

**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
<p>Building Face means: Any exterior wall of a building;</p>
<p>Clear Height means: The vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.</p>
<p>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.</p>
<p>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;</p>
<p>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;</p>
<p>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;</p>
<p>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;</p>
<p>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>

<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 	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) 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 	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 	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 	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

