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Sign Regulations

(excerpt from the Land Use By-Law #2000/95)

General Regulations

1. All signs shall require a sign permit unless otherwise specified under this bylaw.
2. No sign permit is required for the following signs:
 - a. signs posted or exhibited in a building
 - b. signs posted or exhibited in or on an operating motor vehicle if the vehicle is not parked solely for the purpose of displaying the sign
 - c. signs erected on public property by the City of Camrose
 - d. traffic and directional signs authorized by the City Engineer or City Manager
 - e. the erection of campaign signs for federal, provincial, municipal, or school board elections on private properties for no more than thirty days, or such other time as regulated under provincial or federal legislation provided that:
 - i. such signs are removed within ten days of the election date, and
 - ii. the consent of the property owner or occupant is obtained, and
 - iii. such signs do not obstruct or impair vision or traffic, and
 - iv. such signs are not attached to utility poles, and
 - v. such signs indicate the name and address of the sponsor and the person responsible for removal.
 - f. a sign that is posted or exhibited solely for the identification of the land or building on which it is displayed including signs for professional, corporate or trade name plates identifying the occupants, if the sign
 - i. does not exceed 0.18 m² (2 sq. ft.) in area, and
 - ii. is posted only at each entrance from which access from a public roadway to the building is provided.
 - g. a real estate sign
 - i. on the subject property, and
 - ii. is not capable of being illuminated, and

- iii. 1 m² (10.76 sq. ft.) or less in area for residential lots, and 1.5 m² (16.15 sq.ft.) for commercial or industrial lots.
 - iv. is posted only on each side of the building or land.
3. The Development Officer may require the removal of any sign which is in his/her opinion is, or has become unsightly, or is such a state of disrepair as to constitute a hazard.
 4. Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer.
 5. No person shall erect or place a sign so that it would be considered, in the opinion of the Development Officer, to be a traffic hazard, distract or obstruct the vision of vehicular traffic.
 6. Except as otherwise specified in this bylaw, the maximum area of any sign shall be 20 m² (215 sq. ft.).
 7. The area around sign structures shall be kept clean and free of overgrown vegetation, and free from refuse material as a condition of any sign permit.
 8. Signs which are located off-site shall require written permission from the owner of the property prior to approval of a sign permit application.
 9. No signs on public property unless consent is granted by the Development Officer.

Information Required For Applications

Unless the Development Officer specifies that any one or more of the following items need not be sent, the following information is required:-

- a. legal description of the land on which the sign is to be located
- b. municipal address (if any)
- c. the distance from the property lines, street intersections, sidewalks, buildings
- d. all dimensions of the sign structure, including the height and projection of the signs attached to buildings
- e. the area and design of the copy face
- f. the manner of illumination and/or animation
- g. the type of construction and finish
- h. the method of support or attachment of the sign.

Type

Freestanding Signs - (Any sign or display supported by free-standing column or structure.)

1. Within all Land Use District, excepting Residential Districts, one freestanding sign may be allowed per site as follows:
 - a.
 - i. where a site in excess of 90 m (295.28 ft.) of frontage, one additional freestanding sign may be erected for each additional 90 m (295.28 ft.) or portion thereof, of street frontage abutting the developed portion of the said parcel, or
 - ii. where a site is considered to be double fronting by the Development Officer, each frontage may have a freestanding sign provided that the signs are no closer than 90 m (295.28 ft.) apart.
 - b. the maximum height of any freestanding sign shall not exceed 9.1 m (29.86 ft.) from grade. No part of any sign that is highway oriented and within 200 m (656.17 ft.) of the edge of the pavement shall be more than 9.1 m (29.86 ft.) above the grade of the highway or 15 m (49.21 ft.) above the grade of the site of the sign, whichever is lowest.
 - c. the total sign area of a freestanding sign shall not exceed 0.2 m² (2.15 sq. ft.) in area for each metre

of street frontage of the developed site, to a maximum of 20 m² (215.28 sq. ft.) and clear of overhead utility lines.

- d. the freestanding sign shall not project within 600 mm (23.62 in.) from a property line.
- e. within 2 m (6.56 ft.) of overhead utility lines.
- f. freestanding signs may rotate no more than six revolutions per minute.

2. Freestanding signs are not permitted in Residential Districts except:

- a. within a Residential District, one identification freestanding sign may be allowed to identify the name of an apartment, multi-family complex, mobile home park or a subdivision, and which does not:
 - i. exceed 4 m² (43.05 sq. ft.) in area, or
 - ii. exceed 4.5 m (14.76 ft.) in height.
- b. freestanding signs in Residential Districts identifying the name of the community, neighbourhood, or subdivision shall blend in with the architecture or development theme of the surrounding area.

Billboard Signs - (A signage structure designed and intended to provide a leasable advertising copy area of not less than 18.5 square metres (200 square feet) and not more than 20 square metres (215 square feet) where the copy can be periodically replaced, typically by the use of preprinted copy pasted or otherwise mounted onto the copy area.)

1. Billboard signs may be in Commercial and Industrial Districts if:

- a. the design, character, location and construction of a billboard sign shall be to the satisfaction of the Development Officer, who shall take into consideration the following aspects:
 - i. compatibility 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
 - ii. the restriction of natural light to the surrounding buildings
 - iii. wall mounted billboards shall not exceed vertically above either the roofline for flat-roofed buildings, or the eave line for all other buildings
- b. the face of the billboard sign shall not exceed a vertical dimension of 4.8 m (15.74 ft.) by a horizontal dimension of 10 m (32.80 ft.) (to a maximum of 20 m² (215.29 sq. ft.)).
- c. a billboard sign shall not be located within a minimum distance of 300 m (984.25 ft.) from any other billboard sign on the same side of the road. Where a billboard sign is located on a corner or double fronting parcel, each frontage may have a billboard sign provided that the signs are no closer than 300 m (984.25 ft.) apart.
- d. a billboard sign shall not project within 5 m (16.40 ft.) from the property line.
- e. no part of any sign that is highway oriented and within 200 m (656.17 ft.) of the edge of the pavement shall be more than 7.5 m (24.61 ft.) above the grade of the highway or 15 m (49.21 ft.) above the grade of the site of the sign, whichever is lowest.

Projecting Signs - (A sign suspended from or supported by a building, structure or column and projecting out such that the sign faces are not parallel to the building line.)

1. Projecting signs may be permitted in the Commercial and Industrial Districts.
2. The maximum area for a projecting sign shall be 9 m² (96.89 sq. ft.).
3. A projecting sign shall not rise more than 300 mm (11.81 in.) above the roofline for flat-roofed buildings or the eave line for all other buildings.
4. A projecting sign shall not project more than 1.5 m (4.92 ft.) from the property over onto public property and shall be .5 m (1.64 ft.) back from existing curb or roadway edge.
5. No sign shall have less than 2.5 m (8.20 ft.) clearance between the bottom of the sign and the ground level immediately below it.
6. In no case shall projecting signs for the same development be located closer than 90 m (295.28 ft.) from

each other excepting on corner lots where the signs may be located around the corner from each other.

Overhanging Signs - (A sign constructed, suspended or affixed above the level of any sidewalk or ground surface so as to overhang any portion of a public place.)

1. Canopy, marquee and awning signs may be permitted in all Commercial and Industrial Land Use Districts.
2. The canopy sign shall have a clearance of not less than 2.5 m (8.20 ft.) between the bottom of the canopy and the sidewalk, walkway or ground level.
3. In Commercial Districts where the front portion of the building extends out to the front property line, the canopy sign shall not project more than 1.5 m (4.92 ft.) over public property and shall be .5 m (1.64 ft.) back from existing curb or roadway edge.
4. Notwithstanding Subsections 2 and 3, no canopy sign shall be permitted, where in the opinion of the Development Officer, the canopy obstructs the free movement or access to pedestrians and vehicles.
5. Within 2 m (6.56 ft.) of overhead utility lines.

Off Premise Signs - (Any sign which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located.)

Notwithstanding other regulations in this bylaw and at the discretion of the Development Officer, off-site signs may be erected on ground, roof or wall locations in commercial or industrial zones (but in no case shall be allowed in residential zones) subject to the following conditions:

- a. on the same street and facing the same traffic flow signs shall not be placed closer together than 90 m (295.28 ft.). Double face signs shall be considered to face both directions of flow.
- b. the maximum size of the sign face shall be at the discretion of the Development Officer but shall not exceed 20 m² (215.29 sq. ft.).
- c. where the back of the sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance. Angle iron shall not be open to public view unless otherwise finished in an aesthetically pleasing manner to the satisfaction of the Development Officer.
- d. the area around sign structures shall be kept clean. All vegetation shall be cleared away to a distance of at least 1.5 m (4.92 ft.) to the rear and sides of structures and the front property line and if on a corner site, to both property lines.
- e. no part of the sign shall be closer to any street line than the front line of the nearest building within 30 m (98.43 ft.) of it except where a sign located between two buildings that are within 30 m (98.43 ft.) of the said sign in which case no part shall be closer to any street line than a line drawn from the nearest front corner of the two buildings.
- f. no part of any sign that is highway oriented and within 200 m (656.17 ft.) of the edge of the pavement shall be more than 7.5 m (24.61 ft.) above the grade of the highway or 15 m (49.21 ft.) above the grade of the site of the sign, whichever is the lowest.
- g. no more than three (3) off premise signs permitted per business.

Roof Signs - (Any sign which is entirely upon and above the roofline or parapet of a building.)

1. Roof signs may be permitted in City Centre Commercial, Vehicle Oriented Commercial and all Industrial Districts, providing due care is given to safety considerations.

Wall/Fascia Signs - (A sign fastened to or painted on the wall of a building.)

1. Wall and fascia signs may be permitted in all Land Use Districts excepting Residential Districts.

2. One fascia sign only will be permitted to indicate the name and nature of the occupancy for each occupancy within the development.
3. Notwithstanding Subsection 2, developments which are considered by the Development Officer to be double fronting, may apply for a fascia sign permit for the second fronting building face.
4. Notwithstanding Subsection 2, in developments containing more than 2 storeys, fascia signs shall only be permitted on the building face below the third storey offices and bays.
5. A wall sign in Commercial and Industrial buildings shall not exceed an area of more than 45 percent of the wall to which it is attached unless consent is granted by the Development Officer.
6. A wall sign shall not extend beyond the limits of the wall to which it is attached.
7. Any identification wall signs with non-illuminated letters up to but not exceeding 7.5 cm (2.95 in.) in height, nor 0.4 m² (4.31 sq. ft.) in area, are not restricted and may be permitted in addition to regulated signs.

Temporary Signs - (Any sign permitted, designed or intended to be displayed for a short period of time.)

1. Temporary signs may be permitted in all Districts excepting Residential Districts.
2. The Development Officer may grant one sign permit per site to a person announcing a special event, sale or other function.
3. A sign permit granted under Subsection 2 shall specify the period of time during which the sign is permitted to be exhibited but shall not exceed:
 - a. 60 days from the date the permit is issued, or
 - b. 2 days after the event occurs, whichever is the shorter period.
4. No person shall:
 - a. locate a temporary sign so that it causes a traffic hazard, or conflicts with parking, loading or walkway areas.
 - b. in any district where temporary signs are permitted, locate a temporary sign within 6m (19.69 ft.) of curbs at an intersection.
 - c. locate a sign within roadway rights-of-way or on public property, unless consent is granted by the Development Officer.
 - d. notwithstanding Subsection 2, locate a sign within 90 m (295.28 ft.) of another temporary sign on the same frontage of the same property. Where a site is considered to be double fronting by the Development Officer, each frontage may have one temporary sign, provided that the signs are not closer than 15 m (49.21 ft.) apart.
 - e. locate a temporary garage sale sign on roadway rights-of-way, with the exception of directional signs within two (2) blocks of the sale site.
5. Inflatable temporary signs shall be securely grounded and a minimum of 10 m (32.81 ft.) away from utility lines and road rights-of-way.

Freestanding Portable Signs - (A sign on a standard, column or A-frame boards fixed to its own self-contained base which may be moved manually or temporarily attached to a permanent freestanding sign.)

1. Freestanding portable signs may be allowed in commercial, industrial districts and park or municipal reserve.
 - a. Applications for the use of a freestanding portable sign must include written authorization from the owner of the property upon which the sign is to be placed.
 - b. Freestanding portable signs may be erected for up to one year (renewable).
 - c. There shall be not more than one freestanding portable sign per titled lot.
 - d. Where a lot has in excess of 60 meters (196.85 ft.) of frontage one additional portable sign may be erected, for each 60 meters (196.85 ft.) if no other freestanding permanent sign has been located on the property.
2. Freestanding portable signs are subject to the following conditions:

- a. If lot width is 25 m (82.02 ft.) or less a freestanding portable sign shall be:
 - i. no larger than .61 m (2 ft.) in width and 1 m (3.28 ft.) in height (total area not to exceed 0.61 m² (6.5 sq. ft.))
 - ii. placed directly in front of the property pertaining to the advertisement (can be placed on public property within City Centre Camrose District but not within the pedestrian corridor).
- b. If lot width is greater than 25 m (82.02 ft.) a freestanding portable sign shall be:
 - i. no larger than 3 m (9.84 ft.) in width and 1.5 m (4.92 ft.) in height (total area not to exceed 4.5 m² (48.44 sq. ft.))
 - ii. 1.5 meters (4.92 ft.) from any property line
 - iii. 3 meters (9.84 ft.) of access to the site
 - iv. 5 meters (16.40 ft.) of an intersection
 - v. no higher than 3 meters (9.84 ft.) above grade.

Signs Adjacent to Provincially Numbered Highways in Undeveloped Areas

Signage of any type, including freestanding portable and temporary signs shall not be permitted within 300 m (984.25 ft.) of the centreline of any provincially numbered highway in undeveloped areas, (including 48 Avenue), that lies within the corporate limits of the City of Camrose excepting the following circumstances:

- a. one sign advertising the sale of the subject property.
- b. signs granted under a development permit and/or sign permit.
- c. signs for municipal purposes.

Signage on lands adjacent to Highway 13A shall only identify on site development specific to that site and viewed from Highway 13A. Off premise signs, freestanding portable and temporary signs are not permitted.

Enforcement

- a. No one shall erect, place, alter or commence any signage development within the City of Camrose without having complied with all the provisions of this By-law.
- b. When, in the opinion of the Development Officer or the City of Camrose Council, any signage does not comply with this By-law, is improperly maintained or is unsafe, has become obsolete or is an abandoned sign (see definition) the City of Camrose, in accordance with existing government legislation, may order the alteration, repair or removal within 30 days of said signage by the owner of the sign and/or the registered owner of the lot or parcel upon which the sign is located.
- c. If an order issued under subsection (b) above is not complied with, then the City of Camrose may further order, subject to any appeal, that said signage be immediately altered, repaired or removed by its agents, employees or independent contractors with the entire costs for any labour, equipment or materials required borne by the owner of said sign and/or registered owner of the lot or parcel upon which said sign is or was located.
- d. The right-of-entry of the City of Camrose, its agents, employees, or independent contractors in order to enforce this By-law shall be in accordance with existing Provincial Legislation.
- e. Anyone who commences or continues signage development in violation of this By-law is subject to Section 5.04 of Land Use By-law #1443.
- f. Anyone convicted of an offence under this By-law shall, in accordance with existing legislation, pay to the City of Camrose an amount sufficient to satisfy any and all costs, including legal fees on a solicitor/client basis, as well as all witness fees including experts, all costs incurred in the gathering and assembly of information and the investigation surrounding the offence, to which it may be put or for which it may be responsible to third parties for the prosecution of the offence or enforcement of this By-law or the Land Use By-law including any and all steps and proceedings for the removal or rectification of any development not

complying with this By-law.

[Online Sign Permit Application Form](#) (Word)

For more information please contact:

[Planning and Development](#)

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