



NOTICE!

TOWN OF HIGH RIVER PLANNING DEPARTMENT

WHAT?

The following development permit application has been considered by the Development Authority and given conditional approval subject to appeal. A mandatory twenty-one (21) day appeal period is required *for anyone claiming to be affected by this notice.*

Development Permit No: 6001.25
Proposed Development: One (1) Fascia Sign with variance
Civic Addresses: 1103H 18 St SE
Legal Addresses: Plan: 961 2196; Block: 1; Lot: 2

WHY?

This appeal period has been triggered due to the applicant receiving conditional approval for variance to the Land Use Bylaw.

VARIANCE(S): means the amount by which the Development Authority may adjust a standard of the Land Use Bylaw. The changed standard of the bylaw that the applicant received conditional approval for is listed below. This may be appealed by anyone deemed to be affected.

1. Land Use Bylaw 4594/2021 Section 3.5.13 (a) vii. "Sign Illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and/or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes" is hereby relaxed for this development. The proposed illumination shall be permitted to be internally illuminated.

HOW?

Any person claiming to be affected by this decision may appeal the decision by submitting a written notice of appeal no later than twenty-one (21) days from the date of this notice, Pursuant of Sections 685(2) and 686 of the MGA, to the Subdivision and Development Appeal Board, together with the required **fee of \$300.00**. *Your appeal should be based on planning considerations (e.g. misinterpretation or incorrect application of the Town's planning regulations, or impact of the proposed development on the amenities of the neighbourhood or the use, enjoyment or value of neighbouring properties, etc.).* Appeal forms are available at the Town Office located at 309B Macleod Trail SW, High River, AB T1V 1Z5 or at our website at www.highriver.ca. If you have any questions about this application, please do not hesitate to contact the file manager below.

Notice Date: March 11, 2025
21 Day Posting Period Ends: April 1, 2025
File Manager: Gennady Isaev
Contact Number: 403.603.3640
Contact Email: gisaev@highriver.ca

MR. LUBE

HIGH RIVER DESIGN CONCEPT
CHANNEL LETTERS

South elevation

1103 - 18 Street SE
Lot 1, Block 1, Plan 9612196



Sign area : 24.77 m²
Facade area : 125.94 m²
Percentage : 19.67%

TOWN OF HIGH RIVER
TENTATIVE APPROVAL ONLY
CONDITIONS: SEE SCHEDULE A
John
VALID 3/11/25 EXPIRES 4/1/25



CONNELLYSIGNS
300 DEL CRESCENT - LOCKPORT, NB - R1A 3B9
PHONE 504-843-0648 FAX 504-843-4782
www.connellysigns.com

SHEET NUMBER A1.0 SCALE 1:30
QTSO NUMBER 000000 REVISIONS Rv0

CUSTOMER Mr Lube High River

PROJECT TITLE/DESCRIPTION

INSTALLATION ADDRESS:

DATE 00/00/2023

DESIGNER: A.WROLSTAD

SIGN TYPE:

NOTES:

CUSTOMER APPROVAL

Approved as shown
 Approved with noted changes

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CELEBRATING 50 years

MR. LUBE

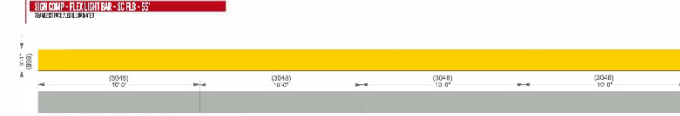
HIGH RIVER DESIGN CONCEPT
CHANNEL LETTERS

1103 - 18 Street SE
Lot 1, Block 1, Plan 9612196

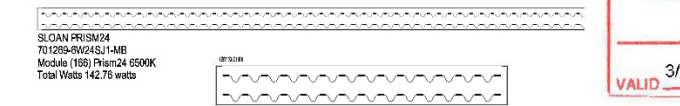


ILLUMINATED CHANNEL LETTERS "MR. LUBE + TIRES"
- 3/16 WHITE ACRYLIC FACES
- VINYL FACE - AVERY BLUEBERRY #A9693T
- 1" PAINTED BLUE TRIMCAP - MATCH PANTONE 072C
- 5" PAINTED BLUE ALUMINUM RETURNS - MATCH PANTONE 072C
- 1/4" ACM BACKER
- WHITE LED ILLUMINATION

BACKER CABINET
- 4' x 10' Sections (final section can be cutdown to fit corner sections of the building)
- 2" ALUMINUM ANGLE FRAMES
- 1.5" ANGLE WALL MOUNT BRACKETS (TOP/BOTTOM)
- NO VISIBLE FASTENERS ON FACE
- ANGLE EDGES (unless under 9'-6" height then can be beveled and folded)

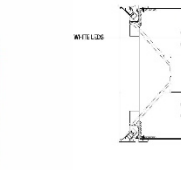
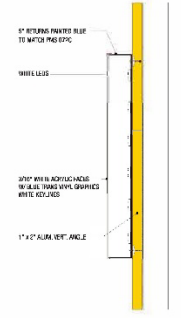


RETRO-BLEED FRAME - RETRO BLEED COVER
- 20' Sections of Sign Comp Frame / End Sections Trimmed to Remaining Length
- CABINET DIMENSIONS - 16' x 120' Sections
- END CABINET - CUT TO SIZE - 5' Section (on this assembly)



SLOAN PRISM24
701289-5W24S1-1MB
Module (188) Prism24 6500K
Total Watts 142.76 watts

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CELEBRATING 50 years

- List of Documents used in decision:
1. Land Use Bylaw (Bylaw 4594/2021)
 2. Town Plan (Bylaw 4629/2024)