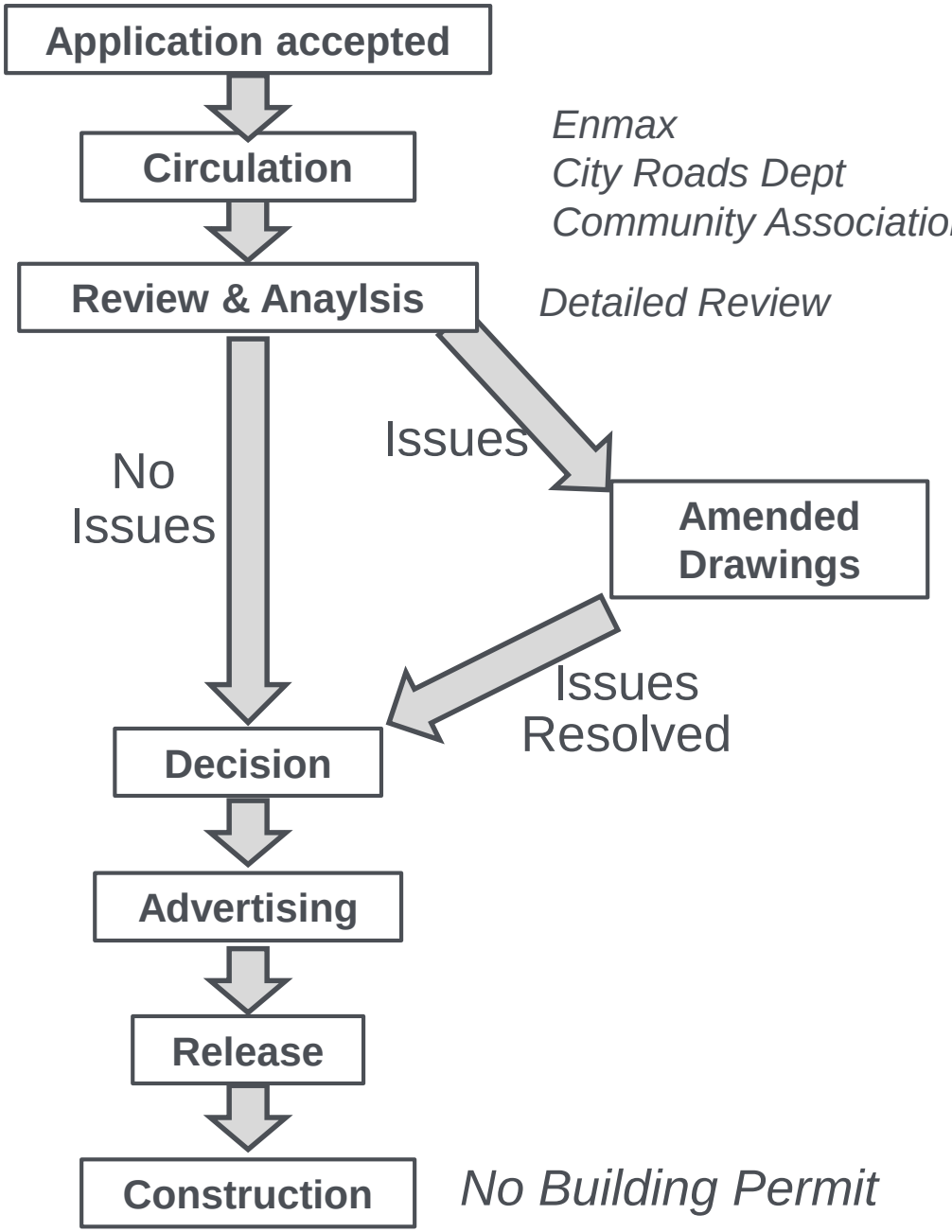


Showing dimensions of Freestanding Sign

Location of sign on plan



The Application Process



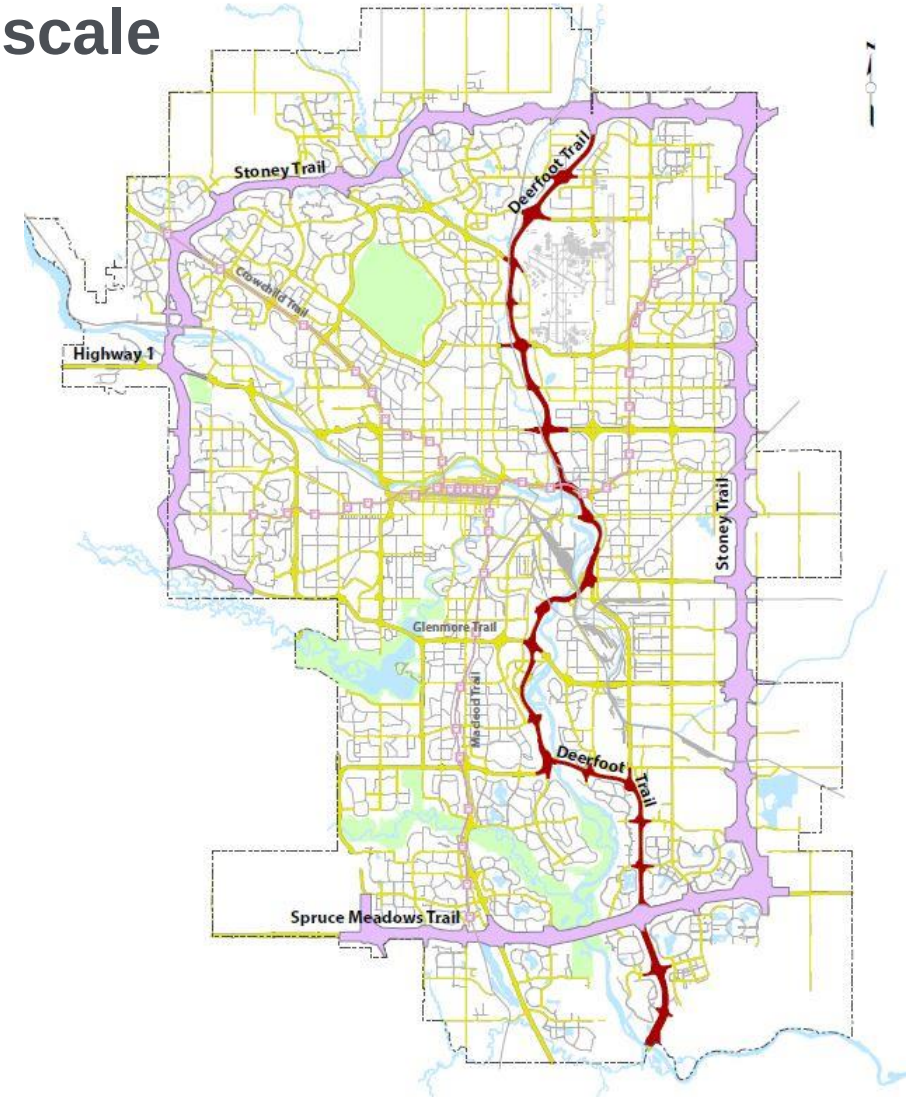
Questions?

Land Use Bylaw Amendments

Highway sliding visibility scale

Red - Deerfoot Trail

Purple – Provincial Highways



Calgary's Municipal Development Plan Goals

Prosperous economy

Providing more opportunities for on-premise/first party business signage and more business opportunities for signage companies.

Prosperous economy

'Build a globally competitive city that supports a vibrant, diverse and adaptable local economy, maintains a sustainable municipal financial system and does not compromise the quality of life for current and future Calgarians.'

Compact city

'Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.'

Great communities

'Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.'

Good urban design

'Make Calgary an attractive, memorable and functional city by recognizing its unique setting and dynamic urban character, and creating a legacy of quality public and private developments for future generations.'

Connecting the city

'Develop an integrated, multi-modal transportation system that supports land use, provides increased mobility choices for citizens, promotes vibrant, connected communities, protects the natural environment and supports a prosperous and competitive economy.'

Greening the city

'Conserve, protect and restore the natural environment. Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact designs for stormwater management, green buildings, cycling and walking all work together to make Calgary more environmentally friendly.'

Managing growth and change

'Provide leadership on growth and change within a strategic framework that achieves the best possible social, environmental and economic outcomes while operating within The City's financial capacity.'

Visit calgary.ca/mdp for more information.