

DEVELOPMENT PERMIT NO: DB-21-002



TOWN OF BOWDEN LAND USE BYLAW 08-2012

DEVELOPMENT PERMIT

NAME: Pattison Outdoor Advertising
ADDRESS: #274 1011 9 Avenue SE, Calgary, AB T2G 0Y2
USE: Billboard Sign
VALUE: \$75,000.00
LEGAL: Lot 1, Block 1, Plan 931 0719
ZONING: PFR
ROLL NUMBER: 49000

As per the description on the application for development and plans submitted by the applicant. This Development Permit refers only to the development outlined above and pursuant to approval of the **Municipal Planning Commission** meeting dated **April 12, 2021**, is subject to the following condition(s) being met to the satisfaction of the Development Officer:

1. The proposed development shall be undertaken and completed in accordance with the approved application as submitted by the Applicant.
2. The Applicant shall provide confirmation from Alberta Transportation that the proposed signs are deemed acceptable as per the Public Highways Development Act.
3. The Applicant shall submit a road safety analysis as completed by a qualified engineer, to the satisfaction of the Town of Bowden and Alberta Transportation.
4. The proposed development shall maintain the required legal clearance from any power lines.
5. Engineered drawing shall be submitted to ensure the sign assembly is structurally sound.
6. Where the development permit is issued for the placement of a digital sign, all work shall be completed within one year of the date of issue.
7. The location of the billboard sign may be allowed in the setback area as established in the Land Use Bylaw 08-2012, however it is subject to removal or relocation at the owner's expense upon 30 days written notice from the Town.
8. The maximum height of the freestanding sign shall not exceed 8.5 meters (28 ft).
9. The sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal or device or otherwise pose a potential hazard to traffic.
10. The Applicant is to provide any revised drawings clearly indicating any changes to the approved drawing.
11. The Billboard sign shall be attractive in appearance, shall complement existing buildings located on adjacent parcels, and shall be constructed of materials that comply with the Safety Code Act.
12. The billboard shall be separated by a minimum distance of 30 meters (98.4 feet) from any other freestanding or billboard sign.

Notes:

- a) The Applicant is required to obtain Safety Codes Permits. It is the responsibility of the Applicant to ensure they obtain Building, Gas, Plumbing and Electrical Permits from the County Safety Codes department. Please be aware that these permits are required for your project in accordance with the Safety Codes Act of Alberta. Please note that a refundable security deposit may be required as part of the Building Permit application. Please call 403.350.2170 for more information.
- b) The Applicant is responsible for obtaining a roadside development permit from Alberta Transportation as required under the Public Highways Development Act.
- c) The Applicant is responsible for ensuring the subject development shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage and/or access rights of way, as they exist, over, under, or through the lands.
- d) The Applicant is responsible for ensuring all development is outside active utility rights of way.
- e) The Applicant is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
- f) The granting of this Permit and compliance with the requirements of this permit and the Land Use Bylaw, does not exempt the applicant from conforming with any other by-law or Act administered by any other agencies or levels of government that may affect the proposed project.
- g) Nothing in this approval or the Land Use Bylaw, exempts the Applicant from obtaining a development permit as required by the Land Use Bylaw or from obtaining any other permit, license or other authorization required by the Land Use Bylaw or any other bylaw.
- h) In addition to the provisions and requirements of this approval and the Land Use Bylaw, the applicant is also required to comply with all federal, provincial and other municipal legislation.

June 8, 2021



Julie Harges, Development Officer