

81. Signs

Amended:
Bylaw # 06-09
March 16, 2009

1. General

The General regulations in Section 81(1) shall apply to all signs in the Town of Drumheller and all sign sections of the Land Use Bylaw as follows:

- (a) Two (2) temporary, on site signs, not exceeding 0.9 m² (10 sq. ft.) in area nor 1.2 m (4 ft.) in height, may be permitted on a site in any district if it is intended for one of the following purposes:
 - (i) advertising the sale or lease of property;
 - (ii) identifying a construction or demolition project;
 - (iii) political sign 30 days prior to an election or referendum.
- (b) No sign shall be erected on or affixed to public property or a road right-of-way without the prior consent of the municipality for local rights-of-way or Alberta Transportation for highway rights-of-way.
- (c) The development of any sign on municipal owned land or rights-of-way shall require an agreement with the Town of Drumheller registered on title or kept on record at the Town of Drumheller municipal office. Any permitted sign development installed on Town lands shall be at the developer's risk and the Town may, at any time, require the developer to remove such improvements at its cost and to cease using such Town lands except as is permitted to the general public;
- (d) For any sign which will overhang a sidewalk or other Town property, the owner of the sign shall:
 - (i) indemnify to hold harmless the Municipality for any claim related to the construction and maintenance of the sign;
 - (ii) furnish a public liability insurance policy of such an amount satisfactory to the Development Officer/Municipal Planning Commission naming the Municipality as co-insured.
- (e) On any site for an approved non-residential use, excluding Bed & Breakfast establishments and home occupations, no more than one (1) identification sign shall be permitted and sign area shall not exceed 1.4 m² (15 sq. ft.).

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- (f) Worship Facilities shall be permitted one (1) bulletin sign and it shall not exceed 1.1 m^2 (12 sq. ft.).
- (g) Manufactured home parks shall be permitted one (1) identification sign at the principal entrance of the park. Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.
- (h) No sign shall be erected so as to obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or colour where it may interfere with, or be confused with any authorized traffic sign, signal or device and in so doing create a traffic hazard.
- (i) Shopping centers and service stations shall have no more than one (1) pole or ground identification sign which shall not exceed a height of 9.1 m (30 ft.) and shall not project over public property.
- (j) The exterior finish and construction of all signs shall be of professional quality and appearance. Consideration should be made for orientation, climate, and environmental factors that may affect the sign appearance, condition or degradation over time.
- (k) All advertisements and property where the sign is located shall be kept in a safe, clean and tidy condition. The Development Authority may require that any sign not in conformance with this section shall be renovated, repaired or removed.
- (l) Third party signs shall be considered a discretionary use and must comply with the provisions of the appropriate sign section.
- (m) All signs shall be removed if a business ceases operations or the use of the site is terminated.
- (o) All development permits issued for signs shall be revocable at any time by the Development Authority if in the opinion of the development authority, the use has become detrimental to the amenities of the neighborhood.

2. Free-Standing Signs

One (1) free-standing sign may be permitted per non-residential sites, and a second free-standing sign may be approved on highway commercial sites at the discretion of the Municipal Planning Commission, provided that;

- (a) height of the sign does not exceed 9 m (30 ft.);
- (b) the sign does not exceed 13.9 m^2 (150 sq. ft.) in area, unless otherwise approved by the Municipal Planning Commission.

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- (c) the sign is setback a minimum of 6.1 m (20 ft.) from a curb or 1.5 m (5 ft.) from a property line, whichever is the greater distance unless otherwise approved by the Municipal Planning Commission.
- (d) in the HWY-C District, the minimum total sign area allowable is 3 m² (32 sq. ft.) with the longer dimension to be the width unless otherwise approved by the Development Authority.
- (e) In the A - "Agricultural District", the sign does not exceed 3.7 m² (40 sq. ft.) and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (f) In the A - "Agricultural District", the directional sign does not exceed 1 m² (12 sq. ft.) nor 3.6 m (12 ft.) in height and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (g) In the UT - "Urban Transitional District", the sign does not exceed 14 m² (150 sq. ft.) and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (h) The exterior finish and construction of all signs shall be of an appearance satisfactory to the Development Authority.
- (i) The site is not used for residential purposes.
- (j) There is a 30 metre (100 ft.) separation from any other sign along the same street unless otherwise approved by the Municipal Planning Commission.
- (k) In a HWY-C District where a second sign is approved, there shall be a 30 metre (100 ft.) separation from any other sign on the same site, unless otherwise approved by the Municipal Planning Commission.

3. Fascia Signs

Fascia signs shall be permitted on non-residential sites provided that:

- (a) the sign does not exceed 20% of the area of the face of the building to which the sign is attached unless otherwise approved by the Municipal Planning Commission.
- (b) the sign does not exceed 13.9 m² (150 sq. ft.) in area unless otherwise approved by the Municipal Planning Commission.
- (c) the sign does not project above the roof or marquee by more than 1 m (3.2 ft.).

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- (d) The exterior finish and construction of all signs shall be of an appearance satisfactory to the Development Authority.

4. Projected Signs

Projected signs and awnings shall be permitted on non-residential sites provided that:

- (a) the sign area does not exceed 9.3 m^2 (100 sq. ft.);
- (b) the sign does not project above the roof by more than 1 m (3.2 ft.);
- (c) a minimum height clearance of 2.9 m (9 ft.) from the sidewalk below;
- (d) maximum space between supporting structure and sign shall be 0.6 m (2 ft.);
- (e) the sign does not project within 0.6 m (2 ft.) from the curb or at the discretion of the Development Authority;
- (f) in the Industrial districts, the sign does not project more than 2.5 m (8.3 ft.) from the face of a building.

5. Roof Signs

Roof signs shall be permitted on non-residential sites provided that:

- (a) the sign area does not exceed 9.3 m^2 (100 sq. ft.);
- (b) no portion of the sign shall extend beyond the periphery of the roof on which it is located.
- (c) Maximum height shall not exceed 3 m (10 ft.).

6. Bench Signs

One (1) Bench sign may be permitted per site at the discretion of the Municipal Planning Commission, provided that;

- (a) The bench sign is located in an approved location in accordance with this section so that it is of benefit to the general public as an amenity, not solely for the purpose of signage;
- (b) Exterior finish and appearance is in general conformance with surrounding land uses;
- (c) All bench signs shall be designed and constructed with a similar theme and appearance throughout the site and maintained to a standard as required by the Development Authority;

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- (d) One (1) Bench sign may be permitted per site at the discretion of the Municipal Planning Commission, provided that;
 - (i) Orientation of bench signs along a public street shall be parallel to the street for the safety and security of pedestrians and community appearance;
 - (ii) the setbacks are consistent for all bench signs along the same street with a minimum setback of 3.0 m (10 ft.) from a curb or 1.5 m (5 ft.) from a property line, whichever is the greater distance or as otherwise approved by the Municipal Planning Commission;
 - (iii) Bench sign locations shall be easily accessible by pedestrians with ground cover, landscaping, elevation and location to be detailed in the application;
 - (iv) Bench signs shall be located adjacent to a building, a public sidewalk or pedestrian trail and in an area where pedestrian foot traffic is expected;
 - (v) There is a minimum 100 metre (328 ft.) separation from any other Bench sign and all bench signs are located with consistent spacing requirements along the same street.

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7. Portable Signs

One (1) portable sign may be permitted per non-residential site provided that:

- (a) the sign is a minimum linear distance of 9 m (30 ft.) from an intersection of public road right-of-ways;
- (b) the furthest limit of the sign is a minimum of 6.1 m (20 ft.) from the curb or 1.5 m (5 ft.) from the property line, whichever is the greater distance unless otherwise approved by the Development Authority
- (c) the sign area does not exceed 6.6 m^2 (72 sq. ft.);
- (d) the sign does not have any flashing lights or arrows;
- (e) the sign is not located on Town property;
- (f) The site does not contain residential land uses;
- (g) Portable signs may be approved for a maximum of 90 days. Portable signs are intended to advertise or promote events of a temporary nature and are not intended to be permanently located on any site. Permanent signage shall be

developed with appropriate standards and professional quality design and appearance.

- (h) There is a minimum 30 metre (100 ft.) separation from any other Portable sign and all portable signs are located with consistent spacing requirements along the same street.
- (i) Notwithstanding (g) above, Portable signs used for community information purposes may be considered for extended timeframes as deemed necessary to provide the relevant community information.

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8. Sandwich Board (A-Board) Signs

A-Board signs may be permitted provided that:

- (a) In a commercial district, one (1) A-board sign may be located immediately outside of a business premises provided that:
 - i. the A-board sign does not disrupt pedestrian traffic on the sidewalk;
 - ii. the area of the A-board sign does not exceed 2.4 m² (8 sq. ft.) in size with the height twice the width with a variance of 20% (maximum two (2) sides); and
 - iii. the A-board sign is removed on a nightly basis;
- (b) A-board signs proposed to be located on public property or right-of-ways contrary to the regulations above shall not be permitted unless otherwise approved by the municipality.
- (c) A-board signs shall not have a flashing device, animator or flashing beacon attached to, or operating in connection with it; and
- (d) the A-board sign is located so that it will not cause conflict with any parking, loading or walkway facilities or be considered a traffic hazard.

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9. Community Information Signs

Community Information signs may be permitted in appropriate locations provided that:

- (a) limited locations are permitted to allow for maximum exposure to Town residents and visitors;
- (b) sign content to be limited to community organizations, events, not-for-profit groups with no display permitted of any for-profit business media;

- (c) Community information signs that are to be for a permanent use shall be developed as a permanent sign with professional standards such as a *freestanding sign* with higher level of aesthetics for community appearance and shall not include *portable signs* unless otherwise permitted in this bylaw;
- (d) The content and media displayed on any community information sign shall be determined by the Town of Drumheller.

10. Billboards

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Bylaw # 06-09
March 16, 2009

Billboards may be permitted in Commercial, Highway Commercial, Industrial, Urban Transitional and Agricultural land use districts provided that:

- (a) minimum dimensions shall be 3 m (10 ft.) by 6.1 m (20 ft.), unless otherwise approved by the Municipal Planning Commission;
- (b) Shape: Width shall be twice the height with a permitted variance of 25%;
- (c) Quality: Shall be manufactured by a professional sign painter or be of equivalent quality to the satisfaction of the Development Officer;
- (d) All signs shall be located 20 feet (6.0 m) from the highway right-of-way to the nearest part of the sign;
- (e) No part of a sign shall be located any farther than 60 feet (18.25 m) from the highway right-of-way to the farthest part of the sign;
- (f) Minimum vertical clearance beneath a billboard: 10 feet (3.0 m) unless on the side of a building where the distance shall be at the discretion of the Municipal Planning Commission;
- (g) Minimum radial distance between signs on the same side of the highway where the posted speed is 100km/hr shall be 1000 feet (305m);
- (h) Minimum radial distance between signs on the same side of the highway where the posted speed is 70 km/hr shall be 500 feet (152m);
- (i) Maximum area of the billboard shall not exceed 65m^2 ;
- (j) Maximum height of the billboard shall not exceed 8.0m above the average finished elevation of the site upon which is situated or at the discretion of the Development Authority;
- (k) The billboard does not block natural light from a window of a building behind it;

- (l) The lighting of the billboard does not affect adversely, residential sites and/or traffic lights;
- (m) The location of billboards shall be according to the setback requirement for free-standing signs in the C-B, C-1, and Industrial Districts but for the HWY-C District, the setback requirement for a billboard from a road shall be 6.1 m (20 ft.) from the property line;
- (n) Double-sided billboards may be permitted by the Municipal Planning Commission if the billboard is of a professional quality and it meets all other requirements of this bylaw;
- (o) Notwithstanding all of the factors expressed in subsection 7, the Development Officer may recommend to the Municipal Planning Commission that a permit not be granted for a billboard if it is considered that the construction of a billboard would not be conducive to the amenity of an area;
- (p) All development permits for a billboard shall be reviewed by the Municipal Planning Commission;
- (q) Notwithstanding the provisions in this section, a Billboard sign may be allowed on the side of a building if in the opinion of the Municipal Planning Commission it does not interfere with the character of the surrounding area;
- (r) Where a billboard is approved on the side of a building the size shall be such that it does not interfere with the character of the surrounding area and shall be at the discretion of the Municipal Planning Commission;

9. Billboard Signage Zones

Private billboard signs in the Billboard Signage Zones shall be governed by the following standards:

- (a) All Billboards shall be located in accordance with Exhibit #2, "Billboard Sign Locations";
- (b) A Billboard will not be permitted if it obstructs the view of a traffic control device or official traffic sign, or may otherwise pose a potential hazard to traffic or pedestrian safety;
- (c) A Billboard shall not unduly obstruct a driver's sight lines at intersections when the signs are viewed from a vehicle traveling past the sign in any direction;
- (d) Billboards may be illuminated by a constant source of light, but shall not be lit by flashing, electronic, animated, intermittent or rotating lights;

- (e) Billboards shall not have variable or changing messages, or any moving or rotating parts;
- (f) Electrical supply lines to Billboards shall be located underground;
- (g) When the rear of a Billboard is visible to the public, it shall be finished with materials suitable to the Development Authority;
- (h) Double faced Billboards which have two message faces, opposite to and facing away from each other, may be permitted in the Billboard Signage Zones;
- (i) Billboards located in a three-sided configuration are not permitted in the Billboard Signage Zones. Billboards located in a V shaped configuration shall be sited at the discretion of the Development Authority;
- (j) Businesses may share or divide space on a Billboard, but at no time shall the minimum area occupied by a portion of the sign relating to one of the businesses sharing the sign be less than 10 square feet (0.93 m²).

82. Small Wind Energy Systems

It is the purpose and intent to promote the safe, effective and efficient use of small wind energy systems (SWES) to reduce the on-site consumption of utility-supplied electricity while protecting public health and safety without significantly increasing the cost or decreasing the efficiency of a SWES. An SWES may be appropriately located on larger residential parcels, commercial/ industrial sites or for public facilities and shall be considered an accessory structure and use in the land use districts where it is listed in accordance with the following requirements:

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April 23, 2010

- (1) Maximum Tower Height:
 - (a) Parcel size – 0.2 ha. (0.5 acres) – 0.4 ha. (1.0 acre)
25 m (80 ft.)
 - (b) Parcel size greater than 0.4 ha. (1.0 acre)
No maximum

Tower height shall be in accordance with the manufacturer requirements and shall conform to the setback requirements below.

- (2) Setback Requirements:
 - (a) Setbacks from property lines
The SWES tower base shall be no closer to the property line than the **total system height** of the SWES, and no part of the tower structure, including guy wire anchors, may extend closer than 3 m (10 ft.) to the property boundaries of the installation site. The Development Authority may waive the tower base setback requirements if the adjacent property owner grants an easement for the location of the SWES to be closer than these requirements.
 - (b) Setbacks from Structures
 - (i) Dwellings: