



COMMUNITY INFRASTRUCTURE AND STRATEGIC GROWTH STANDING COMMITTEE AGENDA

Tuesday, October 22, 2024

1:00 pm - 4:00 pm

HYBRID - COUNCIL CHAMBERS AND MICROSOFT TEAMS

400 Main Street SE

Pages

1. CALL TO ORDER

2. DIRECTOR'S BRIEF (verbal only)

3. CONFIRMATION OF MINUTES

3.1 Regular Meeting of September 24, 2024

1

4. PUBLIC PRESENTATIONS AND QUESTIONS

There are no items.

5. CONSENT AGENDA

There are no items.

6. AGENDA REPORTS

6.1 Development Permit - PL2401060 - Child Care, General (Samina Tuli, Planner II)

4

The Community Infrastructure and Strategic Growth Standing Committee is being asked to make a decision on Development Permit PL2401060, being an application for Child Care, General located at 313 Main Street NW, Airdrie, AB with variances on the number of parking stalls.

- 6.2 Extended Producer Responsibility Update Report (Steven Rice, Team Leader Waste and Recycling Services) 27

The Community Infrastructure and Strategic Growth Standing Committee is being provided with an update on the Extended Producer Responsibility (EPR) program for information.

- 6.3 Bylaw No. B-27/2024 LUB Amendment for Sign Regulations (Gail Gibeau, Team Leader Current Planning) 31

The Community Infrastructure and Strategic Growth Standing Committee is being asked to give a recommendation to Council regarding Bylaw No. B-27/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016 to update regulations on signs.

7. ITEMS REFERRED FROM COUNCIL

There are no items.

8. UPDATE OF COMMITTEE RESOLUTIONS

There are no items.

9. CLOSED SESSION

There are no items.

10. ITEMS ARISING FROM CLOSED SESSION

There are no items.

11. ADJOURNMENT

COMMUNITY INFRASTRUCTURE AND STRATEGIC GROWTH STANDING COMMITTEE MEETING

MINUTES

Tuesday, September 24, 2024

1:00 pm - 4:00 pm

HYBRID - COUNCIL CHAMBERS AND MICROSOFT TEAMS
400 Main Street SE

PRESENT

Councillor A. Jones (Chair) (Voting)
Mayor P. Brown (Voting)
Councillor T. Petrow (via MS Teams) (Voting)
Councillor H. Spearman (via MS Teams) (Voting)
M. Elsoqheir (via MS Teams) (Non-Voting) – arrived at 1:30 p.m.
K. Mitchell (Non-Voting)

STAFF

L. Stevens, Director Community Infrastructure
M. Korman, Acting Director Strategic Growth & Investment
M. Labait, Manager Treasury
J. Clement, Municipal Energy Advisor
A. Malyk, Downtown Revitalization Coordinator
K. Jiang, Legislative Officer II/Committee Clerk
C. Phillips, Legislative Officer I
K. Rushford, Recording Technician

1. CALL TO ORDER

Councillor Jones called the meeting to order at 1:00 p.m. and confirmed that quorum has been met for this meeting.

2. DIRECTOR'S BRIEF (verbal only)

L. Stevens, Director Community Infrastructure, advised that the City of Calgary's work associated with feedermain repairs has been completed and all water restrictions have ended. Airdrie remained around 28% reduction overall during the restrictions. Mr. Stevens thanked City staff and Airdrie citizens for maintaining that level of reduction.

The Directors will be presenting to the next meeting an overall review of each of the managers and their key program areas within the Community Infrastructure directorate. In the next few months, we will be bringing forward two reports, one on the Green Fleet Strategy and one on Extended Producer Responsibility as it pertains to our waste and recycling program.

It was asked whether there will be more repairs to the Bears paw feedermain next spring. L. Stevens advised that there are two additional repairs that Calgary is seeking to execute this fall or winter. Due to the location and low demand at that time, water restrictions will not be needed. Calgary is doing an analysis of their inspection results of the overall Bears paw feedermain and are developing

a medium and long term repair replacement program. More information will follow. In response to a question, L. Stevens advised that Airdrie is only aware of the general need for the two additional repairs, not the specifics of the scope or nature of the repairs.

M. Korman, Acting Director Strategic Growth & Investment, advised that a question was asked at the last meeting whether funding was provided by the Municipality for Ribfest. Mr. Korman read aloud a letter from Director Utz providing clarification.

A. Malyk, Downtown Revitalization Coordinator, confirmed that the funding that was provided to the event organizers was to cover costs that would otherwise not have been incurred to meet certain parameters to be located on that site. The landowner was not required to contribute to those improvement costs as there was a negotiated lease between the landowner and the event organizers. The City contributed funding of \$10,000, which covered lease costs and improvements to the property. There will be no change in assessment as a result of the improvements.

3. CONFIRMATION OF MINUTES

3.1 Regular Meeting of September 10, 2024

2024-CISG-033

Moved By Councillor Petrow

That the Community Infrastructure and Strategic Growth Standing Committee adopts the minutes of the regular meeting of September 10, 2024 as presented.

Carried

4. PUBLIC PRESENTATIONS AND QUESTIONS

There are no items.

5. CONSENT AGENDA

There are no items.

6. AGENDA REPORTS

6.1 Energy and GHG Performance Guidance on Municipal New Construction (Monica Labait, Manager Treasury)

RECESS

Councillor Jones called a recess at 1:45 p.m. The meeting reconvened at 1:47 p.m.

2024-CISG-034

Moved By Mayor Brown

That the Community Infrastructure and Strategic Growth Standing Committee receives the information as presented and recommends to Council to:

1. adopt the National Energy Code for Buildings (NECB) 2020 Tier 2 energy consumption reduction standard for new municipal commercial and institutional construction greater

than 600 m2 as classified in the National Building Code – Alberta Edition [NBC(AE)] Part 3 into the design of City structures moving forward; and

2. direct Administration to develop a sustainable buildings policy for Council approval.

Carried

7. ITEMS REFERRED FROM COUNCIL

There are no items.

8. UPDATE OF COMMITTEE RESOLUTIONS

There are no items.

9. CLOSED SESSION

There are no items.

10. ITEMS ARISING FROM CLOSED SESSION

There are no items.

11. ADJOURNMENT

Councillor Jones adjourned the meeting at 1:49 p.m.

Committee Chair

Committee Clerk



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 22 October 2024

Subject: Development Permit PL2401060 – Child Care, General

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Committee (CISG) is being asked to make a decision on Development Permit PL2401060, being an application for Child Care, General located at 313 Main Street NW, Airdrie, AB with variances on the number of parking stalls.

Policy / Council Direction:

Council has adopted a governance structure empowering the Community Infrastructure and Strategic Growth (CISG) Committee to act as the Development Authority, as prescribed in the Land Use Bylaw No. B-01/2016.

Background:

The Applicant for this development permit application is Green Birch Architecture Inc, and the landowner, is Learning House Daycare Centre. The property, located at 313 Main Street NW, was purchased to operate a childcare facility in Airdrie. The subject property has the land use of R1, Single Detached Residential District and currently contains a single detached dwelling with attached front access garage. The parcel is located on the north edge of the downtown and is bordered by lanes to the south and west, by another R1 parcel to the north, and by Main Street N to the east.

Administration reviewed this application against the following statutory planning documents:

Airdrie City Plan:

The Airdrie City Plan provides high-level policy direction for the development of existing and new residential land uses. In Chapter 6, Community Design & Development, the criteria for Residential Conversions discussed.

6.28. To facilitate small business opportunities, the City may permit the conversion of residences for small-scale offices, business services, personal services and

cottage industry in areas adjacent to the downtown while continuing to permit residential uses. The City will establish requirements for these uses through the Land Use Bylaw to ensure compatibility with the surrounding residential areas.

The subject property is on the north edge of the downtown and located on the Main Street. Section 6.29 of the City Plan sets evaluation criteria for Residential Conversions. The proposed development aligns with the City Plan's direction on new development for the purpose of establishing a commercial or business use.

6.29. New development for the purpose of establishing a commercial or business use shall be designed in a manner which maintains the scale, appearance, character and compatibility with the surrounding residential area. The City shall evaluate development proposals according to the following criteria:

- a) Existing municipal services shall be adequate to accommodate the development;*
- b) Adequate off-street parking shall be provided;*
- c) Parking areas and driveways will be located to permit appropriate landscaping and screening from adjacent residential uses;*
- d) To the extent possible, parking areas should generally be located to the rear or side of the building frontage; and*
- e) Signage and lighting will be controlled in terms of height, size and orientation to maintain the residential character of the area.*

Finally, the City Plan recognizes the Child Care facility as an important neighbourhood-serving use in alongside places of worship, public assembly, libraries, and community support services in Section 6.30.

6.30. The City recognizes the importance of neighbourhood-serving uses such as day care facilities, places of worship and assembly, libraries, small-scale retail-commercial facilities and community support services.

Land Use Bylaw:

The proposed use, Child Care, General is classified as a Discretionary Use in the R1, Single Detached Residential District. The proposed development is intended to accommodate twenty (20) children and four (4) staffs. The application proposes a new rear parking area accessed from side (south) lane and a fenced outdoor play area.

The proposed development complies with Section 6.7 Child Care Facilities of Land Use Bylaw B-01/2016 (LUB). No exterior alterations of the principal building are proposed with this development permit application. The development will continue to be consistent with the residential character of the surrounding neighbourhood. The development will include an on-site drop-off area in the rear yard of the property accessible from the side lane and exited to rear lane to manage traffic associated with the use and limit any impact on the surrounding community. During the review, it was determined that no General or Major

Home Business, Accessory Suite, Bed and Breakfast, or Supportive Housing Facility have been approved at this location.

Parking and Drop-off Area:

According to the Land Use Bylaw B-01/2016, the proposed development requires a total of six (6) parking stalls, including one (1) barrier free parking stalls dedicated near the entrance. No loading stalls are required. A total of four (4) parking stalls, including one (1) barrier free parking stalls are provided. Therefore, a 33.33% variance will be required for the number of parking stalls. The applicant also provides driveway as additional drop off area with Lay-by area to minimize traffic congestion. It is anticipated that the proposed development, with variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

The applicant proposes the parking and drop off area with one (1) access from the side (south) lane and one (1) exit to the rear (west) lane. The drop off area also consist of a Lay-by area to ensure the traffic flow concurrently while dropping off.

Lane Traffic Movement:

It is anticipated that the proposed Child Care, General will increase traffic in the back lane. The day care is anticipated to generate on average 82 trips per day and while this is likely a significant increase compared to the existing amount of traffic it is anticipated that the lane will remain below generally accepted thresholds for traffic in residential lanes. The existing two (2) parking stalls located on the driveway will be utilized for staff parking which will help reduce the number of trips to the back lane. The Applicant has also provided a drop-off driveway with lay by area to provide efficient site movement, which should mitigate any impacts to traffic flow within the lane associated with child drop off.

Landscape Buffer:

A buffer area is proposed with landscaping on the south, west, and north of the property to minimize the impact on the adjacent properties. This landscaping, proposing columnar trees and shrubs, will improve the visual screening and aesthetics of the parking area.

Administration Recommendation:

Administration is supportive of the development permit application and considers it to be in alignment with the Land Use Bylaw because of the following:

- The proposed development is adjacent to the northern boundary of the Downtown on main street.
- No exterior alterations to the principal building are proposed, thereby ensuring that the architectural character and aesthetic of the area remain intact.
- The design proposed on-site drop-off area with lay by area on the rear yard of the property being accessed from the side (south) lane and exited to back (west) lane. This intends to minimize traffic congestion on adjacent lanes, improving safety and flow for both pedestrians and vehicles. It also provides a functional space for vehicles to load and unload without obstructing public roads.

- The trip generation for the site will increase traffic as compared to existing conditions but will still be within generally accepted levels of traffic for residential lanes.
- The proposed parking lot meets all relevant municipal requirements, ensuring efficient use of space and adequate safety measures. This includes proper spacing, accessibility accommodations, and adherence to LUB guidelines for parking lot layout.
- The landscaped buffer areas on the south, west and north sides of the property will minimize the unduly impact on the surroundings.

Administration recommends that the CISG Committee approve Development Permit application PL2401060 with the requested variance, subject to the recommended conditions of approval in Attachment 5.

Alternatives/Implications:

Alternative 1: That the CISG Committee table Development Permit application PL2401060.

Choosing this option suggests that additional information is required before the Standing Committee can decide on the proposed development. CISG should identify specific issues for additional information and clarification.

Alternative 2: That the CISG Committee refuse Development Permit application PL2401060.

Choosing this option means that CISG does not agree with the proposed development and the property would remain in its current form.

Budget Implications:

No budget implications anticipated.

Communications and Engagement:

The decision of the CISG Committee will be advertised online for 21-days and in the local newspaper, in accordance with the requirements of the Land Use Bylaw. Additionally, as a Discretionary Use, a copy of the Notice of Decision will be sent to all adjacent landowners.

Recommendation:

Administration recommends that the CISG Standing Committee approve the Development Permit application PL2401060 with the requested variance, subject to the recommended conditions of approval as Attachment 5.

Samina Tuli

Samina Tuli, Planner II

Staff Presenter: Samina Tuli
External Presenter: N/A
Department: Current Planning
Reviewed by: Stephen Utz, Director, Strategic Growth & Investment
Attachments: #1: Application Submission
#2: Location, Site plan and Floor Plans
#3: Traffic Impact Assessment (TIA)
#3: Circulation Comments
#5: Recommended Conditions of Approval

Time Extension Agreement



Current Planning
 400 Main Street SE, Airdrie, AB T4B 3C3
 Phone: 403.948.8832
 Email: planning@airdrie.ca
www.airdrie.ca/planning

Date Printed: September 26, 2024

GREEN BIRCH ARCHITECTURE INC
 TEMITAYO AJIBADE , 260 LIVINGSTON VIEW NW
 CALGARY , AB T3P 1R5

TIME EXTENSION AGREEMENT

Application Number: PL2401060
Proposed Use: Child Care, General

Property Address
 313 MAIN STREET NW, AIRDRIE, AB

Legal Description
 Lot: 12, Block: 1, Plan: 7155JK

As per **Section 684(1)** of the *Municipal Government Act*, the development authority must make a decision on an application for a Development Permit within 40 days after the acknowledgment of a complete application. However, this period may be extended by an agreement in writing between the applicant and the Development Authority.

Additional time will be required to allow us to make a decision on this application and ask that you enter into this agreement.

I/We, Green Birch Architecture Inc. hereby enter into an agreement with the City of Airdrie to extend the time prescribed under **Section 684** of the *Municipal Government Act* and agree to a time extension of 115 days, until October 25, 2024.

03 October 2024

 Date



 Applicant Signature

The information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and the Land Use Bylaw. It is used solely for Planning, Engineering, Economic Development, and Assessment/Taxation purposes. Questions on collecting this information can be directed to the Team Leader, Current Planning at 400 Main Street SE, Airdrie, Alberta, T4B 3C3, telephone 403-948-8832.

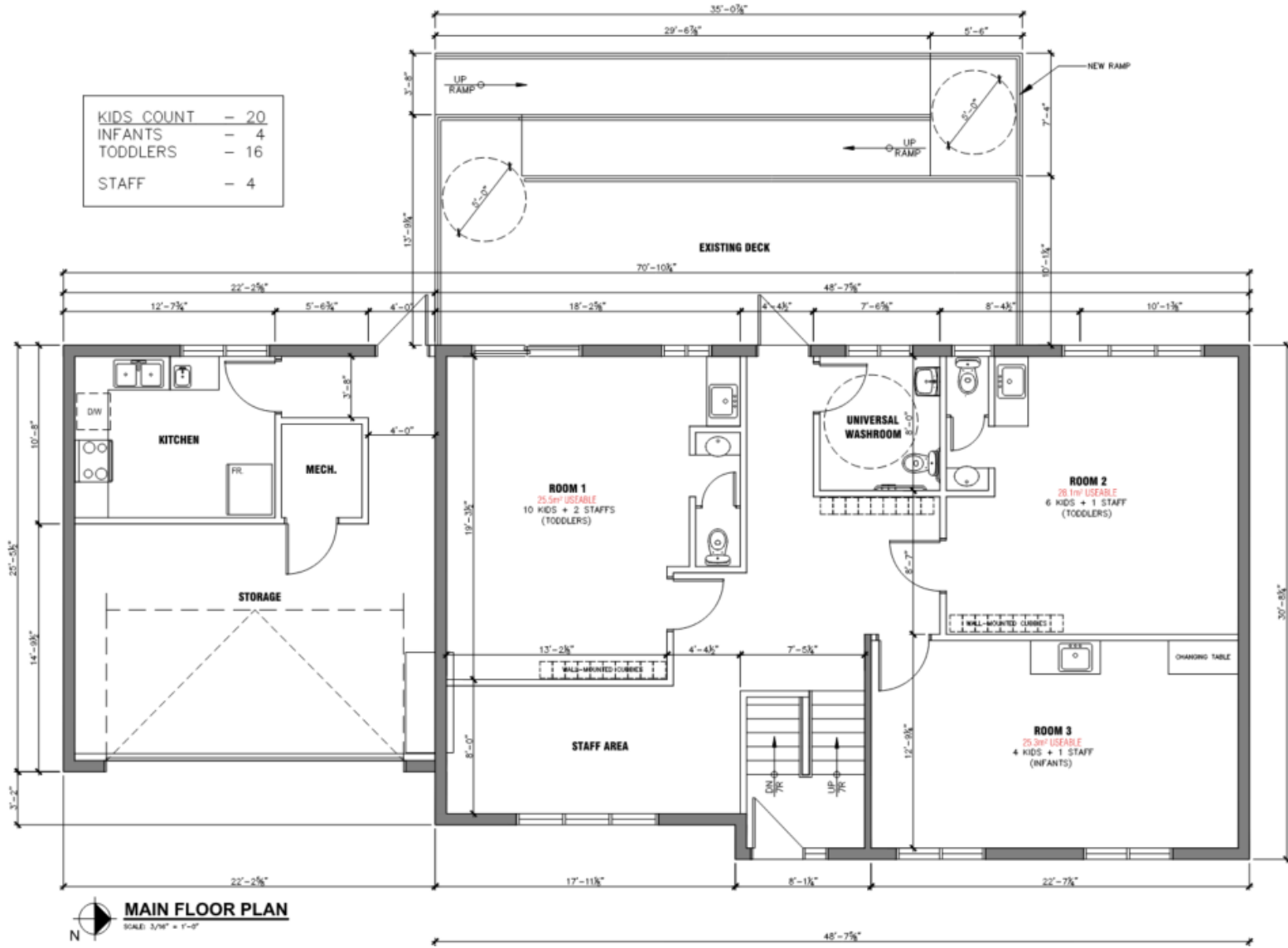
<p>Genesis Place 800 East Lake Blvd NE Airdrie, AB T4A 2K9 F: 403.948.0604</p>	<p>City Hall 400 Main Street SE Airdrie, AB T4B 3C3 F: 403.948.6567</p>	<p>Tel: 403.948.8800 1.888.AIRDRIE airdrie.ca</p>	<p>Parks/Public Works 23 East Lake Hill NE Airdrie, AB T4A 2K3 F: 403.948.8403</p>	<p>Municipal Enforcement 2 Highland Park Way NE Airdrie, AB T4A 0R1 F: 403.948.0619</p>
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Location



Floor Plan



Elevations



Trip Generation Letter

ADDOZ ENGINEERING INC

Clients are Our First Priority

AB Office: 81 Evansridge Circle NW, Calgary, AB
T3P 0H9

BC Office: 4128 Fraser St., Vancouver, BC V5V4E8
Cell1: (587) 703-5222
Cell2: (587) 703-9321
E-mail: ealsaidi@addozeng.ca



October 7, 2024

Temitayo Ajibade, Architect, AAA, MRAIC
Green Birch Architecture Inc.
260 Livingston View NW
Calgary, AB T3P 1R5
Email: temitayo@grnbarch.com

Subject: Trip Generation Report for the Proposed Child Care Facility to be Located at 313 Main Street NW, Airdrie, Alberta. (Application Number PL2400170)

Dear Mr. Ajibade:

Addoz Engineering Inc. (AEI) completed a revised trip generation analysis for the proposed Child Care Development to be located at 313 Main Street NW, Airdrie, Alberta. The revised Child Care development will accommodate a total of 20 children as per the updated proposed site plan. Also, parents will transport their children to and from the Child Care facility utilizing the Lane to access drop-off / pick-up parking area.

To estimate the number of vehicle trips expected to be generated by a development, trip generation rates are applied based on the proposed land uses and intensity. The number of trips that would be generated by a proposed development are based on the rates published in ***Trip Generation, 11th Edition*** by the Institute of Transportation Engineers (ITE).

AEI reviewed thoroughly the proposed land use and compared them with the applicable ITE land uses. The most appropriate ITE land use was selected for the proposed development, also note that the "Peak Hour of Adjacent Street Traffic" charts were utilized for all estimates. The trip generation rates along with the proposed land use and the corresponding ITE land use codes are presented in **Table 1**. The projected development's peak-hours and daily site-generated traffic volumes are presented in Table 2. Copies of ITE trip generation charts utilized for these estimates are attached in **Attachment #1**.



Table 1: Trip Generation Rates ITE 11th Edition Trip Generation Manual

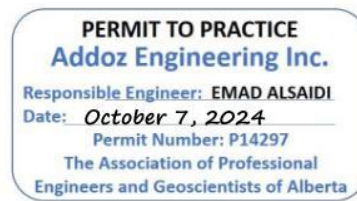
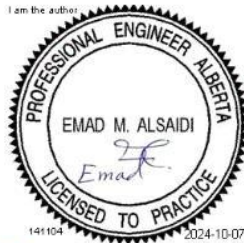
Land Use	ITE Code	Unit	AM Peak Hour			PM Peak Hour			Daily Trips
			In	out	total	in	out	total	total
Day Care Centre	565	Students	53%	47%	0.78	47%	53%	0.79	4.09

Table 2: Projected Site-Generated Peak-Hour and Daily Traffic Volumes

Proposed Development	ITE Code	Density (No. of Students)	AM Peak Hour			PM Peak Hour			Daily Trips total
			in	out	total	in	out	total	
Proposed Child Care Facility	565	20	8	8	16	8	8	16	82

A review of **Table 2** indicates that the numbers of peak hour generated trips are relatively small. Also, the daily total trips generated by the development would be 82 trips. Please note that a maximum of 80 daily trips would be utilizing the Lane to access drop-off / pick-up parking area. The Child Care staff would carpool and would only utilize the two existing parking stalls that are accessed directly from Main Street. We trust the above details satisfy the City of Airdrie requirements for trip generation estimation. Please do not hesitate to contact the undersigned if you have questions.

Sincerely yours,



ADDOZ ENGINEERING INC

Prepared by:
 Emad Alsaidi, PhD, PEng
 Cell1: 587-703-5222
 Cell2: 578-703-9321



Attachment # 1

Copies of ITE Trip Generation Charts Utilized for the Estimation

11/15/22, 11:46 AM

<https://tetrigen.org/query/PrintGraph2?code=565&iVlabel=TOTSTUD&timeperiod=TASIDE&x=&edition=639&locationCode=G...>

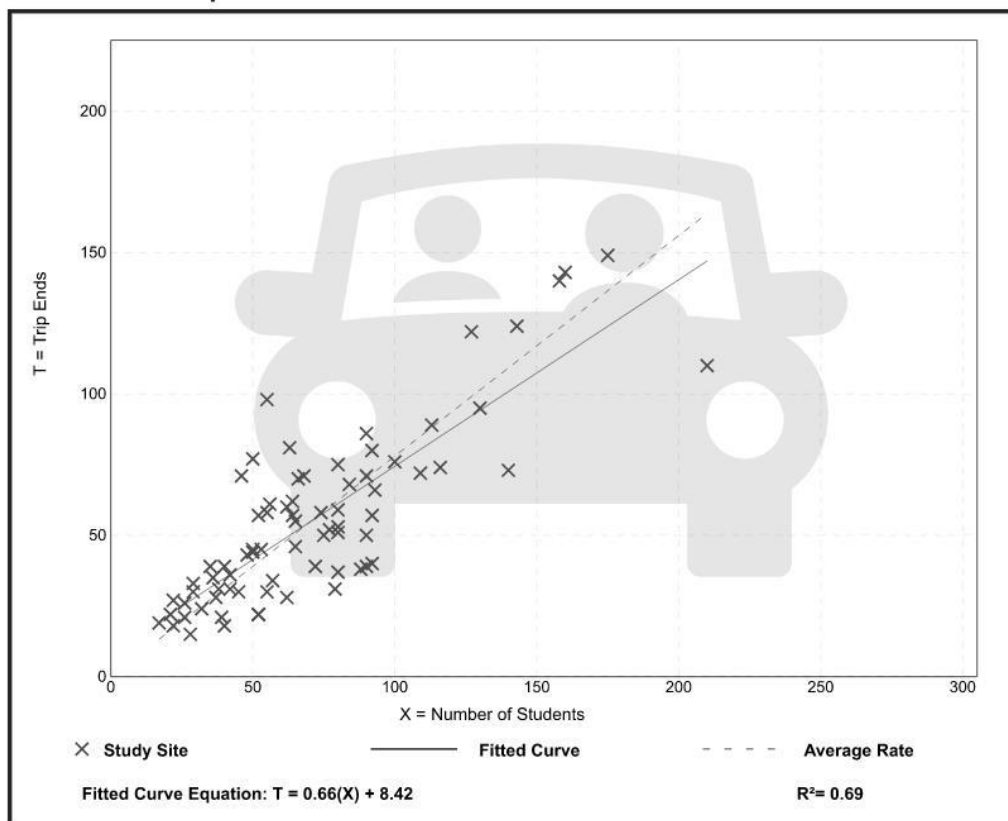
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

11/15/22, 11:47 AM

<https://itetripgen.org/query/PrintGraph2?code=565&ivlabel=TOTSTUD&timeperiod=TPSIDE&x=&edition=639&locationCode=G...>

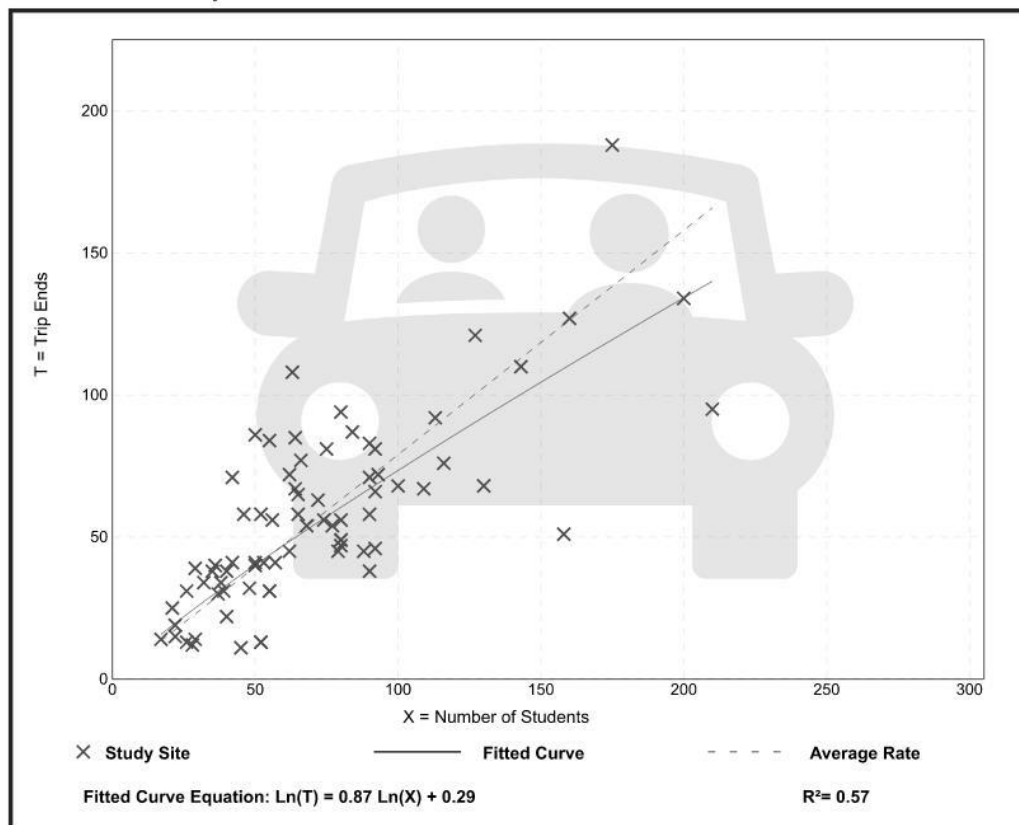
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Trip Gen Manual, 11th Edition

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11/15/22, 11:45 AM

<https://itetripgen.org/query/PrintGraph2?code=565&ivlabel=TOTSTUD&timeperiod=AWDVTE&x=&edition=639&locationCode=...>

Day Care Center (565)

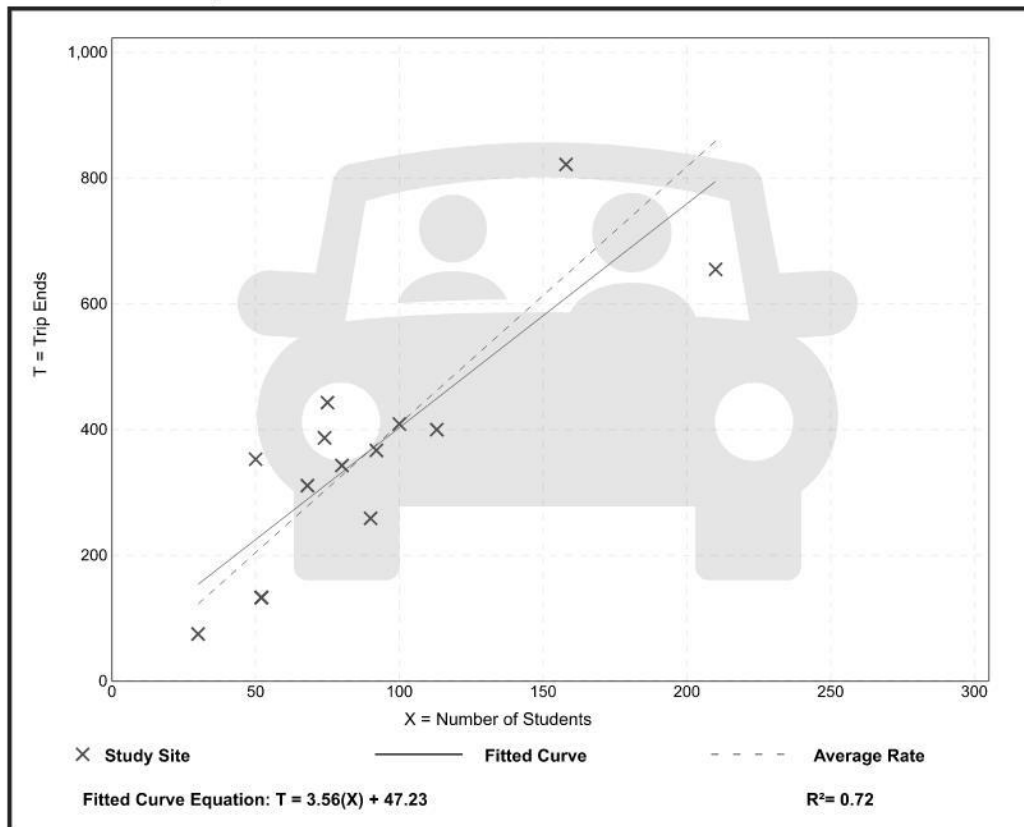
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Circulation Comments


Planning & Development

400 Main Street SE, Airdrie, AB T4B 3C3
 Phone: 403.948.8848 Email: planning@airdrie.ca
www.airdrie.ca/planning

Date Printed: June 13, 2024

GREEN BIRCH ARCHITECTURE INC
 TEMITAYO AJIBADE
 260 LIVINGSTON VIEW NW
 CALGARY , AB
 T3P 1R5

Application Number: PL2401060
Proposed Use: Child Care, General
Property Address: 313 MAIN STREET NW, AIRDRIE, AB
Legal Description: Lot: 12, Block: 1, Plan: 7155JK

SUMMARY OF CIRCULATION

Re: Circulation Feedback on PL2401060 City of Airdrie

Dear GREEN BIRCH ARCHITECTURE INC:

For PL2401060 I've consolidated the responses from various city business units and external agencies for your reference.

BI Building Review -

- Building requires a re-classification to an Assembly Occupancy (professional involvement required)
- A fire alarm will be required (professional involvement required)
- Structural drawings will be required for any loadbearing elements being removed
- Only Barrier Free accessibility exemptions from barrier free relaxation are acceptable. All other accessibility requirements must be met.
- All construction is to comply with the National Building Code - 2023 (Alberta Edition)
- Further review will be required at time of building permit application

Economic Development Review -

There is currently a high demand for child care. As there is limited availability of viable space, this location and conversion would be a suitable fit for childcare. Being on the periphery of downtown, it would benefit many businesses/employees that work downtown and require childcare. Not only would it create availability for employees seeking childcare, but it would also generate employment opportunities.

Emergency Management Review -

NO COMMENTS RECEIVED

Waste and Recycling Review -

If this residence is converted to a daycare, the business will have to procure their own collection services. The City will arrange to have the blue and green carts currently on site picked up.



Planning & Development
 400 Main Street SE, Airdrie, AB T4B 3C3
 Phone: 403.948.8848 Email:
 planning@airdrie.ca
 www.airdrie.ca/planning

External Circulation -

NO COMMENTS RECEIVED

BI Plumbing Review -

No issues at this time. Further review will be conducted at the BP application stage.

Engineering Review -

Please find attached "PL2401060_DSSP_Engineering Comments_2024-06-07".

Engineering Services accepted Fire Flow Calculation (Stamped dated May 16, 2024) on June 6, 2024.

Engineering Services accepted Plumbing fixture load calculation letter (Stamped dated May 15, 2024) on June 6, 2024.

Engineering Services accepted Trip generation letter (Stamped dated May 6, 2024) on June 6, 2024.

Environmental Services Review -

Based on the information provided, Environmental Services has no further comment at this time.

Fire Review -

Based on the information provided in the application I offer the following comments:

1. AFD requires a Construction Fire Safety Plan for the area from the Developer or Contractor as per section 5.6 of the 2019 National Fire Code (Alberta Edition). A copy can be found on the Municipal Affairs web site. Contact Russ McKeage with further questions at (403) 948-8800 ext. 7896 or at Russell.mckeage@airdrie.ca. A construction fire safety plan is required for any tenant improvements. The fire safety plan that was provided does not meet the fire code requirements. it is missing too much information to be approved. the general contractor can submit a construction fire safety plan with building permit application. Please reach out with any questions.
2. The Fire Safety Plan must be approved by the authority having jurisdiction (AHJ) prior to construction commencing. Fire protection shall also be addressed and provided for exposed adjacent buildings or facilities AFC 5.6.1.2.) if applicable. The Construction Fire Safety Plan can be e mailed directly to Russ McKeage at Russell.mckeage@airdrie.ca for review. Please refer to STANDATA 19-FCI-004 for more information on fire safety plans. The Construction Fire Safety Plan must also include the demolition plan. the construction fire safety plan must be specific to the site the work is being done at. the Standata can be used as a guide to complete the fire safety plan. not copy and paste.
3. The new business requires a fire inspection prior to opening for business. Please call 403 948 8880 to arrange the fire inspection.
4. AFD reserves the right to add or provide further comments, requirements and clarification with respect to the Alberta Fire Code and any requirements or local specifications (i.e.: hydrants and access capability for emergency response) of the Authority Having Jurisdiction (AHJ) at Development Permit and Building Permit stages.



Planning & Development
 400 Main Street SE, Airdrie, AB T4B 3C3
 Phone: 403.948.8848 Email:
 planning@airdrie.ca
 www.airdrie.ca/planning

GIS Review -

No concerns from GIS

PW Roads Review -

checked Trip report with Yeayne from ENG, and confirmed daily traffic count is not an issue.

PW Water Services Review -

NO COMMENTS RECEIVED

Transit Review -

1. Transit and Active Transportation's previous comments were addressed, thank you.
2. Is there any interior connection from kitchen to the main house? To access the kitchen the staff would need to exit the building from the rear entry into the rear of the current garage.

Planning Final Review -

1. Planning considers the proposed DP to be consistent with the purpose and intent of the R1, Single Detached Residential District.
2. This development is classified as Child Care, General, which is a Discretionary Use in the R1, Single Detached Residential District.
 - a. A Discretionary Use means a use of a site or a building for which a Development Authority may in its discretion issue a Development Permit to an applicant, if the application meets the purpose and intent of the land use district, the provisions of this Bylaw and makes good planning sense with regard to Compatibility.
 - b. If conditionally approved by the Municipal Development Authority, a Discretionary Use is subject to a legislated 21-day appeal period. This period allows the public to appeal the decision to the Subdivision and Development Appeal Board (SDAB). If no appeals are received by the City by the end of the period, your permit would be officially issued to you.
3. According to the description of the business (for 61 kids and 10 staffs), a minimum of Sixteen (16) parking stalls will be required for this use (Parking requirement for Child Care 0.1 stalls per child for pick-up and drop-off for the facility (based on the maximum capacity of the facility) PLUS 1.0 stall per staff only).
4. No direct access shall be permitted from a lane to a parking lot or structure containing more than three (3) contiguous stalls unless circumstances are judged by the Development Authority to warrant it. The proposed site plan shows all 13 parking stalls directly accessed from the lane. Please send an updated site plan addressing this comment.
 If the number of required parking does not meet, a shared parking agreement can be considered with any property within 100m distance and require to be registered against the title.
 Reducing the capacity of childcare may reduce the number of required parking spaces.
 Note that, the drop-off area should be provided on-site.
5. Please provide any additional information regarding program times and capacities that would affect



Planning & Development

400 Main Street SE, Airdrie, AB T4B 3C3
Phone: 403.948.8848 Email:
planning@airdrie.ca
www.airdrie.ca/planning

pick-up and drop-off at the facility.

6. Any signage/fascia signage for your business will require a separate Development Permit application and approval.

8. Please ensure you have applied for your City of Airdrie Business License if you have not already done so. All business operating in Airdrie must obtain this license. If your Change of Use Development Permit is issued to you, this will trigger the issuance of your Business License.

Pending review of this requested information, we may have further comments, suggested conditions of approval, and/or recommend revisions prior to supporting a decision for this DP application.

If you require any further information, please feel free to contact by email at Samina.Tuli@airdrie.ca.

Sincerely,
Samina Tuli

Recommended Condition of the Approval

Conditions of Approval

1. This development permit authorizes the development of Child Care, General (20 Children) which is a Discretionary Use in the R1, Single Detached Residential District, on the lands legally described as Lot: 12, Block: 1, Plan: 7155JK.
2. All development, including the location, orientation, capacity, intensity, and use of buildings and any landscaping and site improvements, must be completed in accordance with Approved Plans.
3. Any changes to the design, format, location, orientation, capacity, intensity or use of any part of the development requires approval by the Development Authority.
4. All development must be carried out in accordance with the Land Use Bylaw and the Engineering Standards.
5. The maximum number of children shall be Twenty [20] and the maximum number of full-time employees shall be Four [4] at a time, unless otherwise exempted or relaxed, in writing, by the Development Authority.
6. The Developer shall provide Four [4] on-site parking stalls as indicated in the Approved Plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material.
7. The number of required parking stall is varied by 33.33% from 6 number of parking stalls to 4 number of parking stalls.
8. All operations and vehicle trips associated with the Child Care, General shall be restricted to the following hours:
 - a) Monday to Friday between 6:00 am and 7:00 pm
9. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
10. Prior to construction commencing, the Developer shall enter into and abide by a Development Agreement in accordance with section 650 of the Municipal Government Act and the taking of security to secure the terms of the agreement.
11. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
12. The Developer shall install, at the Developer's sole cost, all signs required by the Development Authority to address restricted parking and traffic flow during and after construction.
13. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
14. All signs identified in the Approved Plans may be constructed and installed without need of a new Development Permit. All other signage will require a separate Development Permit application and approval prior to placement.
15. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
16. The Applicant shall ensure any vegetation or landscaping that is removed, damaged or disturbed during construction shall be replaced at the applicant's sole cost.
17. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.

18. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.
19. Prior to construction commencing, the Developer shall install secure construction fencing in accordance with approved plans and such fencing shall remain in place until the activity on-site is complete, as determined by the Development Authority.
20. A Development Completion Certificate is required when the approved development has been completed.
21. The Applicant shall submit a complete set of as-built drawings, to the Development Authority at the time of application for Development Completion Certificate.

Advisory Comments

- a) The Developer is responsible for complying with all relevant municipal, provincial, and federal legislation.
- b) All other necessary permits and inspections are the responsibility of the applicant including, but not limited to, Building Permits and Fire Approval and shall be submitted to the City as required. Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- c) The Developer shall contact utility providers (gas, electric, telecommunications) and arrange for utilities to be installed or relocated in accordance with the utility provider requirements, at the Developer's sole cost.
- d) Any excess fill must be deposited on a site approved by the City of Airdrie. Please contact the Engineering Services Department at engineering.services@airdrie.ca to discuss fill deposit locations.
- e) The Developer shall ensure the termination of all water and sanitary lines that are not being utilized at the main.
- f) The Developer, not the City of Airdrie, shall be responsible for the collection of garbage, waste, compost and recycling.
- g) The Developer shall apply to Engineering Services Department for excavations within public right-of-ways and roads. Contact engineering.services@airdrie.ca.
- h) The City will not be responsible for any future maintenance on the grass swale on the subject properties.



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 22 October 2024

Subject: Extended Producer Responsibility Update

Directorate: Community Infrastructure

Issue:

Waste and Recycling Services is providing an update on the Extended Producer Responsibility (EPR) program for information.

Policy / Council Direction:

Provide residents with options for managing their residential/household waste through services and education, considering environmental, social and economic impacts. Waste and Recycling Services endeavours to position Airdrie as a municipal leader in waste diversion.

Background:

Alberta municipalities are currently responsible for the costs associated with collecting and processing recyclable materials. The EPR program shifts the financial burden away from taxpayers and local governments to the product producers. The intent of the program is to encourage companies to produce less waste and recycle more. A Producer Responsibility Organization (PRO) acts on behalf of the producers to help them meet their obligations under the EPR regulation. There are three PROs responsible for the different materials covered under the EPR program. Circular Materials is the PRO for Products, Packaging and Paper, Product Care is the PRO for Hazardous and Special Products, and Call2Recycle is the PRO for batteries.

The Provincial EPR regulations came into effect in November 2022, and the bylaws were approved in September 2023. Waste and Recycling Services (WRS) registered for EPR in December 2023 for Phase 1 implementation, which is set to start April 1, 2025.

In the context of how to deliver the EPR program, the City has the following options:

Curbside recycling:

1. **Opt-in** – WRS maintains control of recycling collection programs and contracts with service providers. The City enters into contract with the PRO to receive compensation for administration and operational costs of the program.
2. **Opt-out** – PRO takes over full responsibility of the curbside recycling program.
3. **Defer to Phase 2** – request participation during the second round of implementation.
4. **Deregistering** – decline participation in EPR.

Recycle Depot:

1. **Opt-in** – WRS maintains control of recycling collection programs and contracts with service providers. The City enters into contract with the PRO to receive compensation for administration and operational costs of the program.
2. **Defer to Phase 2** – request participation during the second round of implementation.
3. **Deregistering** – decline participation in EPR.

Hazardous & Special Products

1. **Opt-in** – WRS maintains control of recycling collection programs and contracts with service providers. The City enters into contract with the PRO to receive compensation for administration and operational costs of the program.
2. **Defer to Phase 2** – request participation during the second round of implementation.
3. **Deregistering** – decline participation in EPR.

Batteries

1. **Opt-in** – WRS maintains control of recycling collection programs and contracts with service providers. The City enters into contract with the PRO to receive compensation for administration and operational costs of the program.
2. **Defer to Phase 2** – request participation during the second round of implementation.
3. **Deregistering** – decline participation in EPR.

Administration's primary focus has been on the curbside recycling and Recycle Depot aspects of EPR due to their complexity and timelines for completion. The Master Services Agreement (MSA) and Statement of Work (SOW) draft documents were released in June

2024, and a report was presented to the Executive Leadership Team (ELT) on August 1, 2024 outlining the program options. ELT supported WRS' recommendation to pursue the Opt-In model for curbside collection and service level information has been provided to initiate conversations with the PRO. To meet obligations under this model, curbside contracts would be extended to continue current service levels until April 2026. Administration is working with the PRO to understand next steps for curbside collection after April 2026.

The opt-out option is only available for the curbside recycling program because service providers are readily available to manage this function. The opt-out option isn't provided for the other programs due to the complexity of day-to-day operations and the need to manage additional services provided at the Recycle Depot that fall outside the scope of EPR.

Discussions with the PROs are ongoing, and WRS is in the process of obtaining clarification on how the agreement terms and program models will impact different aspects of our operations. City staff have also joined an informal working group of municipalities that meet to share information learned during internal discussion and conversations with the PROs.

PRO's timeline to participate in Phase 1:

October 31, 2024: Deadline for community opt-in agreement approval.

November 30, 2024: Deadline to finalize opt-in community contracts.

April 1, 2025: Launch phase 1.

If the PRO's timelines aren't met, the City's participation could be postponed until Phase 2 of the program implementation.

Administration Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee accepts the report for information.

Alternatives/Implications:

The Standing Committee could choose to table the report and request additional information from Administration.

Budget Implications:

Both the opt-in/out options will result in cost savings for the City. Deferring to Phase 2 will result in residents paying for recycling programs for an additional 1.5 years.

Communications and Engagement:

Waste and Recycling Services will work with Communications, Engagement and Marketing to inform residents of any changes to the recycling programs.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee accepts the report entitled "Extended Producer Responsibility Update", for information.

Staff Presenter:	S. Rice
External Presenter:	N/A
Department:	Waste and Recycling Services
Reviewed by:	L. Stevens
Attachments:	N/A

Steven Rice – Team Leader



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 22 October 2024

Subject: Bylaw No. B-27/2024 LUB Amendment for Sign Regulations

Directorate: Strategic Growth and Investment

Issue:

The Standing Committee is being asked to give a recommendation to Council regarding Bylaw No. B-27/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016 to update regulations on signs.

Policy / Council Direction:

Following direction from the Airdrie City Plan and other major policy documents, Land Use Bylaw No. B-01/2016 (LUB) provides the standards and regulations for the City to implement land use goals, objectives, and strategies. Updates to the Land Use Bylaw maintain the document and keep regulations current, ensuring that the LUB continues to work towards these high-level goals.

Land Use Bylaw standards on signs seek to balance private interests with public interests within the city by maintaining the aesthetic appeal of development, ensuring pedestrian and traffic safety, encouraging positive economic development and growth for the city, and limiting possible adverse effects of signage on neighbouring properties.

Specifically, City Plan policies on Service Commercial & Gateways (Policy 5.30) speak to requiring high standards of landscaping, signage, exterior finish, and architecture for buildings visible from major transportation routes and note billboard signs among "visually impactful uses" that should be restricted from gateway locations.

Background:

Administration has recorded potential clarification items and improvements relating to signs in the Land Use Bylaw, prompting a comprehensive review of the regulations in 2023. The updated sign regulations address these issues and improve the legibility and ease of use of this section of the LUB overall.

While reviewing the sign regulations in Airdrie's LUB, Administration consulted corresponding bylaws of Calgary, Edmonton, Lethbridge, Medicine Hat, Grande Prairie,

and Rocky View County to review and compare how other jurisdictions address the range of signage types and development regulations. Administration also looked to relevant provincial regulations and published 'recommended practice' documents, as well as guidelines specifically addressing pedestrian and traffic safety and research on the impacts of advertising signs on road safety.

Following the draft of these LUB amendments, Administration sought input and comments from local businesses, sign providers, key stakeholders, and the public throughout May 2024. A public survey (158 respondents) asked about roadside signs, importance of sign types, and principles for managing signs. Administration also conducted one-on-one discussions with billboard sign operators to collect comments and feedback to help edit the draft regulations, and those discussions centred on risk and liability specifics, questions around how to manage existing signs along the highway, and questions about the process for Bylaw updates and public hearings.

The items that would change with the proposed amendment are as follows:

1. Standards are simplified by grouping the types of signs into different classes so that signs with similar uses and impacts could be dealt with the same. For example, the new draft has Awning, Banner, Fascia, and Monument signs grouped together as "Class 2" signs, which are permitted in residential areas and can be exempt in commercial and industrial areas.
2. The list of exemptions (Signs Not Requiring a Development Permit) is expanded and organized under subheadings so that it is easier to read and find relevant information. This captures standards for Construction, Election, Real Estate, and Limited Use which are all addressed separately in the current regulations, as well as small signs that form part of established commercial uses.
3. The section on Universal Regulations better is organized under subheadings to make specific types of rules easier to find.
4. The tables for District-Specific Sign Regulations are simplified and additional districts are grouped together so that there are common rules for similar areas. The same tables also include relevant regulations for each class of signs, effectively combining several LUB sections into one set of standards.
5. Standards on Digital Signs and Illumination are updated to keep in line with provincial guidelines and best practices. Digital signs and lighting within 125 metres of any residence must be turned off between 10pm and 6am, digital displays must be static for 20 seconds, and lighting levels are limited to 5,000 Nits from sunrise to sunset and 300 Nits from sunset to sunrise.
6. A section addressing Signs within the Highway 2 Corridor is added to address conflicts and concerns around safety and liability. Existing billboard signs along the highway would be permitted to remain, but otherwise only signs for identifying on-premises businesses will be allowed within 300m of the highway corridor, and those signs will be subject to stricter size limitations.

Administration Recommendation:

Administration recommends that the Community Infrastructure and Strategic Growth Standing Committee recommends that Council approves Bylaw No. B-27/2024 as presented.

Alternatives/Implications:

In addition to the recommendation above, the Standing Committee has two further alternatives with respect to the proposed Bylaw:

Alternative One: The Standing Committee could choose to recommend that Council table Bylaw No. B-27/2024 to request further information, allow staff to present further details or alternate recommendations, or to amend the proposed Bylaw if desired. As part of this alternative, the Standing Committee could recommend that Council consider specific alternatives or changes to the proposed Bylaw, but for such changes to be presented, the current draft would need to be tabled and a new Public Hearing scheduled where the alternatives and changes would be a part of the required notification process.

Alternative Two: The Standing Committee could choose to recommend that Council defeat Bylaw No. B-27/2024. The current regulations of Land Use Bylaw No. B-01/2016 would remain in effect. This alternative would not provide the intended changes for the LUB's clarity, readability, and organization and would not incorporate changes to address concerns or improve how the Bylaw addresses signs not requiring a Development Permit, portable signs, incidental signage in commercial areas, and updates for standards on lighting and digital media.

Budget Implications:

Administration notes that there is generally an economic benefit to having advertising for Airdrie businesses and industry strongly desires to retain current standards which allow for digital billboard signage along high-traffic corridors. Current LUB regulations also require that Billboard signs provide 10% of their copy rotation to advertise City of Airdrie events, initiatives, local business marketing, or emergency messaging.

Economic considerations also need to include a liability perspective, and there have been number of complaints to the City as well as some claims due to lighting and distraction from digital signage. Where the City assumes responsibility and liability for advertising signs, the level of risk associated with possible approvals can vary depending on type of signs, locations, speed limits, and surrounding uses.

Communications and Engagement:

Following the Standing Committee's recommendation and in keeping with Municipal Government Act requirements and the City of Airdrie Public Notification Bylaw,

Administration will provide notification of the Public Hearing via the “City Connection” section of the local newspaper for three consecutive weeks and the City’s website 14 days prior to the public hearing.

Administration is also continuing discussions with local businesses and sign providers and will provide a full report on this engagement and what we heard before this Bylaw is brought before Council for a public hearing.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council approves Bylaw No. B-27/2024 as presented.

Willow Czaban
Senior Planner

Staff Presenter:	Gail Gibeau RPP MCIP, Team Leader
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz RPP MCIP, Director
Attachments:	#1: Draft Bylaw No. B-27/2024 #2: Original/Existing Part 5 of Land Use Bylaw #3: Comparison of Changes from proposed Bylaw (Other than Part 5)

**BYLAW NO. B-27/2024
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below and shown in the attached Schedule 'A';

NOW THEREFORE the Municipal Council of the City of Airdrie duly assembled enacts as follows:

1. In Section 2.3.2(1), in Table 1: Development Not Requiring a Development Permit, the entry for "Signs" shall be amended to read as follows:
"Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as "Exempt" in Section 5.5 District-Specific Sign Regulations."
2. Section 5 shall be deleted and replaced with the updated Section 5 as shown in the attached Schedule 'A'
3. In Section 6.4(2), the "Signage" entry in the table shall be amended to read as follows:
"May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window."
4. Section 7.11(9)(e) shall be deleted in its entirety.
5. Section 7.11(9)(f) shall be amended to read as follows:
"Where not already allowed in the listed Permitted and Discretionary Uses which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated."
6. Section 7.26.2(2)(c) shall be amended by replacing the word "sign" with "structure."
7. Section 8.4(1), which describes the uses considered Permitted Uses in all land use districts, shall be amended by adding "Sign, Class 1" as subsection (f), "Sign, Class 2" as subsection (g).
8. In Section 8.5 Land Use Districts, the following cross-references to sign tables shall be deleted:
 - 8.1. Section 8.5.1(1)
 - 8.2. Section 8.5.2(1)
 - 8.3. Section 8.5.3(1)
 - 8.4. Section 8.5.4(1)
 - 8.5. Section 8.5.5(1)
 - 8.6. Section 8.5.7(1)
 - 8.7. Section 8.5.8(1)
 - 8.8. Section 8.5.11(1)
 - 8.9. Section 8.5.12(1)
 - 8.10. Section 8.5.13(1)
 - 8.11. Section 8.5.14(1)
 - 8.12. Section 8.5.15(1)
 - 8.13. Section 8.5.16(1)
 - 8.14. Section 8.5.17(3)
 - 8.15. Section 8.5.18(3)
 - 8.16. Section 8.5.24(1)

- 8.17. Section 8.5.26(1)
- 8.18. Section 8.5.27(1)
- 8.19. Section 8.5.28(1)
- 8.20. Section 8.5.29(1)
- 8.21. Section 8.5.32(1)
- 8.22. Section 8.5.33(1)
- 8.23. Section 8.5.34(1)
- 8.24. Section 8.5.35(1)
- 8.25. Section 8.5.36(1)
- 8.26. Section 8.5.37(1)
- 8.27. Section 8.5.38(1)
- 8.28. Section 8.5.39(1)
- 8.29. Section 8.5.40(1)
- 8.30. Section 8.5.41(1)
- 8.31. Section 8.5.42(1)

9. In Section 8.5 Land Use Districts, the following subsections and the header "development standards" shall be deleted:

- 9.1. Section 8.5.6(1)
- 9.2. Section 8.5.9(1)
- 9.3. Section 8.5.10(1)
- 9.4. Section 8.5.19(1)
- 9.5. Section 8.5.20(1)
- 9.6. Section 8.5.21(1)
- 9.7. Section 8.5.22(1)
- 9.8. Section 8.5.23(1)
- 9.9. Section 8.5.25(1)
- 9.10. Section 8.5.30(1)
- 9.11. Section 8.5.31(6) and (7)

10. In Section 8.5 Land Use Districts, "Sign, Class 3" is added as a Permitted Use to the list of Permitted Uses within the following Land Use Districts:

- 10.1. M1, Neighbourhood Mixed Use District
- 10.2. C1, Neighbourhood Commercial District
- 10.3. M2, Community Mixed Use District
- 10.4. M3, Downtown Core Mixed Use District
- 10.5. C2, Community Commercial District
- 10.6. C3, Regional Commercial District
- 10.7. CS, Service Commercial District
- 10.8. IB-1, Mixed Business/Employment District
- 10.9. IB-O, Office Park and Employment District
- 10.10. IB-2, Industrial Employment District
- 10.11. IB-3, Heavy Industrial Employment District
- 10.12. AP, Airport Employment District
- 10.13. P-1, Public Open Space District
- 10.14. EP, Environmental Protection District
- 10.15. AH, Agriculture Holdings District
- 10.16. F, Rural Farmstead District
- 10.17. RR-4, Rural Residential Four-Acre District
- 10.18. RR-2, Rural Residential Two-Acre District
- 10.19. UH, Urban Holdings District
- 10.20. AG, General Agriculture District
- 10.21. RB-G, Rural Business: General District
- 10.22. RB-R, Rural Business: Recreation District
- 10.23. RB-A, Rural Agricultural Business District
- 10.24. RB-AS, Rural Business: Agriculture Services District
- 10.25. RB-H, Rural Business: Highway District

11. In Section 8.5 Land Use Districts, “Sign, Class 4” is added as a Permitted Use to the list of Permitted Uses within the following Land Use Districts:
 - 11.1. M1, Neighbourhood Mixed Use District
 - 11.2. C1, Neighbourhood Commercial District
 - 11.3. M2, Community Mixed Use District
 - 11.4. M3, Downtown Core Mixed Use District
 - 11.5. C2, Community Commercial District
 - 11.6. C3, Regional Commercial District
 - 11.7. CS, Service Commercial District
 - 11.8. IB-1, Mixed Business/Employment District
 - 11.9. IB-O, Office Park and Employment District
 - 11.10. IB-2, Industrial Employment District
 - 11.11. IB-3, Heavy Industrial Employment District
 - 11.12. AP, Airport Employment District
 - 11.13. P-2, Public Facilities District
 - 11.14. P-SR, Special Open Space/Recreation District

12. In Section 8.5 Land Use Districts, “Sign, Class 4” is added as a Discretionary Use to the list of Discretionary Uses within the following Land Use Districts:
 - 12.1. UH, Urban Holdings District
 - 12.2. AG, General Agriculture District
 - 12.3. RB-G, Rural Business: General District
 - 12.4. RB-R, Rural Business: Recreation District
 - 12.5. RB-A, Rural Agricultural Business District
 - 12.6. RB-AS, Rural Business: Agriculture Services District
 - 12.7. RB-H, Rural Business: Highway District

13. In Section 8.5 Land Use Districts, “Sign, Class 5” is added as a Discretionary Use to the list of Discretionary Uses within the following Land Use Districts:
 - 13.1. M2, Community Mixed Use District
 - 13.2. M3, Downtown Core Mixed Use District
 - 13.3. C2, Community Commercial District
 - 13.4. C3, Regional Commercial District
 - 13.5. CS, Service Commercial District
 - 13.6. IB-1, Mixed Business/Employment District
 - 13.7. IB-O, Office Park and Employment District
 - 13.8. IB-2, Industrial Employment District
 - 13.9. IB-3, Heavy Industrial Employment District
 - 13.10. AP, Airport Employment District
 - 13.11. P-2, Public Facilities District
 - 13.12. P-SR, Special Open Space/Recreation District

14. In Section 8.5 Land Use Districts, “Sign, Class 6” is added as a Discretionary Use to the list of Discretionary Uses within the following Land Use Districts:
 - 14.1. M2, Community Mixed Use District
 - 14.2. M3, Downtown Core Mixed Use District
 - 14.3. C2, Community Commercial District
 - 14.4. C3, Regional Commercial District
 - 14.5. CS, Service Commercial District
 - 14.6. IB-1, Mixed Business/Employment District
 - 14.7. IB-O, Office Park and Employment District
 - 14.8. IB-2, Industrial Employment District
 - 14.9. IB-3, Heavy Industrial Employment District
 - 14.10. AP, Airport Employment District
 - 14.11. P-2, Public Facilities District
 - 14.12. P-SR, Special Open Space/Recreation District
 - 14.13. UH, Urban Holdings District
 - 14.14. AG, General Agriculture District
 - 14.15. RB-G, Rural Business: General District

- 14.16. RB-R, Rural Business: Recreation District
- 14.17. RB-A, Rural Agricultural Business District
- 14.18. RB-AS, Rural Business: Agriculture Services District
- 14.19. RB-H, Rural Business: Highway District

- 15. In Section 9.2.39 Direct Control Bylaw 48, subsection 9.2.39(13) is amended by deleting the words "Section 5.7 and Table S.05"
- 16. Section 9.2.40(6) is deleted in its entirety.
- 17. Section 9.2.41(8) is deleted in its entirety.
- 18. Section 9.2.43(6) and the header "development standards" shall be deleted in their entirety.
- 19. Section 9.2.44(9)(a) is deleted in its entirety.
- 20. Section 9.2.45(6) shall be amended to read as follows:

"Signs in this district shall be regulated in accordance with Section 5 and Section 9.1(3) of this Bylaw and shall incorporate character and design elements consistent with those outlined in the Village Area Redevelopment Plan, Bylaw No. B31/2006, as may be amended from time to time."

READ a first time this _____ day of _____, 2024.

READ a second time this _____ day of _____, 2024.

READ a third time this _____ day of _____, 2024.

This bylaw was executed as of the latest date evidenced by digital signature below.

MAYOR

CITY CLERK

SCHEDULE "A"
BYLAW NO. B-___/2024
New Land Use Bylaw Draft
Section 5. Sign Regulations

5. Sign Regulations

5.1 Administrative Requirements

5.1.1 Purpose and Intent

- (1) This section of the Land Use Bylaw provides definitions and regulations for signs and outlines sign owner responsibilities. Regulations for signs within the City of Airdrie are put into place for the purposes of:
 - (a) Ensuring that signs are compatible with their surroundings.
 - (b) Providing reasonable and appropriate means for the public to locate and identify facilities, businesses, and services.
 - (c) Providing reasonable and appropriate means for businesses to identify their location, advertise goods and services, and promote their development and growth.
 - (d) Ensuring that signage maintains or enhances the aesthetic appeal of development.
 - (e) Maintaining interests of businesses and the general public.
 - (f) Encouraging positive economic development and growth for the city.
 - (g) Ensuring pedestrian and traffic safety, and.
 - (h) Limiting possible adverse effects of signage on neighbouring properties.
- (2) The regulations in this section are intended to prevent overconcentration, improper placement, and excessive height, bulk, number and/or coverage of signs.

5.1.2 Interpretation and Definitions

In this Bylaw, unless the context otherwise requires:

Sign Definitions
Building Face means: Any exterior wall of a building;
Clear Height means: The vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
Clear Pedestrian Space means: The horizontal distance measured from walkway or other path intended to accommodate pedestrian traffic to any part of the Sign Structure.
Community Identification means: A type of sign copy which displays the name of a residential neighbourhood, commercial or industrial subdivision, or other development, and which is typically located at the primary entrance to the subdivision or development;
Construction means: A type of sign copy which is used for the purpose of advertising items such as the provision of labour, services, materials, or financing of a development or similar project, and which is placed on the site where the project is being constructed;
Development Marketing means: A type of sign copy which is used to promote a new subdivision or development project, vacant lots, and/or show homes;
Digital Media means: A sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to replace the sign or its components physically or mechanically. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays;
Election means: A type of sign copy which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite. This also includes information signs used to identify and direct traffic to polling stations;

<p>Illuminated, Backlit means: A sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign;</p>
<p>Illuminated, Exterior means: A sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy;</p>
<p>Limited Use means: A type of sign copy which is used to advertise a location, product, event, or activity on a temporary basis, either as a single event or activity over a limited duration of time, or as a regular activity that is for limited periods of time and subject to a recurring schedule (i.e., weekly, monthly). This includes but is not limited to signs for garage sales, open houses, show homes, community events, and similar signs that are temporary in nature.</p>
<p>Public Direction means: A type of sign copy that aids in directing the public either on public or private property, and which provides no commercial message;</p>
<p>Real Estate means: A type of sign copy which is used for the purpose of advertising the sale, lease, or rental of the property on which the sign is located;</p>
<p>Rotating means: A sign feature where the sign, or portion of the sign, moves in a revolving manner;</p>
<p>Sign means: An object or device, including its structure and other component parts, intended for the purpose of advertising, or calling attention to any business, product, event, service, or thing. This does not include a poster equal to or less than 0.3m² in area;</p>
<p>Sign Area means: The entire area of the sign on which the copy is intended to be placed;</p>
<p>Sign, Class 1 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) A-Frame Signs, which are self-supporting local advertising signs, typically A-shaped, set upon the ground and may or may not have an external supporting structure. (b) Lawn Signs, which are temporary freestanding signs commonly made of corrugated plastic or a similar type of material. Lawn Signs are typically used as temporary signs used to advertise election campaigns, yard sales, seasonal retail sales and specials, real estate for sale, and community events.
<p>Sign, Class 2 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) Awning Signs, which are signs that form, or are attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign suspended below the ceiling or roof of a canopy or marquee. (b) Banner Signs, which are temporary signs constructed from cloth, plastic, or other non-rigid fabric, which moves freely with wind movement, and may include its own supporting structure or be attached to another feature or structure. Banner signs may be freestanding, hanging from a building or structure, or attached to a light standard. (c) Fascia Signs, which are signs equal to or larger than 1.5m² in area and painted on or attached to the exterior face of a building, running parallel to a building face, not projecting more than 0.3m out from the wall. (d) Monument Signs, which are freestanding signs equal to or larger than 1.5m² in area and attached to a supporting structure or foundation, where the base structure or foundation has an equal or greater length than the sign copy. These are intended to be lower-profile signs and may also include associated landscaping.
<p>Sign, Class 3 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) Mounted Signs, which are flat signs affixed to a fence or other structure, but not a building, (b) Portable Signs, which are temporary signs mounted on a frame, trailer, stand or similar structure that are easily transported and erected for a limited time. This does not include signs attached to, or painted on, vehicles.

<p>Sign, Class 4 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) Projecting Signs, which are attached to a wall of a building and horizontally extends more than 0.3m from the building face. (b) Pylon Signs, which are freestanding signs supported by columns, structures or other supports that are anchored in the ground independent of a building. (c) Specialized Signs, which are any signs that do not fall within any other definition provided in this Bylaw.
<p>Sign, Class 5 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) Roof Signs, which are any signs erected upon, against, or directly above a roof of a building. This also may include a sign placed above the parapet of a building.
<p>Sign, Class 6 means: Only the following sign types:</p> <ul style="list-style-type: none"> (a) Billboard Signs, which are large freestanding signs located primarily on major traffic corridors, which direct attention to a business, service, product, or event that is located, conducted, or produced elsewhere than the site where the sign is located.
<p>Sign Copy means: The letters, graphics or characters that make up the message on the sign;</p>
<p>Sign Height means: The vertical distance measured from the highest point of the sign or sign structure to the finished grade;</p>
<p>Sign Structure means: Any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts;</p>
<p>Standard means: A type of sign copy for general advertising, promotion, or information dissemination not otherwise defined by another type of sign copy in this bylaw and not otherwise prohibited by this bylaw.</p>
<p>Temporary means: A time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval;</p>
<p>Third-Party Advertising means: A sign feature in which the sign copy directs attention to a business, commodity, service, or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.</p>
<p>Valance means: The portion of an awning or canopy which hangs below the structure and parallel to the building face.</p>

5.2 Sign Application Requirements

- (1) Unless otherwise exempted in this Bylaw, no person shall erect, develop, enlarge, relocate, use, or alter any sign, without first obtaining a Development Permit approval from the Development Authority.
- (2) Development Permit applications for signs shall be submitted to the Development Authority on the prescribed form and shall contain all submission requirements as follows:
 - (a) Completed application form.
 - (b) Applicable application fee.
 - (c) A statement of intended uses of the proposed development.
 - (d) A copy of the Certificate of Title indicating ownership and any encumbrances.
 - (e) A Letter of Authorization from all of the registered owners authorizing an agent to apply on their behalf, as the context requires.
 - (f) A site plan showing sign location in relation to property boundaries and distance from any buildings, parking areas, landscaping, and other signs on the site.
 - (g) All dimensions of the sign, including height of the sign and the sign structure.
 - (h) A drawing showing the area and design of the sign copy.
 - (i) Detailed plans showing the type of construction and finishing as well as the method of support.
 - (j) Details of sign illumination and/or digital media.
 - (k) If the sign permit is for a sign containing digital media, the permit must include the name and contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.
- (3) The Development Authority may require additional information deemed necessary to evaluate a sign permit application, including but not limited to photographs of the proposed site and adjacent properties.
- (4) A sign permit is automatically void if construction of the sign is not commenced within one year from the date of issuance of the permit.

5.3 Signs Not Requiring a Development Permit

The following signage is exempt from obtaining a Development Permit approval if they otherwise meet all regulations in this Bylaw:

5.3.1 Signs for Addressing, Identification, and Information

- (1) A sign erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the City for the purpose of posting temporary community notices;
- (2) Signs erected by the City for the purposes of providing advertising for community events, recognitions, community identification, heritage, education, or forming part of a public art program or installation, that otherwise meet the requirements of this Bylaw.
- (3) A sign with no commercial message that provides for the direction or safety of the public on the same property, such as “entrance/exit”, “one way”, “telephone”, “drive-through”, “parking/no parking”, “high voltage”, “no trespassing”, and similar directives.
- (4) A non-illuminated fascia sign attached to a principal and/or accessory building and stating no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.4m².
- (5) A combination of non-illuminated numbers and letters for the purpose of street addressing where together the total sign area is less than 1.0m².
- (6) Advertising signs displayed on buses, bus shelters, seats and benches located at transit zones that are subject to an agreement with the City.

5.3.2 Signs for Special Purposes

- (1) A memorial, veterans, or historical sign, plaque or tablet commemorating or identifying a historical person, structure, place, or event; that does not exceed 1.0m² in area.
- (2) A flag, emblem, or insignia that does not exceed 13.0 metres in height or the maximum height of a principal building in that district, whichever is less.
- (3) Portable signs managed by the City for use by non-profits and local businesses.
- (4) Any A-Frame, Lawn, Portable, Banner, or Specialized Sign used in association with construction or to advertise a location, product, event, or activity on a temporary basis. This includes but is not limited to signs for garage sales, open houses, show homes, community events, and similar signs that are temporary in nature and that:
 - (a) Are in place for only up to four consecutive calendar days and a total of 40 days per calendar year.
 - (b) May be posted on public property provided that the signs do not interfere with the safe operation of vehicular traffic or with the safety of pedestrians.
 - (c) Are posted with the consent of the owner of the property, and
 - (d) Are limited to 1.5m² in area in residential districts, and 3.0m² in area in all other districts.
- (5) Election signs used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite, as well as information signs used to identify and direct traffic to polling stations. Signs under this provision:
 - (a) Must not interfere with the safe operation of vehicular traffic or with the safety of pedestrians.
 - (b) Must be posted with the consent of the owner of the property.
 - (c) Shall be limited to 1.5m² in area in residential districts, and 3.0m² in area in all other districts.
 - (d) May be posted on public property subject to the following conditions:
 - i. Signs cannot be placed between the curb and the sidewalk, or if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement;
 - ii. Signs cannot be placed within 30 metres of an intersection or pedestrian crossover or be located on a median or island;
 - iii. Signs cannot interfere with the safe operation of vehicular traffic or with the safety of pedestrians;
 - iv. Signs cannot be located adjacent to a voting place, or any City owned or operated property.
- (6) Real Estate Signs used for the purpose of advertising the sale, lease, or rental of the property on which the sign is located. Signs under this provision:
 - (a) Must not interfere with the safe operation of vehicular traffic or with the safety of pedestrians.
 - (b) Must be posted with the consent of the owner of the property, and
 - (c) Shall be limited to 1.5m² in area in residential districts, and 3.0m² in area in all other districts.

5.3.3 Signs Pursuant to Other Parts of this Bylaw

- (1) Signs required under this Bylaw to identify a site with an application for a proposed Bylaw amendment.
- (2) Changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw.
- (3) Signs contained under a valid, approved Development Permit or Master Site Plan.
- (4) Signs listed as 'Exempt' in **Section 5.5**

5.3.4 Other Incidental Signage

- (1) Any number and combination of signs placed in, mounted to, or painted on a window, building, or other structure where such signage forms part of a non-residential use and each sign is less than 1.5m² in area.
- (2) Freestanding signs less than 3.0m² in area which are incidental to and associated with the operation of a drive-through or similar commercial land use and sited to the satisfaction of the Development Authority.
- (3) Wall murals or panels of any size, including those designed to cover windows, which are used for screening, public art, or beautification and where there is no commercial message.

5.4 Universal Sign Regulations

The following regulations apply to all signage regulated by this Bylaw:

5.4.1 Appearance, Design, and Maintenance

- (1) Signs shall not conflict with the general character of the surrounding neighbourhood.
- (2) The quality, aesthetic appearance and finishing of a sign should have regard for the scale and architectural character of the site and the land use characteristics of surrounding development. The Development Authority may refuse any Development Permit application for a sign that may adversely impact the amenities or character of the adjacent properties and development.
- (3) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached. Signs shall be secured to the satisfaction of the Development Authority at all times.
- (4) A sign is considered to be abandoned if the sign has either intentionally or unintentionally been allowed to fall into a state of disrepair, or is no longer in a readable state, in the opinion of the Development Authority.
- (5) The Development Authority may limit the maximum number of signs for a single site or development to address cumulative impact of signage, having regard for the use of the site and surrounding areas.
- (6) Where the Sign Regulations outlined in this Bylaw or a Development Permit specify a time limitation, the sign must be removed at the end of that time period and cannot be re-erected/replaced within a 48-hour period, or until a new Development Permit or an extension to the previous Development Permit is approved by the Development Authority.

5.4.2 Alignment with Other Requirements

- (1) An approved sign is not an approval for any other aspect of development on the site.
- (2) All sign structures shall be securely built, constructed, and erected to conform to the standards set forth in this Bylaw and the Safety Codes Act, the Alberta Building Code, and the Alberta Fire Code, as applicable.
- (3) No sign shall be erected, operated, used, or maintained that may obstruct ingress to or egress from a fire escape door, window, or other required exit under the Alberta Building Code.

5.4.3 Conflicts and Impact Mitigation

- (1) Signs shall not interfere with the movement or sight lines of pedestrian and vehicular traffic.
- (2) A sign shall not be erected, operated, used, or maintained if in the opinion of the Development Authority its position, shape, colour format or illumination may be confused with an official traffic sign, signal or device or other official sign, or it displays lights that may be mistaken for the flashing lights normally associated with danger or those used by police, fire, ambulance, or other emergency vehicles.
- (3) No sign shall be erected, operated, used, or maintained that fails to provide adequate clearance from overhead power lines to the satisfaction of the Development Authority.
- (4) No sign shall be erected, operated, used, or maintained that incorporates any lights, features, or displays which create a hazard to traffic on a public roadway from which the sign or lights are visible.
- (5) Any sign erected for the purpose of providing street addressing or building identification shall not be permitted to be obstructed, to the satisfaction of the Development Authority.
- (6) The illumination of any permanent sign should not create a direct glare or have any offsite effects upon any surrounding sites or roadways and any residential developments.
- (7) Any sign projecting more than 0.15m that could have pedestrians or vehicular traffic underneath must have a minimum clear height of 2.4m.
- (8) Signs, supports, and structures for signs shall be setback a minimum of 1.0 metres back from a property line. Where any sign is allowed to encroach over public property, it shall be setback a minimum of 1.0 metres from the curb line.
- (9) Signs shall not be placed on Public Property except where all requirements in **Section 7.25** (Projections over Public Property) and all other applicable requirements of this Bylaw are met.
- (10) Trees and shrubs must not be removed or damaged to erect a sign, to make a sign more visible, to maintain a sign, or to change copy on a sign.

5.4.4 Signs Prohibited

- (1) Temporary corrugated plastic (coroplast) signs either supported on wire frames or attached to any structure, are prohibited within the City of Airdrie except where used for Elections, Limited Use, or Real Estate purposes and are in keeping with the regulations of this Bylaw for those respective purposes.
- (2) No sign shall be attached, affixed, or displayed on any parked vehicle or trailer not normally used in the daily activity of the business, which is visible from a road to act as a sign for the advertisement of products or services or to direct people to a business or activity.
- (3) No sign shall be attached to a tree or any other vegetation.
- (4) Signs shall not be placed on City property including, but not limited to, road right-of-ways, boulevards, Municipal Reserve or Environmental Reserve spaces unless otherwise allowed in this Bylaw.
- (5) No sign shall be erected which promotes intolerance, hatred, or ridicule of any race, religious belief, colour, gender, gender identity, gender expression, physical disability, mental disability, age, ancestry, place of origin, marital status, source of income, family status or sexual orientation.

5.4.5 Setback Requirements for Signs

The following regulations apply universal setbacks and separation distances for specific sign classes. Where a different standard applies to a series of districts, it will be listed in the tables under Section 5.5. Where a different standard applies to a specific land use district, it will be listed within the Development Standards of that district in Part 8 of this Bylaw.

- (1) Except where a different setback is listed in the standards of Section 5.5, Class 4 signs along the same street frontage must be separated at least 50 metres apart.
- (2) A Class 6 Sign may only be approved where it meets the following minimum setbacks:
 - (a) 5 metres from any property line;
 - (b) 125 metres of a building containing a Dwelling Unit;
 - (c) 125 metres from any other Class 6 Sign;
 - (d) 50 metres from any Class 4 Sign, and;
 - (e) 30 metres from any street intersection or railway crossing;

5.5 District-Specific Sign Regulations

- (1) The following sections outline regulations that apply to one or more sign types where the sign is providing a general commercial message.
- (2) Any sign shall meet the regulations provided in the table for the corresponding land use districts.
- (3) Digital media and/or illumination of signs may only be provided where the sign meets the requirements of **Section 5.6** of this Bylaw, and where they are addressed in the regulations of this section, as shown by the following notations:

I D	Sign illumination/Digital media is allowed for any sign of this type. There may be additional notes identified within the “Additional Regulations and Standards” in the table (e.g. the land use approval may change from Permitted to Discretionary).
I D	Sign illumination/Digital media is allowed for some signs, subject to specific circumstances or conditions which are detailed within the “Additional Regulations and Standards” in the table.

5.5.1 Low Density Residential Districts

This section sets sign regulations for the following Land Use Districts:

R1, Single Detached Residential District
 R1-E, Estate Residential District
 R1-V, Village Residential District
 R1-W, Single Detached Wide Shallow District
 R1-U, Urban Standard Residential District

R1-L, Narrow Lot Laned Residential District
 R1-L0, Laned Zero Lot Line Residential District
 R2, Low Density Residential District
 RMH, Manufactured Home Residential District

Table 9A: Sign Regulations for Low Density Residential Districts


Sign Type	Land Use Approval	Height	Sign Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.0m	1.0m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open. (3) Class 1 Signs must be located within 3.0 metres of a public entrance that serves the unit to which the sign relates.
Class 2 <i>Awning Banner Fascia Monument</i>	Permitted I	3.7m	7.0m ²	(1) Class 2 Signs within these districts shall be limited to Monument Signs marking the entrance to a community or development, and Signs supporting an approved Home Business, Child Care, or Bed and Breakfast in accordance with this Bylaw. (2) Illumination is only permitted for Monument Signs marking the entrance to a community or development.

5.5.2 High Density Residential Districts

This section sets sign regulations for the following Land Use Districts:

- | | |
|--|---|
| R2-T, Townhouse Residential District | R3, Low-Rise Multifamily Residential District |
| R2-A, Front-Attached Garage Townhouse District | R4, Mid-Rise Multifamily Residential District |
| R-BTB, Back-to-Back Townhouse Residential District | R5, High Density Residential District |

Table 9B: Sign Regulations for High Density Residential Districts




Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame</i> <i>Lawn</i>	Exempt	1.0m	1.0m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open. (3) Class 1 Signs must be located within 3.0 metres of a public entrance that serves the unit to which the sign relates.
Class 2 <i>Awning</i> <i>Banner</i> <i>Fascia</i> <i>Monument</i>	Permitted 	3.7m	7.0m ²	(1) Class 2 Signs in these districts shall be limited to those supporting an approved Home Business, Child Care, or Bed and Breakfast in accordance with this Bylaw. (2) All other Class 2 signs shall be used to identify an approved Multi Residential Development, and subject to the following requirements: (a) No more than two signs may be permitted for each building within any Multi Residential Development, and; (b) The Development Authority may, in reviewing an application for more than two (2) signs for Community Identification on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and the surrounding area. (c) Class 2 Signs in these districts may incorporate illumination.

5.5.3 Low Density Commercial and Mixed-Use Districts

This section sets sign regulations for the following Land Use Districts:

M1, Neighbourhood Mixed Use District
C1, Neighbourhood Commercial District

Table 9C: Sign Regulations for Low Density Commercial and Mixed-Use Districts

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.5m	1.5m ²	<ol style="list-style-type: none"> (1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: <ol style="list-style-type: none"> (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open.
Class 2 <i>Awning Banner Fascia Monument</i>	Exempt 	3.7m	7.0m ²	<ol style="list-style-type: none"> (1) The total Fascia sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this applies both to the overall Building Face and to each individual unit. (2) No portion of a Fascia Sign may extend above the roof line of a building or the upper edge of a parapet. (3) Each frontage of a development may have one Monument Sign that meets the requirements of this Bylaw. (4) A Class 2 sign that incorporates illumination or digital media shall be considered a Permitted Use and require a Development Permit application.
Class 3 <i>Mounted Portable</i>	Exempt 	2.0m	9.3m ²	<ol style="list-style-type: none"> (1) Portable signs containing illumination or digital media may only be permitted as required for road closures, construction projects, detours, or similar uses. (2) Portable signs shall not be placed on any City property, including, but not limited to road right-of-ways, boulevards and parks unless otherwise allowed or exempted by this Bylaw, or authorized by the Development Authority through the review of a Development Permit. (3) Portable signs shall not be elevated by any means or placed on top of a building or structure. (4) An exemption for this sign class shall only be granted for a maximum period of two years, after which the intention is to transition to a permanent Monument or Pylon sign.
Class 4 <i>Projecting Pylon Specialized</i>	Permitted 	7.3m	10.0m ²	<ol style="list-style-type: none"> (1) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign. (2) Secondary Class 4 signs along the same street frontage shall have a Sign Area not more than 50% of the sign area of the principal sign. (3) A Class 4 sign that incorporates illumination or digital media shall be considered a Discretionary Use, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.

5.5.4 Mixed-Use, Commercial, and Industrial Districts

This section sets sign regulations for the following Land Use Districts:

M2, Community Mixed Use District
 M3, Downtown Core Mixed Use District
 C2, Community Commercial District
 C3, Regional Commercial District
 CS, Service Commercial District

IB-1, Mixed Business/Employment District
 IB-O, Office Park and Employment District
 IB-2, Industrial Employment District
 IB-3, Heavy Industrial Employment District
 AP, Airport Employment District

Table 9D: Sign Regulations for Mixed-Use, Commercial, and Industrial Districts

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.5m	1.5m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open.
Class 2 <i>Awning Banner Fascia Monument</i>	Exempt I D	3.7m	7.0m ²	(1) The total Fascia sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this applies both to the overall Building Face and to each individual unit. (2) No portion of a Fascia Sign may extend above the roof line of a building or the upper edge of a parapet. (3) Each frontage of a development may have one Monument Sign that meets the requirements of this Bylaw. (4) A Class 2 sign that incorporates illumination or digital media shall be considered a Permitted Use and require a Development Permit application.
Class 3 <i>Mounted Portable</i>	Exempt I D	2.0m	9.3m ²	(1) Portable signs containing digital media may only be permitted as required for road closures, construction projects, or similar uses. (2) Portable signs shall not be placed on any City property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw, or authorized by the Development Authority through the review of a Development Permit. (3) Portable signs shall not be elevated by any means or placed on top of a building or structure. (4) An exemption for this sign class shall only be granted for a maximum period of two years, after which the intention is to transition to a permanent Monument or Pylon sign.
Class 4 <i>Projecting Pylon Specialized</i>	Permitted I D	9.0m	18.6m ²	(1) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign. (2) Secondary Class 4 signs along the same street frontage shall have a Sign Area not more than 50% of the sign area of the principal sign. (3) A Class 4 sign that incorporates illumination or digital media shall be considered a Discretionary Use, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.
Class 5 <i>Roof</i>	Discretionary I D	At the discretion of the Development Authority		(1) Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority. (2) Any portion of a Roof Sign shall not overhang or project horizontally beyond the roof on which it is located. (3) No supporting structures shall be visible to the public unless finished in a manner deemed acceptable to the Development Authority. (4) A Class 5 sign may incorporate illumination or digital media, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.
Class 6 <i>Billboard</i>	Discretionary I D	12.0m	35.0m ²	(1) The applicant for a development permit for a Class 6 Sign must show that the Sign is compatible with the general architectural forms of nearby buildings and the character of the streetscape or area within which it is to be located. (2) A Class 6 Sign must not block natural light or the sky from surrounding buildings' windows and doors. (3) Where a Development Permit for any Class 6 Sign is issued, it shall be issued on a temporary basis for a period specified by the Development Authority and not exceeding three (3) years, upon which re-assessment and a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign has six (6) months to remove the sign.

5.5.5 Public Districts

This section sets sign regulations for the following Land Use Districts:

- P-2, Public Facilities District
- P-SR, Special Open Space/Recreation District

Table 9E: Sign Regulations for Public Districts

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.5m	1.5m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed.
Class 2 <i>Awning Banner Fascia Monument</i>	Exempt I D	3.7m	7.0m ²	(1) The total Fascia sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this applies both to the overall Building Face and to each individual unit. (2) No portion of a Fascia Sign may extend above the roof line of a building or the upper edge of a parapet. (3) Each frontage of a development may have one Monument Sign that meets the requirements of this Bylaw. (4) A Class 2 sign that incorporates illumination or digital media shall be considered a Permitted Use and require a Development Permit application.
Class 3 <i>Mounted Portable</i>	Exempt	2.0m	9.3m ²	(1) Class 3 signs shall only be provided in this district on a temporary basis for road closures, community events, construction projects, or similar uses. (2) Class 3 signs shall not be elevated by any means or placed on top of a building or structure.
Class 4 <i>Projecting Pylon Specialized</i>	Permitted I D	7.3m	10.0m ²	(1) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign. (2) Secondary Class 4 signs along the same street frontage shall have a Sign Area not more than 50% of the sign area of the principal sign. (3) A Class 4 sign that incorporates illumination or digital media shall be considered a Discretionary Use, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.
Class 5 <i>Roof</i>	Discretionary I D	At the discretion of the Development Authority		(1) Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority. (2) Any portion of a Roof Sign shall not overhang or project horizontally beyond the roof on which it is located. (3) No supporting structures shall be visible to the public unless finished in a manner deemed acceptable to the Development Authority. (4) A Class 5 sign may incorporate illumination or digital media, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.
Class 6 <i>Billboard</i>	Discretionary I D	12.0m	35.0m ²	(1) The applicant for a development permit for a Class 6 Sign must show that the Sign is compatible with the general architectural forms of nearby buildings and the character of the streetscape or area within which it is to be located. (2) A Class 6 Sign must not block natural light or the sky from surrounding buildings' windows and doors. (3) Where a Development Permit for any Class 6 Sign is issued, it shall be issued on a temporary basis for a period specified by the Development Authority and not exceeding three (3) years, upon which re-assessment and a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign has six (6) months to remove the sign.

5.5.6 Open Space Districts

This section sets sign regulations for the following Land Use Districts:

- P-1, Public Open Space District
- EP, Environmental Protection District

Table 9F: Sign Regulations for the Environmental Protection District

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.0m	1.0m ²	(1) Any signs in this district shall only be provided on a temporary basis for community notices, programs, identification, or other purposes outlined in Section 5.3.
Class 2 <i>Awning Banner Fascia Monument</i>	Exempt	2.0m	4.5m ²	
Class 3 <i>Mounted Portable</i>	Exempt	2.0m	9.3m ²	

5.5.7 Rural Residential Districts

This section sets sign regulations for the following Land Use Districts:

- AH, Agriculture Holdings District
- F, Rural Farmstead District
- RR-4, Rural Residential Four-Acre District
- RR-2, Rural Residential Two-Acre District

Table 9G: Sign Regulations for Rural Residential Districts

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.0m	1.0m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open.
Class 2 <i>Awning Banner Fascia Monument</i>	Permitted	3.7m	7.0m ²	(1) Class 2 Signs in these districts shall be limited to those supporting an approved Home Business, Child Care, or Bed and Breakfast in accordance with this Bylaw. (2) All other Class 2 signs shall be used to identify the principal use of the site, and subject to the following requirements: (a) No more than two signs of one type may be permitted for each site and; (b) The Development Authority may, in reviewing an application for more than two (2) signs on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and in the surrounding area.
Class 3 <i>Mounted Portable</i>	Exempt	2.0m	9.3m ²	(1) Class 3 signs shall only be provided in this district on a temporary basis for road closures, community events, construction projects, or similar uses. (2) Class 3 signs shall not be elevated by any means or placed on top of a building or structure.

5.5.8 Other Rural Districts

This section sets sign regulations for the following Land Use Districts:

UH, Urban Holdings District
 AG, General Agriculture District
 RB-G, Rural Business: General District
 RB-R, Rural Business: Recreation District

RB-A, Rural Agricultural Business District
 RB-AS, Rural Business: Agriculture Services District
 RB-H, Rural Business: Highway District

Table 9H: Sign Regulations for Other Rural Districts

Sign Type	Land Use Approval	Height	Area	Additional Regulations and Standards
Class 1 <i>A-Frame Lawn</i>	Exempt	1.0m	1.0m ²	(1) Class 1 Signs shall only be placed on the property when the principal use of the property is open and must be removed when the use is closed. (2) Class 1 Signs shall not be placed on Public Property except where: (a) A permit has been approved by the Development Authority. (b) Signs are placed on a public sidewalk outside of a business during the hours the business is open.
Class 2 <i>Awning Banner Fascia Monument</i>	Permitted	3.7m	7.0m ²	(1) Class 2 Signs in these districts shall be limited to those supporting an approved Home Business, Child Care, or Bed and Breakfast in accordance with this Bylaw. (2) All other Class 2 signs shall be used to identify the principal use of the site, and subject to the following requirements: (a) No more than two signs of one type may be permitted for each site and; (b) The Development Authority may, in reviewing an application for more than two (2) signs on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and in the surrounding area.
Class 3 <i>Mounted Portable</i>	Exempt	2.0m	9.3m ²	(1) Class 3 signs shall only be provided in this district on a temporary basis for road closures, community events, construction projects, or similar uses. (2) Class 3 signs shall not be elevated by any means or placed on top of a building or structure.
Class 4 <i>Projecting Pylon Specialized</i>	Discretionary I D	7.3m	10.0m ²	(1) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign. (2) Class 4 signs along the same street frontage must be separated at least 150 metres apart. (3) Secondary Class 4 signs along the same street frontage shall have a Sign Area not more than 50% of the sign area of the principal sign. (4) A Class 4 sign that incorporates illumination or digital media shall be considered a Discretionary Use, and the Development Authority shall have regard to nearby land uses and potential impacts on the surrounding community.
Class 6 <i>Billboard</i>	Discretionary I D	12.0m	35.0m ²	(1) The applicant for a development permit for a Class 6 Sign must show that the Sign is compatible with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located. (2) A Class 6 Sign must not block natural light or the sky from surrounding buildings' windows and doors. (3) Where a Development Permit for any Class 6 Sign is issued, it shall be issued on a temporary basis for a period specified by the Development Authority and not exceeding three (3) years, upon which re-assessment and a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign has six (6) months to remove the sign.

5.6 General Sign Regulations

5.6.1 Community Identification Signage

- (1) Community Identification signs shall adhere to the sign types supported in each land use district, as outlined in the tables and regulations of **Section 5.5**.
- (2) A maximum of one Community Identification sign may be provided at each entrance of the community, as determined by the Development Authority.
- (3) Additional Community Identification signs may be permitted at other locations, at the discretion of the Development Authority. Where reviewing applications for additional Community Identification signs, the Development Authority may request a comprehensive signage plan for the community.
- (4) Any Community Identification sign proposed to be located within a Municipal Road Right-of-Way shall be deemed a Discretionary Use and subject to decision by Municipal Planning Commission.
- (5) When a Sign for Community Identification is located on private property or on City property, a document must be registered on the title of the land(s) outlining responsibilities and requirements for maintenance of the sign as a prior to issuance condition of the permit. In any other circumstances, the Development Authority may require a similar document to be registered on title prior to the issuance of the permit.

5.6.2 Development Marketing and Directional Signage

- (1) Marketing and Directional Signage associated with a subdivision or development project shall be subject to a Development Permit application to facilitate a comprehensive review of the signage proposed for the site and its potential impacts on surrounding areas.
- (2) Notwithstanding the tables and regulations of **Section 5.5** an applicant may submit a Development Permit application to comprehensively address the location(s), type(s), and number(s) of all Marketing and Directional Signs within a subdivision phase or other development area or site. The Development Authority may use its discretion when reviewing any aspect of such an application. Where such an application has been approved by the Development Authority, the signs addressed within the application shall be deemed a Permitted Use.
- (3) All Marketing and Directional Signs shall be sited to allow for access and maintenance of the site, the adjoining boulevards, and surrounding properties, to the satisfaction of the Development Authority.
- (4) All Marketing and Directional Signs shall be sited such that they do not impact any residential dwellings.

5.6.3 Digital Media

- (1) Signs containing digital media shall meet the following requirements:
 - (a) Signs containing digital media shall be located in such a manner as to minimize any impacts into any adjacent residential or public districts.
 - (b) In the case of a one-sided digital display, or where the rear of the display is visible to the public, it shall be finished with material deemed acceptable by the Development Authority.
 - (c) Signs containing digital media shall provide separation distances from other signs with digital media to the satisfaction of the Development Authority, subject to consideration of adjacent features and land uses, and potential impact on the surrounding area.
- (2) Digital media provided as a part of a sign shall meet the following display requirements:
 - (a) Digital display content must remain in place unchanged for a minimum of 20 seconds.
 - (b) The maximum time between each different digital display on a sign is 0.1 seconds, and the sign shall not incorporate visual effects between successive displays.
 - (c) Digital displays shall not include video, animation, flashing, intermittent, or moving lights, including animated or scrolling text.
 - (d) If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Development Permit, the Permit holder must ensure that the display is turned off until all components are fixed and operating in compliance.
 - (e) All digital displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
 - (f) Digital displays must meet the standards for sign illumination provided in **Section 5.6.4(9)**.
 - (g) Where a digital display is visible from and located within 125 metres of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10:00pm and 6:00am.

5.6.4 Illumination

Where supported under the associated Land Use District, signs may incorporate illumination features provided that the following standards and requirements are met:

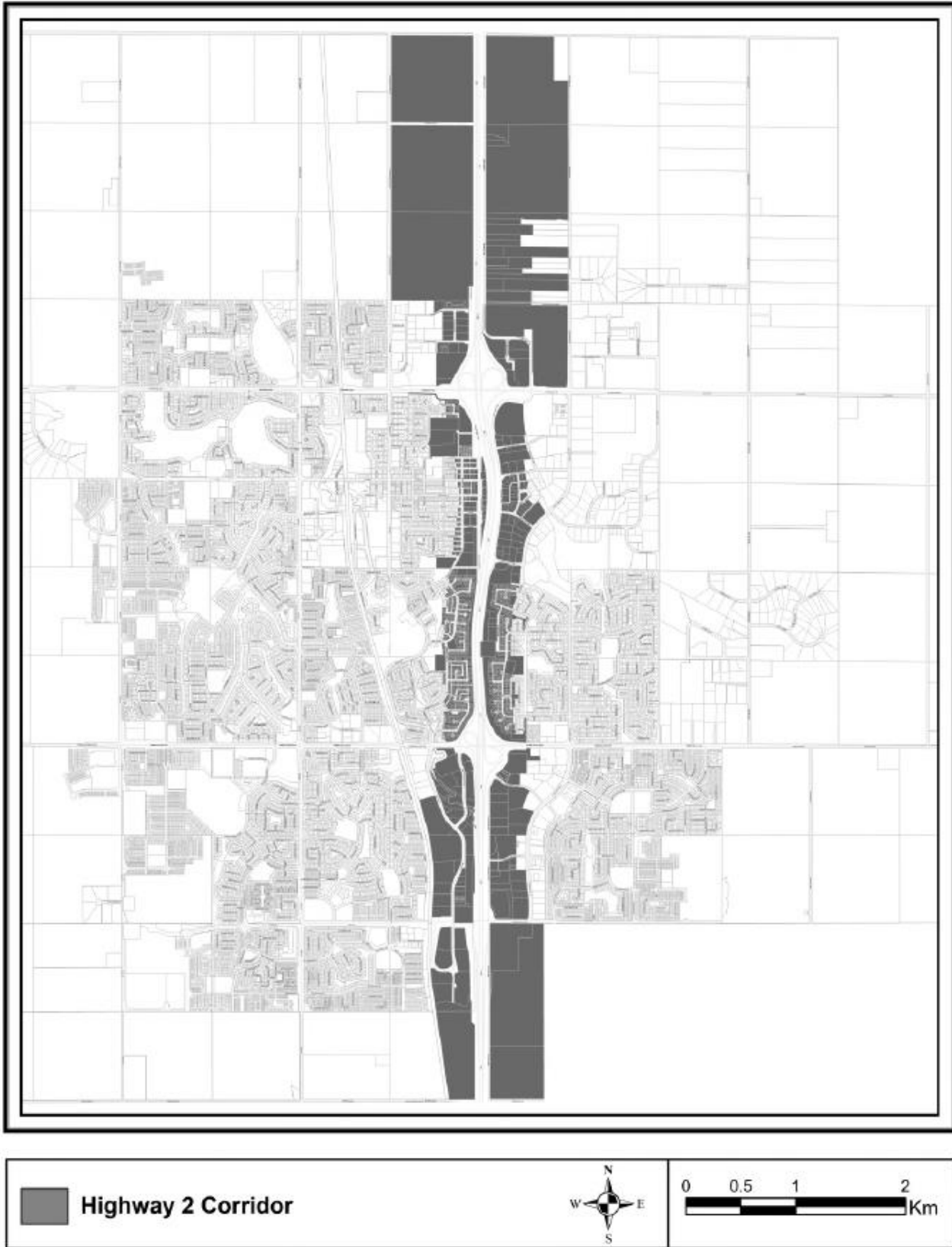
- (1) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (2) Any sign providing illumination shall be subject to a Development Permit application and must provide photographs or renderings of the sign and proposed illumination.
- (3) The Development Authority may request a photometric plan showing light intensity created from the illumination of the sign and throughout the site to property/boundary lines.
- (4) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (5) No illuminated signs may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (6) All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.
- (7) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.
- (8) Any sign located within 30 metres of a building containing a Dwelling Unit or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (9) Any sign illumination must not exceed the following lighting levels:
 - (a) A maximum of 5,000 Nits from sunrise to sunset
 - (b) A maximum of 300 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 3.0 LUX.

5.6.5 Signs within Highway 2 Corridor

Notwithstanding the other sections of this Bylaw, including District-Specific Regulations provided in **Section 5.5**, the following standards shall apply to all lands or portions of land within the Highway 2 right of way and within 300 metres beyond the limit of the highway. Diagram 1 shows all parcels that are affected in whole or in part by this section; however, it is only intended to apply within 300 metres of the edge of the highway right of way.

- (1) Notwithstanding Section 5.6.5, where an existing Class 6 Sign otherwise complies with this Bylaw, it may be renewed or the sign replaced with a new Class 6 Sign of the same area and at the same location provided that the application results in maintaining or upgrading of the quality of the proposed sign.
- (2) Except as otherwise defined above, the Development Authority shall prohibit any Class 3, Class 4, and Class 6 Signs within 300 metres of the edge of the highway right of way, except where:
 - (a) The sign's only purpose is to identify a business activity that is located on the parcel of land on which the sign is located.
 - (b) The sign does not propose or utilize digital media.
 - (c) The sign is sited no closer to the highway than the building on the parcel and in which the primary business activity is located, or, for land uses where there is no building, no closer than the greater setback between the closest extent of any other site improvements on the parcel or 10 metres from the edge of the highway right-of-way.
- (3) Notwithstanding any District-Specific Regulations provided in **Section 5.5**, a sign located in the Highway 2 Corridor as described in Subsection (1) shall be limited to:
 - (a) A maximum height of 5.0 metres;
 - (b) A maximum dimension of 5.0 metres;
 - (c) A maximum sign area of 10.0m²
- (4) Where a sign is proposed within the Highway 2 Corridor pursuant to this section, the Development Authority shall consider the location of the sign in relation to the Highway right-of-way and should not approve the sign where it would be located in an area necessary for future highway or municipal road expansion.

Diagram 1: Properties within Highway 2 Corridor



Sign Regulations

Purpose and Intent

- (1) This section of the Land Use Bylaw provides definitions and regulations for signs and outlines sign owner responsibilities. Regulations for signs within the City of Airdrie are put into place for the purposes of:
 - (a) Ensuring that signs are compatible with their surroundings;
 - (b) Providing reasonable and appropriate means for the public to locate and identify facilities, businesses, and services;
 - (c) Providing reasonable and appropriate means for businesses to identify their location, advertise goods and services, and promote their development and growth;
 - (d) Ensuring that signage maintains or enhances the aesthetic appeal of development;
 - (e) Maintaining interests of businesses and the general public;
 - (f) Encouraging positive economic development and growth for the city;
 - (g) Ensuring pedestrian and traffic safety, and;
 - (h) Limiting possible adverse effects of signage on neighbouring properties.
- (2) The regulations in this section are intended to prevent overconcentration, improper placement, and excessive height, bulk, number and/or coverage of signs.

Interpretation and Definitions

In this Bylaw, unless the context otherwise requires:

Sign Definitions
A-Frame Sign means: A self-supporting local advertising sign, typically A-shaped, which is set upon the ground and may or may not have an external supporting structure;
Awning Sign means: A sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign suspended below the ceiling or roof of a canopy or marquee;
Banner Sign means: A temporary sign constructed from cloth, plastic or other non-rigid fabric, which moves freely with wind movement, and may include its own supporting structure or be attached to another feature or structure. This may include: <ul style="list-style-type: none">▪ Freestanding▪ Hanging▪ Light Standard
Billboard Sign means: A large freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product or event that is located, conducted or produced elsewhere than the site where the sign is located;
Building Face means: Any exterior wall of a building;
Changeable Copy means: That portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media;
Clear Height means: The vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
Clear Pedestrian Space means: The horizontal distance measured from walkway or other path intended to accommodate pedestrian traffic to any part of the Sign Structure.
Community Identification means: A type of sign copy which displays the name of a residential neighbourhood, commercial or industrial subdivision, or other development, and which is typically located at the primary entrance to the subdivision or development;

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Sign Definitions

Construction means:

A type of sign copy which is used for the purpose of advertising items such as the provision of labour, services, materials, or financing of a development or similar project, and which is placed on the site where the project is being constructed;

Development Marketing means:

A type of sign copy which is used to promote a new subdivision or development project, vacant lots, and/or show homes;

Digital Media means:

A sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays;

Election means:

A type of sign copy which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite. This also includes information signs used to identify and direct traffic to polling stations;

Fascia Sign means:

A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3m out from the wall;

Illuminated, Backlit means:

A sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign;

Illuminated, Exterior means:

A sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy;

Lawn Sign means:

A temporary freestanding sign commonly made of corrugated plastic or a similar type of material. Typical uses include temporary signs used to advertise election campaigns, yard sales, seasonal retail sales and specials, real estate for sale, and community events;

Limited Use means:

A type of sign copy which is used to advertise a location, product, event or activity on a temporary basis, either as a single event or activity over a limited duration of time, or as a regular activity that is for limited periods of time and subject to a recurring schedule (i.e. weekly, monthly). This includes but is not limited to signs for garage sales, open houses, show homes, community events, and similar signs that are temporary in nature.

Monument Sign means:

A freestanding sign on a supporting structure or foundation, where the base structure or foundation has an equal or greater length than the sign copy. These are intended to be lower-profile signs and may also include associated landscaping;

Mounted Sign means:

A flat sign affixed to a fence or other similar structure, but not a building;

Portable Sign means:

A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time. This does not include signs attached to, or painted on, vehicles;

Projecting Sign means:

A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face;

Public Direction means:

A type of sign copy that provides assistance in directing the public either on public or private property, and which provides no commercial message;

Pylon Sign means:

A freestanding sign which is supported by columns, structures or other supports that are anchored in the ground independent of a building;

Real Estate means:

A type of sign copy which is used for the purpose of advertising the sale, lease or rental of the property on which the sign is located;

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Sign Definitions
Roof Sign means: Any sign erected upon, against, or directly above a roof of a building. This also may include a sign placed above the parapet of a building;
Rotating means: A sign feature where the sign, or portion of the sign, moves in a revolving manner;
Sign means: An object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, product, event, service or thing. This does not include a poster equal to or less than 0.3m ² in area;
Sign Area means: The entire area of the sign on which the copy is intended to be placed;
Sign Copy means: The letters, graphics or characters that make up the message on the sign;
Sign Height means: The vertical distance measured from the highest point of the sign or sign structure to the finished grade;
Sign Structure means: Any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts;
Specialized Sign means: A sign that does not fall within any other definition provided in this Bylaw;
Standard means: A type of sign copy for general advertising, promotion, or information dissemination not otherwise defined by another type of sign copy in this bylaw and not otherwise prohibited by this bylaw. Bylaw B-15/2020
Temporary means: A time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval;
Third-Party Advertising means: A sign feature in which the sign copy directs attention to a business, commodity, service or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.
Valance means: The portion of an awning or canopy which hangs below the structure and parallel to the building face.
Window Sign means: A sign which forms, or is attached to, or painted on, or installed inside a window, and which is intended to be viewed from outside the premises;

Sign Permit Application Requirements

- (1) Permit applications for signs shall be submitted to the Development Authority on the prescribed form and shall contain all submission requirements as follows:
 - (a) All dimensions of the sign, including height of the sign and the sign structure;
 - (b) Area and design of copy;
 - (c) Type of construction and finishing to be utilized;
 - (d) Method of support;
 - (e) Details of sign illumination and/or digital media;
 - (f) If the sign permit is for a sign containing digital media, the permit must include the name and contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.
 - (g) Site plan showing sign location in relation to property boundaries and buildings;
 - (h) Fees required for the permit; and

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- (i) Land owner authorization if applicable.
- (2) The Development Authority may require additional information deemed necessary to evaluate a sign permit application, including but not limited to photographs of the proposed site and adjacent properties.
- (3) A sign permit is automatically void if construction of the sign is not commenced within one year from the date of issuance of the permit.

Signs Not Requiring a Development Permit

The following signage is exempt from obtaining a Development Permit approval if they otherwise meet all regulations in this Bylaw:

- (1) Signs required under this Bylaw to identify a site with an application for a proposed Bylaw amendment;
- (2) Advertising signs displayed on buses, bus shelters, seats and benches located at transit zones that are subject to an agreement with the City;
- (3) Changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw;
- (4) Signs contained under a valid, approved Development Permit or Master Site Plan;
- (5) Any Public Direction sign that otherwise meets the requirements of this Bylaw;
- (6) A sign erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the City for the purpose of posting temporary community notices;
- (7) Signs erected by the City for the purposes of providing advertising for community events, recognitions, community identification, or forming part of a public art program or installation, that otherwise meet the requirements of this Bylaw;
- (8) A sign with no commercial message that provides assistance, with respect to the premises on which it is maintained, for the direction or safety of the public such as “entrance/exit”, “one way”, “telephone”, “drive-through”, “parking/no parking”, “high voltage”, “no trespassing”, and similar directives;
- (9) A non-illuminated fascia sign attached to a principal and/or accessory building and stating no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.4m²;
- (10) A combination of non-illuminated numbers and letters for the purpose of street addressing where together the total sign area is less than 1.0m²;
- (11) A memorial, veterans, or historical sign, plaque or tablet commemorating or identifying a historical person, structure, place, or event; that does not exceed 1.0m² in area;
- (12) A flag, emblem, or insignia that does not exceed 13.0m in height or the maximum height of a principal building in that district, whichever is less.

Signs Prohibited

For the purpose of this Bylaw, the following are prohibited within the City of Airdrie:

- (1) Temporary corrugated plastic (coroplast) signs either supported on wire frames or attached to any structure, except where used for Election, Limited Use, or Real Estate purposes and in keeping with the regulations of this Bylaw for those respective purposes.

General Sign Regulations

The following regulations apply to all signage regulated by this Bylaw:

- (1) Unless otherwise exempted in this Bylaw, no person shall erect, develop, enlarge, relocate, use or alter any sign, without first obtaining a Development Permit approval from the Development Authority.
- (2) Signs shall not conflict with the general character of the surrounding neighbourhood.
- (3) Signs shall not interfere with the movement or sight lines of pedestrian and vehicular traffic.
- (4) No sign shall be attached to a tree or any other vegetation.
- (5) A sign shall not be erected, operated, used or maintained if in the opinion of the Development Authority its position, shape, colour format or illumination may be confused with an official traffic sign, signal or device or other official sign, or it displays lights that may be mistaken for the flashing lights normally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (6) No sign shall be erected, operated, used or maintained that fails to provide adequate clearance from overhead power lines, to the satisfaction of the Development Authority.
- (7) No sign shall be erected, operated, used or maintained that incorporates any lights, features, or displays which create a hazard to traffic on a public roadway from which the sign or lights are visible.

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- (8) Any sign erected for the purpose of providing street addressing or building identification shall not be permitted to be obstructed, to the satisfaction of the Development Authority.
- (9) No sign shall be erected, operated, used or maintained that may obstruct ingress to or egress from a fire escape door, window or other required exit under the *Alberta Building Code*.
- (10) No sign shall be attached, affixed, or displayed on any parked vehicle or trailer not normally used in the daily activity of the business, which is visible from a road so as to act as a sign for the advertisement of products or services or to direct people to a business or activity.
- (11) The quality, aesthetic appearance and finishing of a sign should have regard for the scale and architectural character of the site and the land use characteristics of surrounding development. The Development Authority may refuse any Development Permit application for a sign that may adversely impact the amenities or character of the adjacent properties and development.
- (12) An approved sign is not an approval for any other aspect of development on the site.
- (13) All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this Bylaw and the *Safety Codes Act*, the *Alberta Building Code*, and the *Alberta Fire Code*, as applicable.
- (14) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached. Signs shall be secured to the satisfaction of the Development Authority at all times.

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- (15) Any sign projecting more than 0.15m that could have pedestrians or vehicular traffic underneath must have a minimum clearance from grade of 2.4m.
- (16) It is not permitted to have a sign in a derelict state. A sign is considered to be abandoned if the sign has either intentionally or unintentionally been allowed to fall into a state of disrepair, or is no longer in a readable state, in the opinion of the Development Authority.
- (17) The Development Authority may limit the maximum number of signs for a single site or development to address cumulative impact of signage, having regard for the use of the site and surrounding areas.
- (18) The illumination of any permanent sign should not create a direct glare or have any offsite effects upon any surrounding sites or roadways and any residential developments.
- (19) Signs shall not be placed on City of Airdrie property including, but not limited to, City infrastructure, road right of ways, boulevards, Municipal Reserve or Environmental Reserve spaces unless otherwise allowed in this Bylaw.
- (20) Where the Sign Regulations outlined in this Bylaw or a Development Permit specify a time limitation, the sign must be removed at the end of that time period and cannot be re-erected/replaced within a 48-hour period, or until a new Development Permit or an extension to the previous Development Permit is approved by the Development Authority.
- (21) Signs shall not contain statements, words or pictures that are offensive, obscene, or racist, in the opinion of the Development Authority.

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Signs Allowed by District

Table S.01

Districts	R1	R1-V	R1-U	R2
	R1-E	R1-W	R1-L	RMH

Signs Permitted

Sign Form	Sign Purpose							Sign Features					
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate	+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
Building Signs													
Awning Sign				D ³			D ³						
Fascia Sign			D	D									
Projecting Sign													
Roof Sign													
Window Sign	P ⁴		P	P	E		E						
Freestanding Signs													
A-Frame Sign				P			P	E					
Billboard Sign													
Lawn Sign			D	D	E	P	E						
Monument Sign		P		D									
Portable Sign							D						
Pylon Sign				D									
Other Sign Types													
Banner Sign				D			D						
Mounted Sign			D	D	E	P	E						
Specialized Sign	M												

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Awning signs used for Development Marketing or Real Estate in this District must be attached to a Residential Show Home or Residential Sales Centre.
- (4) Window signs are permitted only where used for an approved Home Business, subject to the regulations and standards provided in **Section 6.12**.

[Bylaw B-26/2021](#)

Attachment #2

Table S.02

Districts	R2-T R-BTB	R3 R4	R5
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Signs Permitted

<i>Sign Form</i>	<i>Sign Purpose</i>							<i>Sign Features</i>					
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate	+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
Building Signs													
Awning Sign	P ⁴	D ⁵		D			D						
Fascia Sign	P ⁴	D ⁵	D	D						D			
Projecting Sign	D ⁴	D ⁵		D									
Roof Sign		M ⁵											
Window Sign	P ^{3,4}		P	P	E		E						
Freestanding Signs													
A-Frame Sign				P			P	E					
Billboard Sign													
Lawn Sign			D	D	E		P	E					
Monument Sign		P		D						P			
Portable Sign							D						
Pylon Sign		D ^{6,7}		D									
Other Sign Types													
Banner Sign				D			D				M		
Mounted Sign		M	D	D	E		P	E					
Specialized Sign	M	M								M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Window signs are permitted only where used for an approved Home Business, subject to the regulations and standards provided in **Section 6.12**.
- (4) Awning, Fascia, Projecting, and Window signs are permitted only where used for an approved Live-Work unit, subject to the regulations and standards provided in **Section 6.10**.
- (5) Awning, Fascia, Projecting, and Roof signs used for Community Identification shall be associated with an approved Multi Residential Development, subject to the following requirements:
 - (a) No more than one sign of each of the above types may be permitted for each building within any Multi Residential Development, and;
 - (b) The Development Authority may, in reviewing an application for more than two (2) signs for Community Identification on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and the surrounding area.
- (6) Pylon signs used for Community Identification shall not exceed 3.0m in height and 4.0m² in area.
- (7) Pylon signs used for Community Identification shall be limited to 1 sign per 150m of frontage, to a maximum of 2 signs per development site.
- (8) All Community Identification signs shall be designed to be consistent with the associated use/development, including use of materials/design elements/etc.

Attachment #2

Table S.03

Districts	M1
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	D	P					
Portable Sign			D	D		P ³	
Pylon Sign				D			
Other Sign Types							
Banner Sign				D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D			D			
D			D			
D			D			
P	M	M				
Freestanding Signs						
P						
P						
D			D			
M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Deleted.
- (4) Deleted.
- (5) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.04

Districts	C1
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ⁴	
Pylon Sign	D			D			
Other Sign Types							
Banner Sign				D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		D	D			
D		D	D			
D		D ³	D			
P	M	M				
Freestanding Signs						
P						
P						
D		D	P			
D		M	D			
Other Sign Types						
M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Projecting signs shall only be permitted to incorporate backlighting where they are under canopy or the light source is otherwise partially screened from surrounding uses.
- (4) Deleted.
- (5) Deleted.
- (6) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.05

Districts	M2 C2
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P			D			
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	D		D	P	E	D	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		D	P			
D		D	P			
D		D	P			
P	M	M				
Freestanding Signs						
P						
P						
D	M ³	D	P			
D	M ³	M	D	M		
Other Sign Types						
			M			
			M			
M	M	M	M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) No more than one Monument or Pylon sign that incorporates Digital Media shall be permitted for any one comprehensive Mixed Use development, as determined by the Development Authority.
- (4) Deleted.
- (5) Deleted.
- (6) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.06

Districts	M3
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P			D			
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign	M						
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ³	
Pylon Sign	D			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	D	P			M
D	M	D	P	M		M
	M	M	M			M
P	D	D				
Freestanding Signs						
P						
P						
P	D	D	P			
D	M	D	D	M		
Other Sign Types						
			M			
			M			
M	M	M	M	M		M

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Deleted.
- (4) Deleted.
- (5) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.07

Districts	C3 CS
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Signs Permitted

Sign Form	Sign Purpose							Sign Features					
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate	+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
Building Signs													
Awning Sign	P			D				D		M	D		
Fascia Sign	P		D	D	E	P	E	P	D	D	P		
Projecting Sign	P			D				D	M	D	P	M	
Roof Sign													
Window Sign	P		P	D	E	P	E	P	D	D			
Freestanding Signs													
A-Frame Sign	P			P	E	P	E	P					
Billboard Sign	M							M			M		M ³
Lawn Sign	P		E		E	P	E	P					
Monument Sign	P	P						P	D	D	P		
Portable Sign			D	D		P ⁴							
Pylon Sign	P			D				P	D	D	P	M	
Other Sign Types													
Banner Sign	D		D	D		D					M		
Mounted Sign	D		D	D	E	D	E				M		
Specialized Sign	D							M	M	M	M	M	

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Billboards with Third-Party Advertising are limited to specific locations (see **Map 2**, Permissible Billboard Locations).
- (4) Deleted.
- (5) Deleted.
- (6) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.08

Districts	IB-O
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D	E	P	E
Projecting Sign	D						
Roof Sign	M	M					
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P		D			
Portable Sign	P ³		D	D		P ³	
Pylon Sign	D	M		D			
Other Sign Types							
Banner Sign			D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	M						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	D	P			
D		D	D			
		M	M			
P	P	P				
Freestanding Signs						
P						
D	M	D	P			
P ³						
D		D	D			
Other Sign Types						
			M			
M		M	M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Attachment #2

Table S.09

Districts	IB-1	IB-3
	IB-2	

Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D	E	P	E
Projecting Sign	D						
Roof Sign	M	M					
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign	M						
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	P	P			
D	M	D	D			
		M	M			
P	P	P				
Freestanding Signs						
P						
M			M			M ³
P						
D	M	D	P			
D	M	D	P	M		M
Other Sign Types						
			M			
M	M	M	M	M		M

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Billboards with Third-Party Advertising are limited to specific locations (see **Map 2**, Permissible Billboard Locations).
- (4) Deleted.
- (5) Deleted.
- (6) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.10

Districts	AP
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D		P	E
Projecting Sign							
Roof Sign		M					
Window Sign	P	P	P	P		P	E
Freestanding Signs							
A-Frame Sign	P					P ⁴	E
Billboard Sign							
Lawn Sign	P		E			P	E
Monument Sign	P	P		D			
Portable Sign			D	D		D	
Pylon Sign	D	M		D			
Other Sign Types							
Banner Sign			D	D		D	
Mounted Sign	P		D	D		P	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
			D			
D		M	D			
		M	M			
P	D	D				
Freestanding Signs						
P						
P						
D		M	D			
D		M	D			
Other Sign Types						
			M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Notwithstanding the general requirements for signs for Limited Use purposes, Limited Use signs in this district may be used for way-finding and general or ancillary services deemed appropriate by the Development Authority.
- (4) A-Frame signs for Limited Use in this district shall be limited to 7 days.
- (5) Deleted.
- (6) Deleted.
- (7) Deleted.
- (8) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.11

Districts	P-1 P-2
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	P			E		
Fascia Sign	P		P	D	E	D	E
Projecting Sign	D				E		
Roof Sign	M						
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	P			D	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	P	P			E		
Portable Sign			D	D		P	
Pylon Sign	D			D	E		
Other Sign Types							
Banner Sign	D		D	D	E	D	
Mounted Sign	D		P	P	E	P	E
Specialized Sign	D						

Sign Features					
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
			D		
D	M	M	D		D
M		M	D		
	M	M	M		
P	D	D			
Freestanding Signs					
P					
					D
P					
P	D	D	P		
D	M	M	D		D
Other Sign Types					
			D		
			D		
M	M	M	M		D

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Election signs in a Public district are intended for identifying or directing traffic to polling stations and similar events or facilities.
- (4) Deleted.
- (5) Deleted.
- (6) Deleted.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Table S.12

Districts	P-SR
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P						
Fascia Sign	P		P			P	
Projecting Sign							
Roof Sign	M						
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	P			D	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P			E		
Portable Sign	P ³		D	D		P ³	
Pylon Sign	D			D	E		
Other Sign Types							
Banner Sign	D		D	D	E	D	
Mounted Sign	D		P	P	E	P	E
Specialized Sign	M						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
			D			
D	M	M	D			
		M	M			
P	D	D				
P						
P	M	M	D			
P ³						
D	M	M	D			
			D			
			D			
M		M	M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Attachment #2

Table S.13

Districts	UH
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	D		D			P	
Projecting Sign							
Roof Sign							
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	D					P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	M		D	D			
Portable Sign	P ³					P ³	
Pylon Sign	M		D	D			
Other Sign Types							
Banner Sign	M					D	
Mounted Sign	D		D	D		P	E
Specialized Sign	M						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D						
P	M	M				
Freestanding Signs						
D						
P ³						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Attachment #2

Table S.14

Districts	AG AH	RR-4 RR-2	F
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct.	Election	Limited Use	Real Estate
Building Signs							
Awning Sign							
Fascia Sign	D		P	D	E ³		E ⁴
Projecting Sign							
Roof Sign							
Window Sign	P ⁷		P	P	E		E
Freestanding Signs							
A-Frame Sign	D		D	D			E
Billboard Sign							
Lawn Sign	P ⁷		E	P	E		E
Monument Sign	P	P					
Portable Sign	D			D		P	
Pylon Sign							
Other Sign Types							
Banner Sign	D		D	D		P	
Mounted Sign	P ⁷		P	P	E	P	E
Specialized Sign	M					M	

Sign Features					
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
		D	D		D ⁶
D		D			
Freestanding Signs					
					D ⁶
		D	P		
P					D ⁶
Other Sign Types					
					D ⁶
					D ⁶

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Attachment #2

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Fascia signs for Election purposes shall be removed and the building face completely restored to its original condition to the satisfaction of the Development Authority within three days of Election Day.
- (4) Fascia signs for Real Estate purposes must be removed and the building face completely restored within 1 week of the sale of the subject property.
- (5) No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road or highway unless the prior approval of Alberta Transportation has been obtained, if required.
- (6) Where listed in the table above, off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.

Signs for Home Businesses, Bed & Breakfast, or Child Care

- (7) One Window, Lawn, or Mounted sign may be permitted in association with an approved Home Business, Bed & Breakfast, or Child Care use, subject to the following requirements:
 - (a) The sign is commercially produced and contains contact information, logo, and either the name of the resident or the name of the business;
 - (b) The sign is located in a window in the front façade of the principal building or in the front yard;
 - (c) For a Mounted or Lawn sign, the sign shall be either supported on independent posts or attached to existing fencing in an attractive fashion, to the satisfaction of the Development Authority;
 - (d) Maximum sign dimensions shall be as follows: 1.0m in length, 0.6m in height;
 - (e) Sign construction and lettering for Mounted or Lawn signs shall be as follows:
 - i. Sign constructed using 19mm high density plywood or 38mm solid wood;
 - ii. Sign finish consisting of a high density reflective finish, with die cut or silk screen lettering;
 - iii. Minimum letter size of 0.1m and of a uniform letter style;

Limited Use Signs

- (8) A Limited Use sign located in this District shall not:
 - (a) Be located on a parcel of land for more than 90 days;
 - (b) Exceed 4.5m² for parcels of land 8.2 hectares (20 acres) or greater; or 1.2m² for a parcel less than 8.2 hectares (20 acres);
 - (c) Be for the commercial sale of goods or services;
 - (d) Be used for Third Party Advertising.

Attachment #2

Table S.15

Districts	RB-G RB-R	RB-AS RB-H	RB-A
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P						
Fascia Sign	P		D		E ³	P	E ⁴
Projecting Sign							
Roof Sign							
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P ⁶			P	E	P	E
Billboard Sign							
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ⁵	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	D						

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D		M	D		D ⁸	
D						
Freestanding Signs						
P					D ⁸	
D		M	D			
					D ⁸	
D		M	D			
Other Sign Types						
			M		D ⁸	
					D ⁸	
			M			

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Attachment #2

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
 - (a) Deleted
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Fascia signs for Election purposes must be removed and the building face completely restored to its original condition to the satisfaction of the Development Authority within three days of Election Day.
- (4) Fascia signs for Real Estate purposes must be removed and the building face completely restored within 1 week of the sale of the subject property.
- (5) Deleted.
- (6) A-Frame signs shall be limited to 2 per site. Any additional signs are considered Discretionary uses.
- (7) No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road or highway unless the prior approval of Alberta Transportation has been obtained, if required.
- (8) Where listed in the table above, off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.

Limited Use Signs

- (9) A Limited Use sign located in this District shall not:
 - (a) Be located on a parcel of land for more than 90 days;
 - (b) Exceed 4.5m² for parcels of land 8.2 hectares (20 acres) or greater; or 1.2m² for a parcel less than 8.2 hectares (20 acres);
 - (c) Be for the commercial sale of goods or services;
 - (d) Be used for Third Party Advertising.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

Sign Regulations by Type Building Signs

(1) Awning Sign

Sign Location		Sign Regulations (a) Awning signs shall be constructed of durable, waterproof, colourfast material. (b) Awning signs may provide copy directly on the structure of an awning or have a sign attached to the structure. (c) Awning signs shall not extend outside the overall length or width of an awning or extend above the height of the building wall where the awning is attached. (d) Where an Awning Sign projects over public property, the regulations in Section 7.26 (Projections over Public Property) shall apply.
Number of Signs	1 per business entry per street frontage	
Clear Height	2.4m	
Clear Pedestrian Space	N/A	
Projection	1.5m	
Setbacks from Property Line	N/A	
Separation from Building Entrance	N/A	
ROW Encroachment	1.5m	
Sign Size		
Sign Area	N/A	
Sign Height		
- On Canopy	1.5m	
- On Valance/Other	0.6m	
Sign Width	N/A	
Copy Area	4.0m ²	

(2) Fascia Sign

Sign Location		Sign Regulations (a) No portion of a Fascia Sign may extend above the roof line of a building. (b) Fascia Signs shall have no exposed wiring or bulbs. (c) A Fascia Sign attached to an exterior wall shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws, or similar means, to the satisfaction of the Development Authority. (d) For the requirements under this section, the Sign Area for Fascia Signs includes any borders or painted areas around the edges of the sign copy.
Number of Signs	At the discretion of the Development Authority	
Clear Height	N/A	
Clear Pedestrian Space	N/A	
Projection	0.3m	
Setbacks from Property Line	N/A	
Separation from Building Entrance	N/A	
ROW Encroachment	None Permitted	
Sign Size		
Sign Area	The combination of Fascia sign and Window sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this shall apply both to the overall Building Face as well as to each individual unit.	
Sign Height	N/A	
Sign Width	N/A	
Copy Area	N/A	

Attachment #2

(3) Projecting Sign

Sign Location		Sign Regulations
Number of Signs	1 per building per street frontage	
Clear Height	2.4m	
Clear Pedestrian Space	N/A	
Projection	1.5m	
Setbacks from Property Line	N/A	
Separation from Building Entrance	At the discretion of the Development Authority	
ROW Encroachment	1.5m	
Sign Size		<p>(a) Visible means of support for Projecting Signs shall be designed to integrate with the building upon which they are located to the satisfaction of the Development Authority.</p> <p>(b) Where a Projecting Sign projects over public property, the regulations in Section 7.26(Projections over Public Property) shall apply.</p> <p>(c) A Projecting Sign placed at a 45-degree angle at the corner of a building formed by the intersection of two streets shall represent the maximum number of signs permitted for each of the street frontages forming that intersection.</p> <p>(d) No Projecting Sign shall extend above the roof line or a parapet wall of the building.</p> <p>(e) No Projecting Sign installed above the Ground Floor of a multi-storey building shall be allowed to project below the cornice line between the Ground Floor and Second Floor.</p>
Sign Area		
- At Ground Floor	3.0m ²	
- Above Ground Floor	6.5m ²	
Sign Height	N/A	
Sign Width	N/A	
Copy Area	N/A	

(4) Roof Sign

Sign Location		Sign Regulations
Number of Signs	1 per building	
Clear Height	N/A	
Clear Pedestrian Space	N/A	
Projection	Up to 1.0m from building foundation	
Setbacks from Property Line	N/A	
Separation from Building Entrance	N/A	
ROW Encroachment	None Permitted	
Sign Size		<p>(a) Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority.</p> <p>(b) Any portion of a Roof Sign that projects beyond the building foundation shall not overhang or project beyond the roof on which it is located.</p> <p>(c) No supporting structures shall be visible to the public unless finished in a manner deemed acceptable to the Development Authority.</p>
Sign Area	At the discretion of the Development Authority	
Sign Height	At the discretion of the Development Authority	
Sign Width	At the discretion of the Development Authority	
Copy Area	At the discretion of the Development Authority	

Attachment #2

(5) Window Sign

Sign Location		Sign Size	
Number of Signs	At the discretion of the Development Authority, where not otherwise defined by this Bylaw	Sign Area	The combination of Fascia sign and Window sign area shall not exceed 20% of the Building Face
Clear Height	N/A	Sign Height	N/A
Clear Pedestrian Space	N/A	Sign Width	N/A
Projection	N/A	Copy Area	N/A
Setbacks from Property Line	N/A	Sign Regulations	
Separation from Building Entrance	N/A	(a) Where any Window Sign is proposed to occupy more than 50% of the face of the window, its location and design shall be consistent with the character of the building and the purpose of the applicable Land Use District, to the satisfaction of the Development Authority.	
ROW Encroachment	N/A		

Freestanding signs

(6) A-Frame Sign

Sign Location		Sign Regulations	
Number of Signs	At the discretion of the Development Authority	(a) A-Frame Signs shall not interfere with pedestrian traffic or encroach upon a path required for accessibility.	
Deleted		(b) A-Frame Signs shall only be placed on the property during the hours the principal use of the property is open and must be removed when the use is closed.	
Bylaw B-15/2020 Bylaw B-47/2020 Bylaw B-46/2021 Bylaw B-18/2022		(c) A-Frame signs shall not be placed on Public Property except where:	
Clear Height	N/A	i. A permit has been approved by the Development Authority.	
Clear Pedestrian Space	In accordance with Sign Regulations	ii. Signs are placed on a public sidewalk outside of a business during the hours the business is open.	
Projection	N/A	iii. Signs are placed in such a way that they do not obstruct sight lines for pedestrians, cyclists, wheelchair users and motorists, providing a 1.8m minimum clear access width on sidewalks or in the vestibules of building entryways.	
Setbacks from Property Line - In M3 District	At the discretion of the Development Authority	(d) Where an A-Frame Sign is permitted to be placed on or over public property, the regulations in Section 7.26 (Projections over Public Property) shall apply.	
- All other areas	0.6m		
Separation from Building Entrance	1.0m		
ROW Encroachment	May be allowed in M3 District, subject to Development Permit approval		
Sign Size			
Sign Area	0.8m ²		
Sign Height	1.0m		
Sign Width	N/A		
Copy Area	0.8m ²		

Attachment #2

(7) Billboard Sign

Sign Location	
Number of Signs	1 per Site, subject to Location Criteria
Clear Height	
- Minimum	2.4m
- Maximum	4.7m
Clear Pedestrian Space	N/A
Projection	N/A
Setbacks from Property Line	3.0m
Separation from Building Entrance	20.0m
ROW Encroachment	None Permitted

Sign Size	
Sign Area	
- Within Highway Corridor	62.5m ²
- All other Locations	26.8m ²
Sign Height	9.0m
Sign Width	
- Within Highway Corridor	14.7m
- All other Locations	7.4m
Copy Area	
- Within Highway Corridor	62.5m ²
- All other Locations	26.8m ²

Location Criteria

- (a) A Billboard Sign located within the Highway Corridor shall be located no less than:
- i. 800m from any other billboard sign visible to the same on-coming traffic;
 - ii. 400m of any other billboard not visible to the same on-coming traffic.
- (b) A Billboard Sign located in any other location shall be located no less than:
- i. 50m from any residential or mixed-use district;
 - ii. 30m from any freestanding sign;
 - iii. 20m from any building on a parcel;
 - iv. 20m from an intersection or interchange;

Sign Regulations

- (c) The maximum period for which a Billboard Sign Development Permit may be issued shall be three (3) years, upon which re-assessment and a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign has six (6) months to remove the sign.
- (d) The appearance of a structure supporting a Billboard Sign shall be compatible with the surrounding area and incorporate design elements to the satisfaction of the Development Authority, having regard to the quality of design provided for the sign structure and incorporating opportunities for placemaking and community identification.
- [Bylaw B-41/2018](#)
- (e) The location of a Billboard Sign on any parcel shall be to the satisfaction of the Development Authority who may take into consideration any apparent constraints including, but not limited to, utility right of ways, land constraints, location of buildings and property lines, adjacent land uses, and potential distraction to passing motorists.
- (f) The application for a Billboard Sign shall include a proposal which demonstrates how the Sign will increase the community and economic potential of the City's local businesses and events to the satisfaction of the Development Authority. This may include plans to market advertising space to Airdrie business owners, the use of advertising space for Airdrie community groups and events, and/or other initiatives.
- (g) Where a Billboard Sign is permitted to incorporate Digital Media or Changeable Copy, a minimum of 10% of the copy rotation shall be used to advertise City of Airdrie events or initiatives. This copy rotation may be used by the City of Airdrie to provide local business marketing when not required for emergency messaging or advertising City events or initiatives.
- [Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)
- (h) Billboard Signs shall be permitted to be located in accordance with **Map 2** (Permissible Billboard Locations).
- (i) The entire sign structure of a Billboard Sign within the Highway Corridor must be located within 20m of the site's boundary abutting the Highway Right of Way, shown on **Map 2** (Permissible Billboard Locations).

Attachment #2

(8) Lawn Sign

Sign Location

Number of Signs	At the discretion of the Development Authority
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Deleted

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Clear Height	N/A
Clear Pedestrian Space	0.6m
Projection	None Permitted
Setbacks from Property Line	0.6m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	At the discretion of the Development Authority

Deleted

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Sign Size

Sign Area	
- Residential Districts	0.5m ²
- All Other Districts	1.6m ²
Sign Height	1.0m
Sign Width	N/A
Copy Area	
- Residential Districts	0.5m ²
- All Other Districts	1.6m ²

Sign Regulations

- (a) Notwithstanding the maximum number of signs provided in this section, an additional 4 signs may be permitted on a site for special events and other limited term uses, for a maximum of 7 days, at the discretion of the Development Authority.
- (b) Any Lawn Sign that is greater than 1.6m² in area shall be considered a Portable Sign, unless it has received a variance approved by the Development Authority.

Attachment #2

(9) Monument Sign

Sign Location	
Number of Signs	1 per street frontage except for Community Identification
Clear Height	N/A
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	1.0m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted except for Community Identification

Sign Size	
Sign Area	7.0m ²
Sign Height	3.7m
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- (a) All Monument Signs shall be self-supporting structures on bases that are fully encased and permanently attached to concrete foundations in or upon the ground.
- (b) The location, design, and character of all Monument Signs and any associated landscaping shall be to the satisfaction of the Development Authority.
- (c) All Monument Signs shall be made of durable material to the satisfaction of the Development Authority.
- (d) A Monument Sign shall not interfere with any utilities, vehicle sight lines, traffic or pedestrian safety.
- (e) Unless otherwise determined through a variance granted by the Development Authority, a Monument Sign with a height greater than 3.7m shall be considered a Pylon Sign under this Bylaw.

Attachment #2

(10) Portable Sign

Sign Location

Number of Signs	At the discretion of the Development Authority
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Deleted

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Clear Height	N/A
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	None Required

Deleted

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted

Sign Size

Sign Area	4.5m ²
Sign Height	2.0m
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- (a) Portable signs containing digital media may only be permitted as required for road closures, construction projects, detours, or similar uses.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

- (b) Portable signs shall not be placed on any City property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw, or authorized by the Development Authority through the review of a Development Permit.

- (c) Portable signs shall not be elevated by any means or placed on top of a building or structure.
- (d) Portable signs shall be anchored or secured to the satisfaction of the Development Authority.
- (e) Changeable Copy on Portable signs shall be secured to prevent vandalism, to the satisfaction of the Development Authority.
- (f) Portable signs may be approved on a temporary basis not to exceed 30 days for any one application, up to a total of 180 days per calendar year.
- (g) Notwithstanding the above, a Portable Sign which presents its Sign Copy in the form of a digital print may be permitted on a temporary basis not to exceed 120 days for any one application, not to exceed a total of 240 days per calendar year.

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[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

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[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Attachment #2

(11) Pylon Sign

Sign Location	
Number of Signs	1 per street frontage
Clear Height	N/A
Clear Pedestrian Space	1.5m
Projection	None Permitted
Setbacks from Property Line	1.5m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted

Sign Size	
Sign Area	No more than 120% of the applicable Copy Area
Sign Height	
- In C3, IB-2, and IB-3 Districts	9.0m
- Other Mixed-Use, Commercial, and Industrial Districts	7.3m
- All Other Districts	6.0m
Sign Width	N/A
Copy Area	
- In C3, IB-2, and IB-3 Districts	18.6m ²
- Other Mixed-Use, Commercial, and Industrial Districts	10.0m ²
- All Other Districts	6.5m ²

Sign Regulations

- (a) All Pylon sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.
- (b) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign.
- (c) Notwithstanding the number of signs permitted, where a parcel has a frontage in excess of 50m, Secondary Pylon signs may be erected for each additional 50m of frontage.
- (d) Secondary Pylon signs shall have a Sign Area not more than 50% of the sign area of the principal Pylon sign or 10m², whichever is less.
- (e) Pylon signs along the same street frontage must be separated at least 50m apart.
- (f) Unless otherwise determined through a variance granted by the Development Authority, a Pylon Sign with a copy area greater than 18.6m² shall be considered a Billboard Sign under this Bylaw.

Attachment #2

Other Sign Types (12)Banner Sign

Sign Location	
Number of Signs	At the discretion of the Development Authority, except Freestanding Banners which shall be limited to 3 per site
Clear Height	At the discretion of the Development Authority
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	1.0m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	

Sign Size	
Sign Area	100% of applicable Copy Area
Sign Height	N/A
Sign Width	N/A
Copy Area	
- Freestanding Banners	2.0m ²
- Light Standard Banners	1.0m ²
- Hanging Banners	At the discretion of the Development Authority

Sign Regulations

- (a) Freestanding and Hanging Banner signs for use in conjunction with a special event, or as a temporary sign until a permanent sign can be erected in its place, may only be approved on a temporary basis not to exceed 60 days.
- (b) Banner signs affixed to a fence or other similar structure shall be considered a Mounted Sign under this Bylaw.

(13)Mounted Sign

Sign Location	
Number of Signs	1 per site
Clear Height	N/A
Clear Pedestrian Space	N/A
Projection	None Permitted
Setbacks from Property Line	At the discretion of the Development Authority
Separation from Building Entrance	
ROW Encroachment	None Permitted

Sign Size	
Sign Area	4.5m ²
Sign Height	2.0m or the height of the fence or structure, whichever is less
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- (a) Mounted signs shall not project above the height of the fence or structure to which the sign is attached.
- (b) Mounted signs shall not interfere with any utilities, vehicle sight lines, traffic or pedestrian safety.
- (c) A Mounted sign approved for use in conjunction with a special event, or as a temporary sign until a permanent sign can be erected in its place, may only be approved on a temporary basis not to exceed 60 days.

Attachment #2

(14) Specialized Sign

Sign Location	
Number of Signs	At the discretion of the Development Authority
Clear Height	
Clear Pedestrian Space	
Projection	
Setbacks from Property Line	
Separation from Building Entrance	
ROW Encroachment	
Sign Size	
Sign Area	At the discretion of the Development Authority
Sign Height	
Sign Width	
Copy Area	

Sign Regulations

- The Development Authority shall determine the requirements and conditions for each Specialized Sign on a case by case basis, including but not limited to, the sign dimensions, area, location, materials, and illumination, as well as the duration of any temporary approval.
- In reviewing an application for a Specialized Sign, the Development Authority shall consider the compatibility with surrounding development and alignment with the Purpose and Intent of this section and the district where it is located.

Sign Regulations for Features and Special Purposes

Changeable Copy

- Where a sign incorporates Changeable Copy through use of Digital Media, the standards and requirements of **Section 5.9.2** (Digital Media) shall apply.
- The means of providing Changeable Copy must be appropriate for the type of sign on which it is being placed, to the satisfaction of the Development Authority.

Digital Media

- Signs containing digital media shall meet the following requirements:
 - Signs containing digital media shall be located in such a manner as to minimize any impacts into any adjacent residential or public districts.
 - In the case of a one-sided digital display, or where the rear of the display is visible to the public, it shall be finished with material deemed acceptable by the Development Authority.
 - Signs containing digital media shall provide separation distances from other signs with digital media to the satisfaction of the Development Authority, subject to consideration of adjacent features and land uses, and potential impact on the surrounding area.
- Digital media provided as a part of a sign shall meet the following display requirements:
 - Digital display content must remain in place unchanged for a minimum of 4 seconds before switching to new content.
 - The maximum time between each different digital display on a sign is 0.25 seconds.
 - Digital display content must not include full motion video, animation or flashing images. In the case of an electronic message board, the text may scroll at a pace deemed acceptable to the Development Authority.
 - If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the digital display is turned off until all components are fixed and operating in compliance.
 - All digital displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
 - Digital display must not exceed the following illumination levels:
 - A maximum of 7,500 Nits from sunrise to sunset
 - A maximum of 500 Nits from sunset to sunrise
 - The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX

Illumination

Where permitted under the associated Land Use District, signs may incorporate illumination features provided that the following standards and requirements are met:

- (1) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (2) Any sign providing illumination shall be subject to a Development Permit application and must provide photographs or renderings of the sign and proposed illumination.
- (3) The Development Authority may request a photometric plan showing light intensity created from the illumination of the sign and throughout the site to property/boundary lines.
- (4) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (5) No illuminated signs may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (6) All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.
- (7) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.
- (8) Any sign located within 30 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (9) Any sign illumination must not exceed the following lighting levels:
 - (a) A maximum of 7,500 Nits from sunrise to sunset
 - (b) A maximum of 500 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX

Third Party Advertising

- (1) Third-Party Advertising shall be limited to circumstances where the purposes of business identification, broadcast of general public messages and other sign copy purposes are deemed appropriate to the satisfaction of the Development Authority.
- (2) Third-Party Advertising is intended to be limited to circumstances where the proposed signage is in keeping with the purpose and intent of this section, the associated land use district, and enhances the character of the surrounding area.
- (3) Notwithstanding the regulations provided in **Section 5.7** (Signs Allowed by District), the Development Authority may approve Signs providing Third Party Advertising in any Land Use District for up to 45 days provided that the purpose and intent of such advertising is for a non-profit organization or a community event. Such signage shall be subject to a Development Permit application and shall be referred to the Municipal Planning Commission.
- (4) Third-Party Advertising shall be considered a Permitted sign feature for all sign types listed as Permitted or Discretionary in Land Use Bylaw B-01/2016.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Community Identification Signage

- (1) A maximum of one Community Identification sign may be provided at the principal entrance of the community, as determined by the Development Authority.
 - (a) Additional Community Identification signs may be permitted at other locations, at the discretion of the Development Authority. Where reviewing applications for additional Community Identification signs, the Development Authority may request a comprehensive signage plan for the community.
- (2) Any Community Identification sign proposed to be located within a Municipal Road Right of Way shall be deemed a Discretionary Use and subject to decision by Municipal Planning Commission.

When a Sign for Community Identification purposes is proposed to be located on private property or on City property, a document must be registered on the title of the land(s) outlining responsibilities and requirements for maintenance of the sign as a prior to issuance condition of the permit. In any other circumstances, the Development Authority may require a similar document to be registered on title as a prior to issuance condition of the permit.

Construction Signage

- (1) A maximum of one Construction sign is permitted per street frontage for the subject property
- (2) A Construction sign may only be located on a subject site for the duration of the time in which the project is being constructed, as determined by the Development Authority.

Development Marketing/Directional Signage

- (1) Marketing & Directional Signage associated with a subdivision or development project shall be subject to a Development Permit application to facilitate a comprehensive review of the signage proposed for the site and its potential impacts on surrounding areas.
- (2) Notwithstanding the regulations of **Section 5.7** (Signs Allowed by District), an owner/applicant may submit a Development Permit application to comprehensively address the location, type, and number of all Marketing & Directional Signs within a subdivision phase or other development area or site. The Development Authority may use its discretion when reviewing any aspect of such an application. Where such an application has been approved by the Development Authority, the signs addressed within the application shall be deemed a Permitted Use.
- (3) All Marketing & Directional Signs shall be sited such that they allow for access and maintenance of the site, the adjoining boulevards, and surrounding properties, to the satisfaction of the Development Authority.
- (4) All Marketing & Directional Signs shall be sited such that they do not impact any established or occupied residential dwellings.

Election Signage

- (1) Election Signs for federal or provincial candidates may be erected the day the writ of election is issued and must be removed within three days of Election Day.
- (2) Election Signs for municipal candidates may be erected up to 60 days prior to the Election Day and must be removed within three days of Election Day.
- (3) Notwithstanding the Sign Regulations by Type provided in this Bylaw, Election signs may not exceed 1.2m² in total sign area and cannot be higher than 2.0 metres above ground level.
- (4) Election signs may not be illuminated or attached to trees.
- (5) The City is not required to give notice for the removal of an unlawful election sign.
- (6) No person shall deface or willfully cause damage to a lawfully erected election sign.
- (7) No person shall display the City's logo, in whole or in part, on an election sign.
- (8) Election signs may be posted on public property subject to the following conditions:
 - (a) Signs cannot be placed between the curb and the sidewalk, or if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement
 - (b) Signs cannot be placed within 30 metres of an intersection or pedestrian crossover or be located on a median or island
 - (c) Signs cannot interfere with the safe operation of vehicular traffic or with the safety of pedestrians
 - (d) Signs cannot be located adjacent to a voting place or any City owned or operated property
- (9) Election signs used primarily for the purpose of identifying or directing traffic to polling stations may be placed on any City property without requiring a Development Permit, provided that they do not adversely affect line of sight or safety for pedestrian and vehicular traffic.
- (10) Election signs may be posted on private property subject to the following conditions:
 - (a) Signs do not interfere with the safe operation of vehicular traffic or with the safety of pedestrians
 - (b) Signs are posted with the consent of the owner or occupant of the property
 - (c) Signs may be higher than 2 metres above ground level provided the signs are displayed indoors.

Limited Use Signage

- (1) Unless otherwise provided under this Bylaw, signs for Limited Use purposes may not be erected for more than a maximum of four consecutive calendar days, and a total of 40 days per calendar year.
- (2) After the allowable time limit for a sign for Limited Use purposes has expired, a new sign for Limited Use purposes may not be erected on that site until at least four days have elapsed from the expiration of the previous time limit.
- (3) Notwithstanding the requirements of Section 5.6(19), signs for Limited Use purposes may be erected within a City boulevard or a public road right of way, provided that:
 - (a) The provided signs are in the form of an A-Frame, Lawn, Portable, Banner, or Specialized Sign;
 - (b) The provided signs are not located between the curb and the sidewalk, or if there is no sidewalk, are not located within 1.0 metres of the curb or edge of the pavement within the road right of way;

Attachment #2

- (c) The provided signs are not located within 30.0 metres of an intersection or pedestrian crossover, and are not located on a median or island;
 - (d) The provided signs are located no less than 15.0 metres of any other sign, and;
 - (e) The provided signs meet all other requirements of this Bylaw.
- (4) The Development Officer shall have the authority to waive or vary any provision in Section 5.9.9(1) to Section 5.9.9(3) without the requirement for notification pursuant to Section 2.4.6.

[Bylaw B-15/2020](#)
[Bylaw B-47/2020](#)
[Bylaw B-46/2021](#)
[Bylaw B-18/2022](#)

Real Estate Signage

- (1) A maximum of one sign for Real Estate purposes is permitted per 50m of street frontage for the subject property
- (2) A sign for Real Estate purposes shall not exceed 3.0 metres in height
- (3) A sign for Real Estate purposes shall not exceed 1.5m² in sign area where located in a residential district, or 3.0m² in sign area in all other districts.
- (4) A sign for Real Estate purposes shall not be illuminated or incorporate digital media.
- (5) A-Frame signs used for Real Estate purposes may only be used for the duration of an open house or similar limited-term event. Such signs may only be erected for a period of four (4) days and must be removed afterward.
- (6) Notwithstanding the requirements of Section 5.6(19), signs for Real Estate purposes may be erected within a City boulevard or a public road right of way, provided that:
 - (a) The provided signs are in the form of an A-Frame, Lawn, Portable, Banner, or Specialized Sign;
 - (b) The provided signs are not located between the curb and the sidewalk, or if there is no sidewalk, are not located within 1.0 metres of the curb or edge of the pavement within the road right of way;
 - (c) The provided signs are not located within 30.0 metres of an intersection or pedestrian crossover, and are not located on a median or island;
 - (d) The provided signs are located no less than 15.0 metres of any other sign, and;
 - (e) The provided signs meet all other requirements of this Bylaw.

Bylaw No. B-27/2024

Land Use Bylaw Amendments – Sign Regulations

<u>Current Land Use Bylaw Standards</u>	<u>Proposed Amendments</u> Strikethrough: Would be removed from current standards Red Text: Changes to existing standards Purple Text: New sections Italic Text: Comments and Notations for context				
<p>Section 2.3.2(1), Development Not Requiring a Development Permit</p> <table border="1"> <tr> <td data-bbox="202 473 528 534">Signs</td> <td data-bbox="543 473 1414 534">Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7</td> </tr> </table>	Signs	Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7	<table border="1"> <tr> <td data-bbox="1631 473 1942 534">Signs</td> <td data-bbox="1958 473 2843 534">Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as “Exempt” in Section 5.5 District-Specific Sign Regulations</td> </tr> </table>	Signs	Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as “Exempt” in Section 5.5 District-Specific Sign Regulations
Signs	Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7				
Signs	Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as “Exempt” in Section 5.5 District-Specific Sign Regulations				
<p>Section 6.4(2), Mixed Use Development Standards</p> <table border="1"> <tr> <td data-bbox="202 635 450 695">Signage</td> <td data-bbox="466 635 1414 695"> <ul style="list-style-type: none"> Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area </td> </tr> </table>	Signage	<ul style="list-style-type: none"> Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area 	<table border="1"> <tr> <td data-bbox="1631 635 1880 695">Signage</td> <td data-bbox="1895 635 2843 695"> <ul style="list-style-type: none"> May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window. </td> </tr> </table> <p><i>This change is to match the language to similar tables in Section 6.10 Live-Work Units, and Section 6.12 Home Businesses. Though these standards are related, currently only the table for Mixed Use development is different.</i></p>	Signage	<ul style="list-style-type: none"> May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window.
Signage	<ul style="list-style-type: none"> Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area 				
Signage	<ul style="list-style-type: none"> May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window. 				
<p>Section 7.11 Development within Interim Land Use Corridors</p> <p><i>Interim Use Development Standards</i></p> <p>(9) Notwithstanding any typical requirements within the general standards of this Bylaw, the following shall apply to any interim development pursuant to this section:</p> <p>...</p> <p>(e) The Development Authority may approve signs in accordance with the sign tables in Section 5.7 (S.01-S.15) which apply to the underlying Land Use District.</p> <p>(f) Where not already allowed in the typical sign table and standards which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated.</p>	<p><i>Interim Use Development Standards</i></p> <p>(9) Notwithstanding any typical requirements within the general standards of this Bylaw, the following shall apply to any interim development pursuant to this section:</p> <p>...</p> <p>(e) Deleted</p> <p>(f) Where not already allowed in the listed Permitted and Discretionary Uses which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated.</p>				
<p>Section 7.26.2 Awning or Canopy Projections</p> <p>A Development Permit shall not be issued for the construction of any awning or canopy projecting over public property unless and until:</p> <ol style="list-style-type: none"> The applicant enters into an agreement that indemnifies the City against damage; and The applicant files with the City, in a form satisfactory to the City, a public liability and property damage policy issued by an insurance company in an amount to be determined by the City, which shall: <ol style="list-style-type: none"> Insure against loss or damage, including personal injury or death, sustained by one or more persons or damage to property; Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses that may accrue or be suffered by the City or by any person by reason of the erection, installation, suspension, alteration, maintenance and/or use of the canopy or awning; Be maintained in force by the lawful owner of the sign until the canopy or awning has been taken down and removed; and Provide proof of insurance which names the City as an Additional Insured. 	<p>A Development Permit shall not be issued for the construction of any awning or canopy projecting over public property unless and until:</p> <ol style="list-style-type: none"> The applicant enters into an agreement that indemnifies the City against damage; and The applicant files with the City, in a form satisfactory to the City, a public liability and property damage policy issued by an insurance company in an amount to be determined by the City, which shall: <ol style="list-style-type: none"> Insure against loss or damage, including personal injury or death, sustained by one or more persons or damage to property; Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses that may accrue or be suffered by the City or by any person by reason of the erection, installation, suspension, alteration, maintenance and/or use of the canopy or awning; Be maintained in force by the lawful owner of the structure until the canopy or awning has been taken down and removed; and Provide proof of insurance which names the City as an Additional Insured. 				

Bylaw No. B-27/2024
Land Use Bylaw Amendments – Sign Regulations

Section 8.4 Additional/Special Land Use Permissions

- (1) Notwithstanding the list of Permitted and Discretionary Uses provided in each district, the following land uses shall be considered Permitted Uses in all land use districts under this Bylaw:
- (a) Community Garden
 - (b) Essential Public Service
 - (c) Mobile Vendors
 - (d) Park
 - (e) Utility

- (1) Notwithstanding the list of Permitted and Discretionary Uses provided in each district, the following land uses shall be considered Permitted Uses in all land use districts under this Bylaw:
- (a) Community Garden
 - (b) Essential Public Service
 - (c) Mobile Vendors
 - (d) Park
 - (e) Utility
 - (f) Sign, Class 1
 - (g) Sign, Class 2

Section 8.5 Land Use Districts

M1, Neighbourhood Mixed Use District

Purpose and Intent

The purpose of this district is to provide low-intensity development accommodating a mix of residential and commercial uses. Development in this district is intended to be similar to a typical residential neighbourhood in form, with commercial uses at grade.

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Bed & Breakfast
Animal Service, Limited	Cannabis Retail
Artist Studio	Child Care, General
Business Support Service	Dwelling, Duplex
Child Care, Limited	Dwelling, Secondary Suite
Dwelling, Live-Work Unit	Dwelling, Semi-Detached
Financial Service	Dwelling, Single Detached
Government Service	Home Business, General
Health Care, Limited	Home Business, Major
Home Business, Limited	Residential Sales Centre
Indoor Recreation, Limited	Residential Show Home
Mixed Use Development, Limited	Retail Store, Liquor
Office	Supportive Housing, General
Personal Service	Temporary Event
Restaurant	Urban Agriculture
Retail Store, Convenience	
Retail Store, General	
Supportive Housing, Limited	

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

...

Development Standards

- (1) ~~Signs in this district shall be regulated in accordance with Table S-03~~
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

M1, Neighbourhood Mixed Use District

Purpose and Intent

The purpose of this district is to provide low-intensity development accommodating a mix of residential and commercial uses. Development in this district is intended to be similar to a typical residential neighbourhood in form, with commercial uses at grade.

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Bed & Breakfast
Animal Service, Limited	Cannabis Retail
Artist Studio	Child Care, General
Business Support Service	Dwelling, Duplex
Child Care, Limited	Dwelling, Secondary Suite
Dwelling, Live-Work Unit	Dwelling, Semi-Detached
Financial Service	Dwelling, Single Detached
Government Service	Home Business, General
Health Care, Limited	Home Business, Major
Home Business, Limited	Residential Sales Centre
Indoor Recreation, Limited	Residential Show Home
Mixed Use Development, Limited	Retail Store, Liquor
Office	Supportive Housing, General
Personal Service	Temporary Event
Restaurant	Urban Agriculture
Retail Store, Convenience	
Retail Store, General	
Sign, Class 3	
Sign, Class 4	
Supportive Housing, Limited	

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

...

Development Standards

- (1) Deleted
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

The M1 District is used here as an example. Similar edits to these would be made to all affected land use districts, adding the new sign classes directly into the list of permitted and discretionary uses and removing the cross-references to the old sign tables from the existing LUB.

Bylaw No. B-27/2024
Land Use Bylaw Amendments – Sign Regulations

<p>Section 9.2 Direct Control Districts 9.2.39 Direct Control Bylaw 48 (DC-48) Bylaw No. B29-2017</p> <p>Direct Control Regulations (13) All signs and sign features are subject to the regulations and standards provided in Part 5, Section 5.7 and Table S-05 of Land Use Bylaw B-01/2016. (14) Unless otherwise specified in this bylaw, development in this district shall adhere to the regulations of Land Use Bylaw B-01/2016.</p>	<p>9.2.39 Direct Control Bylaw 48 (DC-48) Bylaw No. B29-2017</p> <p>Direct Control Regulations (13) All signs and sign features are subject to the regulations and standards provided in Part 5 of Land Use Bylaw B-01/2016. (14) Unless otherwise specified in this bylaw, development in this district shall adhere to the regulations of Land Use Bylaw B-01/2016.</p>
<p>Section 9.2 Direct Control Districts 9.2.40 Direct Control Bylaw 49 (DC-49) Bylaw No. B-20/2022</p> <p>Development Standards (6) Signs in this district shall be regulated in accordance with Table S-09 (7) In addition to the Maximum Floor Area standards outlined above which are administered on a per unit basis, the maximum combined floor area for all listed land uses with a Parking Standard greater than or equal to 3.0 stalls per 100m² gross floor area (as defined in Table 5: Minimum Required Parking) shall be 25% of the overall development site defined by this Direct Control Bylaw. (8) Any outdoor storage in association with an approved land use under this Bylaw: (a) shall meet the requirements of Section 7.23 (Outdoor Storage), and (b) shall not interfere with any existing soft landscaping, parking, sidewalks, or loading areas.</p>	<p>9.2.40 Direct Control Bylaw 49 (DC-49) Bylaw No. B-20/2022</p> <p>Development Standards (6) Deleted. (7) In addition to the Maximum Floor Area standards outlined above which are administered on a per unit basis, the maximum combined floor area for all listed land uses with a Parking Standard greater than or equal to 3.0 stalls per 100m² gross floor area (as defined in Table 5: Minimum Required Parking) shall be 25% of the overall development site defined by this Direct Control Bylaw. (8) Any outdoor storage in association with an approved land use under this Bylaw: (a) shall meet the requirements of Section 7.23 (Outdoor Storage), and (b) shall not interfere with any existing soft landscaping, parking, sidewalks, or loading areas.</p> <p><i>Similar to the updates in the standard land use districts, references to the old sign tables from the existing LUB would need to be removed. Direct Control districts are already covered generally by Section 9.1(3) which allows the Development Authority to decide which portion of the sign standards to apply as best fits the context of any specific Direct Control area, so specific cross-references are not required in the individual districts. These edits would be made to Direct Control Bylaws 49, 50, 52, and 53.</i></p>
<p>Section 9.2 Direct Control Districts 9.2.45 Direct Control Bylaw 54 (DC-54) Bylaw No. B-25/2024</p> <p>Development Standards (6) Signs in this district shall be regulated in accordance with Table S-04 and shall incorporate character and design elements consistent with those outlined in the Village Area Redevelopment Plan, Bylaw No. B-31/2006, as may be amended from time to time.</p>	<p>9.2.45 Direct Control Bylaw 54 (DC-54) Bylaw No. B-25/2024</p> <p>Development Standards (1) Signs in this district shall be regulated in accordance with Section 5 and Section 9.1(3) of this Bylaw and shall incorporate character and design elements consistent with those outlined in the Village Area Redevelopment Plan, Bylaw No. B31/2006, as may be amended from time to time.</p>