

7.1 Purpose

This Part of the Land Use Bylaw provides the planning regulation for all signs including but not limited to the type, location, number, size, design and character of signs in relation to their surroundings.

7.2 Definitions

Notwithstanding Part 6 of this Land Use Bylaw, the following definitions relate to signs:

A

“abandoned sign” means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found;

“A-board sign” means a self-supporting A-shaped or flat sign that is set upon the ground and has no external supporting structure;

“alteration” means a structural modification of a sign but does not include routine maintenance, painting or change in copy or lettering;

“animated sign” means a sign which uses movement or change in lighting to depict action or create a visual effect;

“announcement sign” means a temporary sign highlighting and/or publicizing a special event, promotion, sale, or campaign for commercial purposes;

“auxiliary sign” means a sign of any type which is attached to the face, copy, backing, lighting or supporting structure of any sign;

“awning sign” means a shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable and generally constructed of fabric or similar non-rigid material which incorporates a sign;

B

“banner” means a piece of fabric or other non-rigid material attached on a minimum of two sides to a structure and shall be considered a permanent sign when mounted to a fence or other solid structure;

“banner, decorative” means a banner that is primarily a decorative feature which may contain identification copy or sponsor recognition but shall not contain any commercial advertising;

“billboard” means an off-premise sign that may be erected in selected sites as provided for by this Bylaw;

“business directory sign” means a freestanding permanent sign for the purpose of identifying, locating and promoting businesses located within a industrial or commercial business park, at the entrance(s) to that park;

C

“canopy” means a non-retractable covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of a building, which may be located above an entrance into a building which incorporates a sign, but does not include any structure over petroleum pumps;

“clearance” means the shortest vertical distance between the underside of a sign and grade;

“commercial advertising sign” means a sign used for the purpose of promoting the buying and selling of commodities or supplying of services but shall not include a real estate or property management sign;

“community identification sign” means a sign which states the name of a residential community area and may contain a logo or graphic which is related to the community name;

“consolidated sign” means a sign containing copy for two or more tenants or occupants located on the same site or on the property line of two adjacent sites;

“construction sign” means a sign erected by an individual or firm on the premises undergoing construction, for which the sign user is advertising or furnishing labour, services, materials or financing, or which identifies the future use on the site and information pertaining to it;

“copy area” means that area of the sign covered by a simple rectangle around the extremities of the copy contained on the sign, but shall not include any decorations relating to the copy;

D

“designated sign area” means the area on a parcel of land identified for the erection of the sign(s) on the development permit for a sign;

“directional sign” means a sign where the message of which is limited to providing directional guidance, distance, instructions, or facility or similar information but contains no advertising copy and may include the following:

- (a) an off-premise sign
- (b) an on-premise sign which gives direction on a private premise and/or its vehicular use area, and may contain the name or logo of an establishment up to 30% of the sign area;

“District, commercial” means any of the following districts, C1, C2, C3, C4, C5, C6, CR, CBP and any direct control district allowing primarily commercial uses;

“District, industrial” means any of the following districts, I1 or I2;

“District, institutional” means the following districts P, CUC, EOS, and SU;

“District, residential” means any of the following districts R1a, R1b, R1c, R1d, R2, R3, R4, R5, R6, R-CE, R-I and R-AC;

“double-faced” means having two faces, opposite to and facing away from each other with each face being of equal area and in equal proportion to the other, and with each face located on the same structure so as to be parallel or within 24 degrees of parallel and with at least two (2) vertical edges located within 20 centimeters of each other;

E

“eaveline” means the horizontal line on a building that marks the edge of the overhang of a roof and where there is no overhang, the eaveline shall be the horizontal line at the intersection of the roof and wall;

“electronic message centre” means a sign or component of a sign on which the copy can be changed by electronic means;

“event” means an activity or an event, the duration of which is temporary in nature;

“event sign” means a temporary sign including but not limited to, signs for community, cultural, athletic, philanthropic, arts and similar not-for-profit, non-commercial in nature events;

F

“fascia sign” means a sign attached to, marked or inscribed on and parallel to the face of a building wall, but does not include a third party advertising sign, a painted wall sign, an awning or canopy sign, or a projecting sign;

“flag” means a piece of fabric, wind sock or other non-rigid material attached on one side or at one or two points to a structure;

“flag, commercial” means a flag which presents commercial advertising copy or other graphic material, logos or other symbols associated with the commercial business;

“flashing sign” means a sign which contains an intermittent or flashing light source but does not include an electronic message centre;

“floral or foliage sign” means the arrangement of plant material to create words, images or other identification copy in the ground or in raised beds;

“freestanding sign” means a sign supported by structures or supports that are placed on, or anchored in the ground and are independent from any building or other structural element of a building and shall include a sign or banner on a fence;

G

“garage sale sign” means a temporary sign placed on the premise advertising the event;

“grade” means the elevation established by the City for the surface of the sidewalk or boulevard, and for a sign completely within private property, grade means the finished ground surface directly underneath the sign;

H - L

“height of sign” means the vertical distance measured from the highest point of the sign or sign structure to grade;

“identification sign” means a sign which identifies by name or symbol the occupant or business on the site on which the sign is placed, and may include the operation, merchandise or service available at the site and may include sponsor advertising as defined in this section;

“illumination” means the lighting of any sign by artificial means;

“illumination, direct” means the lighting of any sign face from a light source located on or near the exterior of the sign;

“illumination, indirect” means the lighting of any sign face by reflected light;

“illumination, internal” means the lighting of any sign face from a light source located within the sign or behind the copy;

“inflatable sign” means an inflated three-dimensional object which incorporates a sign and is anchored or affixed to a building or site;

“landscaped area” means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls and associated earthworks;

M - P

“maintenance” means the cleaning, painting, repair or replacement of any defective parts of a sign in a manner that does not alter the basic design or structure of the sign and does not include a change in copy;

“message panel” means a portion of an identification sign which is designed for the periodic replacement of copy;

“message sign” means a sign that is designed for the periodic replacement of messages;

“off-premise sign” means a sign which directs attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere in the City of Lacombe, although not on the same site which the sign is located, excluding signs for community, cultural, athletic, philanthropic, arts and similar non-commercial events;

“painted wall mural” means a scene or picture painted directly upon an exterior wall surface of a building, but does not include the roof;

(Added 09/08/04)

“painted wall sign” means a sign which is painted directly upon any exterior wall surface of a building, but does not include the roof;

“projecting sign” means a sign which projects from a structure or a building face but does not include a canopy sign or awning sign;

“property management sign” means a sign that identifies the party responsible for the management of the site or building and any necessary sales, leasing or rental information;

Q - S

“real estate sign” means a sign that advertises real estate “for sale”, “for lease”, or “for rent” or real estate that has been “sold”;

“roof sign” means a sign which projects above a roofline to which the sign is attached or is erected upon or above a roof or parapet of a building which the sign is affixed;

“rotating sign” means a sign or portion of a sign which moves in a revolving manner;

“show home” means a newly constructed residential dwelling which is utilized for a short period of time as an exhibit of the type of dwelling the builder is constructing in the neighbourhood;

“sight triangle” means the area of a corner lot closest to the intersection which is kept free of visual impairment to allow full view of both pedestrian and vehicular traffic. The area is established by marking the point at which two curb lines intersect, measuring back 4.5 metres on each street front and drawing a line across the two back points to form a triangulated area;

“sign” is a device, structure, fixture or image used, or intended to be used, for the advertising or calling attention to any person, matter, object, event and shall be classified as either a Class 1, Class 2 or Class 3 sign;

“sign area” means the area of a sign on which copy is placed that is contained by a single rectangular box to include all letters or graphics, but not support structures or architectural embellishes;

“sign location” means an approved location for the placement of a freestanding sign on a site, as identified on a development permit for a sign;

“snipe sign” means a second sign which may be affixed to a billboard sign;

“sponsorship sign” means a permanent, stationary sign displaying a public announcement to make an activity, service, event, product or organization generally known placed within an outdoor recreation facility. Sponsorship signage may only be displayed by individuals or organizations that have made financial contributions to the construction and/or maintenance of the subject facility. *(Added 14/03/11)*

“string of pennants” means a number of pieces of fabric or other non-rigid material attached to a string, wire, cable or other similar material;

T - W

“temporary sign” means a sign that is not permanently affixed to a building, or other irremovable structure, or the ground;

“wall-mounted sign” means a sign which is mounted or fixed to or supported by a wall, by any means;

“window sign” means a sign which is painted on, attached to or installed on or near a window for the purpose of being viewed from outside the premises.

7.3 Types of Signs

For the purpose of this Part, signs are divided into the following two categories:

- (1) Permanent signs, which are subject to the provisions of Section 7.8.
- (2) Temporary signs, which are subject to the provisions of Section 7.14.

7.4 Class of Signs

For the purpose of identifying permitted and discretionary uses within the Land Use Districts, all signs erected, constructed, placed on any site or building shall be assessed as either a Class 1, Class 2, or Class 3 sign.

(1) Class 1 signs

- a) include A-board signs, announcement signs, construction signs, event signs, property management signs, real estate signs, temporary signs, and window signs; and
- b) do not require a development permit, but shall be required to meet the regulations contained in this bylaw.

(2) Class 2 signs

- (a) include awning signs, canopy signs, community identification signs, consolidated signs, directional signs, fascia signs, freestanding signs, identification signs, message signs, off-premise signs, projecting signs, wall-mounted signs; and
- (b) are permitted uses in the Districts where they are allowed, and are approved by the Development Officer.

(3) Class 3 signs

- (a) include animated signs, directory signs, inflatable signs, painted wall signs, painted wall murals, roof signs, and rotating signs, flashing lights, three-dimensional elements or electronic message centre features, sponsorship signs within the Public and Institutional (P) District; and
(Amended 14/03/11; 12/09/05; 09/08/04)
- (b) are discretionary, and are approved by the Municipal Planning Commission.

7.5 Procedures Regulating Signs

(1) The following types of signs are prohibited in all Districts:

- (a) abandoned signs, unless determined to have historical significance;
- (b) a sign because of its' position, shape, colour, format or illumination may be confused with an official traffic sign, signal or device, or otherwise pose a potential hazard to traffic;
- (c) a sign having display lights which may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles;
- (d) signs attached to trees, public benches or any utility pole, or placed on any public property or public right-of-way;
- (e) signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign (this does not apply to allowed off-premise signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business).

(2) Permits are required for any sign

- (a) except as otherwise provided for in Section 7.6, all Class 2 and 3 signs and any enlargements, relocation, erection, construction or alteration of a sign, require a development permit.
- (b) where a development permit is required pursuant to this Part, it shall be considered and processed by the Development Authority in accordance with the requirements of Part 3, subsection 3.5 (1) for permitted uses and subsection 3.5 (2) for discretionary uses.
- (c) notwithstanding Section (2)(b) above, signs shall be deemed to be a discretionary use on all sites contained within a Direct Control District, unless stated to be a permitted use under the conditions of the Direct Control District, and shall require a development permit.

7.6 Signs Not Requiring a Development Permit

(1) The following do not require a development permit:

- (a) Class 1 signs;
- (b) election candidate signs for any federal, provincial or municipal election;
- (c) government signs;

- (d) street numbers or letters displayed on a residential building that state no more than the name of the building or the name of the persons occupying the building or both, provided the total copy area is less than 1.2 m² ;
 - (e) flags and decorative banners attached to any upright pole(s);
 - (f) floral and foliage signs.
- (2) A development permit is not required for a fascia sign which is attached to a building other than a residential building and states no more than one or more of the following:
- (a) the name or address of the building;
 - (b) the name of the person, partnership, institution or business occupying the building; and
 - (c) the type of business, trade or profession carried on in the building;
- provided the total sign area does not exceed 0.3 m² .
- (3) A development permit is not required for incorporation of additional message panels within an existing consolidated sign which conforms to this Bylaw provided:
- (a) The additional panel(s) are the same length as existing panels and are located within the limits of the existing sign structure;
 - (b) The total sign area and height do not exceed the maximums set out in this Bylaw.
- (4) A development permit is not required for the erection and placement of one Class 1 sign per parcel, any additional signs must be treated as a Class 2 and require a sign permit.
- (5) A development permit is not required for the replacement of an existing permanent freestanding sign by another freestanding sign on the same base provided:
- (a) both signs conform with this Bylaw;
 - (b) the new sign is installed within six (6) months of the removal of the existing sign;
 - (c) the new sign area is either equal to or less than the existing sign area;
 - (d) the existing sign support, or similar replacement, is used and the new sign is mounted at a height equal to or lower than the existing sign; and
 - (e) the sign is located in accordance with the setback provisions of this Bylaw.
- (6) A development permit is not required for the replacement of an existing canopy identification sign by another canopy identification sign at the same location provided:
- (a) both signs and structure conform to this Bylaw;
 - (b) the new sign is installed within six (6) months of the removal of the existing sign;
 - (c) the new sign area is either equal to or less than the existing sign area;
 - (d) the existing canopy framework or support is used;
 - (e) the canopy does not project over City owned property.
- (7) A development permit is not required for the replacement of advertising or identification copy on any sign.

7.7 Development (Sign) Permit Application Requirements

- (1) An application to erect, construct and place a sign must be made to the Development Authority by the lawful owner of a sign or his authorized agent, on a form provided by the Development Officer.
- (2) Every application for a development permit for a sign shall be accompanied by the following:
 - (a) a completed permit application form; (See Form)
 - (b) if applicant is not the owner of the land on which the sign is to be located a letter of authorization from the owner of the property or his authorized agent;
 - (c) a copy of the site plan, to a scale of not less than 1:100 metric scale, and not exceeding a ANSI B (11" x 17") sized paper showing the following information:
 - (i) north arrow
 - (ii) scale of drawing
 - (iii) legal description of the property (lot, block, plan)
 - (iv) civic address information
 - (v) property lines, shown and labeled
 - (vi) outline of existing buildings on the site
 - (vii) the proposed sign location
 - (viii) metric dimensioned distances from the existing or proposed buildings and/or other signs on the subject site to the proposed sign
 - (ix) existing signs within the subject site
 - (x) metric dimension of any overhang or projection
 - (d) two copies of a detailed sign construction drawings including plan, elevation views and details of how the sign is attached or secured to the ground, a structure or building.
 - (e) the site plan shall not show any permanent or temporary sign or support pole larger than 0.3 m in diameter within the sight triangle area.

7.8 General Provisions for Permanent Signs

- (1) The rules and regulations for all permanent signs are based on the type of sign and the Land Use District that the site is zoned and shall conform to the following:
 - (a) A sign shall not conflict with the general character of the surrounding streetscape of the architecture of nearby buildings or be liable to create a cluttered appearance to the streetscape.
 - (b) A sign shall not be erected on or attached to:
 - (i) a light standard or pole without the written permission of the utility company;
 - (ii) the area within a corner visibility triangle.

- (c) Where permission has been granted by the City for a sign to
 - (i) project over City property, a minimum clearance of 2.5 m above grade level shall be maintained, and/or
 - (ii) be located in or project into or over a City owned driveway, lane or an alley, a clearance of 4.5 m shall be maintained
 - (iii) project or extend horizontally into or over City owned property the sign shall be no closer than 0.75 m to the existing or future curb line.
- (d) Any sign placed in or on a required parking area or loading space shall be placed so as not to reduce the number of parking stalls or loading spaces required pursuant to this Bylaw or a sign permit.
- (e) No trees shall be removed or damaged to prepare a site for a sign unless new trees are planted or landscaping is introduced to improve the appearance of the site.
- (f) The lighting or orientation of a sign must not adversely affect any residential district.
- (g) Electrical power supply to signs or base landscaping shall be underground.
- (h) Signage for Bed and Breakfast establishments may be permitted in the following Residential Districts: (R1a) – Large Lot Single Detached Dwelling, (R1b) – Medium Lot Single Detached Dwelling, with the approval of the Development Officer, such signage is to be confined to a single discreet unlit professionally made sign located within the property boundaries to a maximum dimension of 0.6 metres by 1.2 metres.
- (i) No auxiliary sign shall be attached to, on, or above, or hung below a sign unless otherwise provided for in this bylaw.
- (j) All permanent identification signs proposed for sites that are identified on Part 15 – Land Use District Maps, of the Land Use Bylaw and are subject to the Main Street Historic Overlay District shall be in accordance with those regulations contained in Part 14 of the Land Use Bylaw.

7.9 Rules for Identification Signs

7.9.1 Fascia Identification Signs

- (a) Subject to the provisions of this Part, fascia signs meeting the following criteria shall be allowed in all Districts:
 - (i) the lower limit of the sign area shall be the lower limit of the lintel or the window head, but in no case shall the fascia sign be lower than 2.5 m above grade;
 - (ii) the upper limits of the sign area is not higher than the eaveline of the single storey building;

- (iii) in the case of a building with two or more stories in height no fascia sign shall be higher than the sill level of the second floor windows or the equivalent height in the case of a blank wall;
 - (iv) the sign does not project more than 0.6 m over a street or public property;
 - (v) the sign is located on the front wall of the building.
- (b) In commercial and industrial districts only, a fascia sign is allowed on any wall of a building other than the front wall provided:
- (i) the sign is not immediately adjacent to a park;
 - (ii) the sign is integrated with the signage on the front or principal frontage of the building and shall be the same height and width;
 - (iii) the sign contains identification copy only.

7.9.2 Projecting Identification Signs

- (1) Subject to the provisions in this Part, projecting signs shall only be located in a commercial or industrial district.
- (2) For all other land use districts, except for sites in the Downtown Historic Overlay Commercial Area, one projecting sign per business frontage may be allowed, providing the sign complies with the following sign area requirements as follows:
 - (a) In the C1, C3 and C4 and R-I Districts a projecting sign may have a maximum sign area of 1 m²;
 - (b) In a C2, C5, C6 and CBP Districts a projecting sign may have a maximum sign area of 1.5 m²;
 - (c) In the I1 and I2 Districts a projecting sign may have a maximum sign area of 2 m².
- (3) The top of a projecting sign shall not exceed the eaveline, or the roofline, or the top of the second storey window head, or 6 m above grade, whichever is least.
- (4) The lower limit of the sign area shall be the lower limit of the lintel or the window head, but in no case shall the projecting sign be lower than 2.5 m above grade;
- (5) Projecting signs shall not project more than 1 m over that portion of a public street that contains the public sidewalk.
- (6) On corner sites, a projecting sign shall be placed at equal angles to the walls that form the corner, and on all other buildings at right angles to the wall.

7.9.3 Awning and Canopy Identification Signs

- (1) Awning and canopy signs shall be allowed in all districts except for R1a – R1d, R2, R3 and R4 Districts.
- (2) No sign shall be suspended from an awning sign or the awning support structure.

- (3) Where an awning or canopy sign are allowed they shall comply with the following regulations:
- (a) have a minimum clearance of at least 2.5 m from grade;
 - (b) shall not project more than 2.5 m from the face of the building to which such sign is attached;
 - (c) the vertical dimension shall not exceed 1 m for awnings and 1.5 m for canopy signs, unless otherwise allowed by the Development Authority.

7.9.4 Freestanding Identification Signs

- (1) Only one freestanding identification sign shall be allowed in any Residential District if it is a:
- (a) Real estate sign, or
 - (b) Construction sign, or
 - (c) Sign limited to the name, address or activity of the premises, and
 - (d) The maximum sign area shall not exceed 4.5 m², and
 - (e) The sign shall not exceed the maximum height above grade of 4.5 m.
- (2) Only one freestanding identification sign per parcel may be erected, and shall be separated by a minimum distance of 30 m from any sign on an adjacent parcel and shall be subject to the following requirements:
- (a) In the C1 and C4 Districts the maximum area for signs shall be 4.65 m² and shall not exceed the maximum height above grade of 6 m.
 - (b) In the C2, C3 and C6 and I1 and I2 Districts the maximum area for signs shall be 7 m² and shall not exceed the maximum height above grade of 6 m.
- (3) Notwithstanding subsection 2(b) above, freestanding signs for district shopping centres, located within a C5 District or direct control district allowing primarily commercial uses, are subject to the following regulations:
- (a) Only one multi-panel sign per commercial street frontage may be allowed for each shopping centre for the purpose of identifying the centre and the tenants collectively;
 - (b) The maximum sign area shall be 30 m² and shall not exceed the maximum height above grade of 10 m.
 - (c) Within the C5 and C6 Districts, a second freestanding sign shall be allowed for stand alone buildings, including but not limited to, gas bars, located on the same site as the principal building or district shopping centre provided:

- (i) a distance of 50 m is maintained between freestanding signs;
 - (ii) the second freestanding sign shall not exceed 5 m² and shall not exceed the maximum height above grade of 6 m.
- (d) The bottom edge of any freestanding sign:
- (i) in any commercial and industrial district shall be 2.5 m above grade; and
 - (ii) in all residential districts where such signs are allowed, the minimum clearance shall be 1.5 m.
- (e) The placement of freestanding signs shall not interfere with vehicle parking or traffic circulation.
- (f) Electrical power to freestanding signs shall be underground.
- (g) Freestanding signs that include electronic message centres may only be allowed in commercial and industrial districts.
- (h) Where a freestanding sign, located within an Industrial District, consists of a banner supported by a fence, the means of support shall be steel grommets placed every 0.6 m along the top and bottom edge of the banner as well as at all four corners, and shall not exceed 3 m² in area.

7.9.5 Roof Identification Signs

- (1) A roof sign may only be located in either I1 or I2 Districts.
- (2) Roof signs shall not exceed the maximum building height limit of the Industrial District.
- (3) Roof signs when located on a pitched roof shall not project more than 1.2 m beyond the highest point of the roof, and on any flat roof the maximum height shall be 1.8 m.
- (4) The maximum sign area for roof signs shall be 7 m² and shall not exceed 2/3 the length of the roof on which it is mounted.
- (5) Roof signs shall not be erected with visible means of support unless architecturally integrated with the building upon which it is located to the satisfaction of the Development Authority.

7.9.6 Community Identification Signs

- (1) Community identification signs may only be allowed in residential areas
- (2) The location, size, design and character of all community signs shall be to the satisfaction of the Municipal Planning Commission
- (3) The community identification sign shall be erected by a developer at the entrances to a subdivision, subject to the developer entering into a Development Agreement to the satisfaction of the Development

Authority, and dealing with the precise location, number, size, design and character of the sign and making provision for the perpetual maintenance and care of the sign. *(Amended 27/10/08)*

- (4) Community identification signs shall be constructed of maintenance free material wherever possible.
- (5) Community identification signs may be located:
 - (a) On a municipal reserve parcel
 - (b) On a street right-of-way, where it shall be placed either on a boulevard or a median on streets of a major collector standard or less.
- (6) A community identification sign shall not:
 - (a) encroach upon a utility right-of-way;
 - (b) affect traffic safety; or
 - (c) be placed within a corner visibility triangle.

7.9.7 Real Estate and Property Management Signs

- (1) A real estate sign or a property management sign may be allowed in any district.
- (2) A real estate sign or a property management sign may be placed flush on a building face provided the sign does not exceed a maximum sign area of:
 - (a) 1.5 m² on a building frontage equal to or less than 30 m in length;
 - (b) 3 m² on a building frontage exceeding 30 m in length; and
 - (c) the sign is located within a sign band area or does not extend beyond the upper and lower limit of the window sills on the first floor, or is located within a window.
- (3) Where a freestanding identification sign is located on the site frontage, the real estate sign or property management sign shall be included on the freestanding sign where
 - (a) the real estate or property management sign shall not exceed 80 percent of the combined sign area, or 3 m² whichever is less.
- (4) Subject to Section 7(c) a freestanding real estate sign or a property management sign may be allowed in any Commercial, Industrial District or FD District, provided that:
 - (a) there is maximum of one sign per site; and
 - (b) the maximum sign area is 2.5 m²; except where the site frontage is more than 45 m the maximum sign area is 3 m²; and
 - (c) the maximum sign height shall not exceed 4 m above grade.
- (5) Subject to Section 7(c) a freestanding real estate sign or a property management sign may be allowed in any Residential District provided that:
 - (a) there is maximum of one sign per site; and
 - (b) the maximum sign area is 1 m²; and

- (c) the maximum sign height shall not exceed 1.8 m above grade.

7.9.8 Painted Wall Identification Signs

- (a) Painted wall signs may only be located in commercial or industrial districts.
- (b) Painted wall signs may only consist of logos, pictures or simple copy.
- (c) The Development Authority may require that the sign be periodically repainted, or if it no longer fulfills its original purpose, the Development Authority may require that the sign be refinished to its satisfaction.
- (d) Any painted wall sign that has a heritage theme or local significance may be maintained even though the business to which the sign relates no longer exists.

7.9.9 Directional Signs

- (a) A directional sign shall be allowed in all districts except the residential districts.
- (b) A directional sign shall only be freestanding.
- (c) A directional sign shall not exceed 2.5 m².
- (d) One directional sign shall be erected at each entrance to the site.
- (e) A directional sign shall not contain advertising copy, excluding a logo.

7.9.10 Painted Wall Murals

(Added 09/08/04)

- (1) A painted wall mural may only be allowed in commercial, public use or industrial districts, or on an existing public, quasi-public use buildings or a commercial building located within a residential district.
- (2) A painted wall mural may be painted or applied by mechanical means directly on the exterior wall or directly on a specially prepared surface of acrylic and/or masonry stucco provided that:
 - (a) the building is not a designated historical resource, which includes any Provincial Historic Resource and Registered Historic Resource
- (3) Any proposed mural exceeding a two-storey height is at the discretion of the Municipal Planning Commission.
- (4) A mural may only be considered on a wall that is considered a side or rear wall of a building on the parcel, and if it enhances
 - (a) walls leading into alleys or rear parking areas, or
 - (b) walls that enclose a pedestrian walkway, or
 - (c) walls that can be viewed from a street or that comprise a corner parcel, or
 - (d) streetscapes viewed from Highway 2A, Highway 12/50th Avenue, as these walls will be considered a priority.

- (5) Any proposed mural that is located within the Main Street Historic Area Overlay shall be based on any photograph or compilation of photographs from the Lacombe Historical Society or any private photograph or artist's depiction that represents a scene or picture depicting a local event, person, place or activity that portrays life in Lacombe and environs in a period setting. All photographs and artist sketches must be reviewed and approved by the Society to ensure that the event or person is authentic and appropriate to the history and/or culture of Lacombe. Any proposed mural that is located outside the Main Street Historic Area Overlay may contain other scenes that represent an event or activity that influenced the community or is significant in a regional context, however approval of any theme depicted is at the discretion of the Municipal Planning Commission.
- (6) Any application to the Municipal Planning Commission for a wall mural shall consist of the following information:
 - (a) the completed sign application form; and
 - (b) the appropriate fee established by Council; and
 - (c) the details regarding the method of preparation of the wall surface to be used, the method of transposing the photographic image onto the wall surface and any finishing or clear coats to protect the mural; and
 - (d) the original or any copy (slide, digital, or other means of duplication) of the approved photograph or photographs as referenced in (5) above, and submit a written historic commentary in support of the application; and
 - (e) a statement of the grade and quality of paint and finishing coats, and the expected life of the mural, and
 - (f) if the mural is to exist beyond five (5) years, details of the terms of the agreement with the artist to maintain or restore the mural to ensure that the quality of the mural is still suitable for display, and
 - (g) photographs or digital images of the existing wall taken from the typical viewing angle and/or distance that the mural will be seen, as well as the orientation of the wall, as there is a preference for north-facing walls; and
 - (h) a letter from the owner of the building, if not the applicant, stating consent and support for the application; and
 - (i) a portfolio of the artist's work.
- (7) The Municipal Planning Commission may require that the owner of the building consent to a working and maintenance agreement and/or easement registered against the title(s) of the subject lands or any adjoining lands if the building wall to receive a mural is located on the property line or if a minimum 2 metre wide working space is not provided.

7.10 Off-Premise Signs

For the purposes of this Section, off-premise signs may be permitted in the following forms:

7.10.1 BUSINESS DIRECTORY SIGNS

- (1) A business directory sign may be allowed in the C2, C6, CBP, I1 and I2 or a direct control district allowing primarily commercial uses, and shall contain on the front face the following information:

- (a) the City of Lacombe;
 - (b) the name and/or associated logo of the industrial or commercial business park; and
 - (c) a map and legend showing the area in detail.
- (2) A business directory sign may only be freestanding.
- (3) A business directory sign may be illuminated.
- (4) A business directory sign may be doubled-faced.
- (5) One business directory sign may be erected at each entrance to the commercial or industrial park, provided the park consists of more than 10 privately owned lots.
- (6) A business directory sign shall not identify or be used as an off-premise sign for businesses located outside the commercial or industrial park to which the sign relates.
- (7) Business directory signs may be located:
- (a) on a municipal reserve parcel; or
 - (b) on a road right-of-way, where it shall be placed either on a boulevard or a median on streets of a major collector standard or less.
- (8) A business directory sign shall not:
- (a) encroach upon a utility right-of-way, without the written consent and an encroachment agreement entered into by the two parties;
 - (b) affect traffic safety;
 - (c) be placed within a corner visibility triangle.
- (9) The design standards for business directory signs shall be as follows:
- (a) the maximum sign area shall not exceed 15 m²; and
 - (b) the lower edge of the sign shall be mounted at height no lower 1.5 m above grade, or
 - (c) where the sign is located in a road right-of-way or area lower than the adjacent road, then 1 m from the grade of the road that it is viewed from; and
 - (d) the sign structure and supports shall be finished utilizing high quality, durable and maintenance-free materials where possible.

7.10.2 BILLBOARDS

(Deleted 12/09/05)

7.10.3 A-BOARD SIGNS

- (a) An A-board sign, not exceeding 1.0 m² shall be located in any District, on a public right-of-way

immediately in front of the business premise, provided that only one sign per parcel is placed so as not to cause hindrance to pedestrian or vehicular movement.

7.10.4 SPONSORSHIP SIGNAGE

(Added 14/03/11)

- (1) A sponsorship sign may be allowed in the P district in which a public recreation facility is situated. This bylaw only regulates exterior signage related to such facilities.
- (2) A Development Permit is required for all sponsorship signage. One permit may be applied for all signage within a single facility. If additional signage is desired within a facility a new development permit must be obtained.
- (3) A sponsorship sign may not be permitted in a manner that blocks views of natural open space.
- (4) Sign content shall be limited to the name, symbol and/or slogan of sponsor or product. Signs shall not display the name or image of any alcohol or tobacco product.
- (5) Signs must be affixed to integral parts of the facility, including but not limited to fences, scoreboards, bleachers, play surface. Free-standing signs will not be permitted, with the exception of those signs intended to list the names of donors. Only one free-standing sign of this nature is permitted per facility.
- (6) All sponsorship signs must be oriented towards the inside of the facility. Signs will not be permitted to face any adjacent roadways, trails, or properties. The primary intent of all signs shall be to be viewed by users of the facility.
- (7) Sponsorship signs attached to buildings will be limited to one per eligible building face.
- (8) All sponsorship signs must be maintained to a standard satisfactory to the City.
- (9) Any sponsorship sign may removed without notice if in the opinion of the approving authority the sign is unsightly, offensive or negatively impacting the facility in any way.
- (10) Sponsorship signage may not be illuminated when the facility is not in use. All lighting should be necessary for the facility operation, not specifically for the sign.
- (11) Design standards for sponsorship signage shall be as follows:
 - (a) the maximum sign area shall not exceed 4.25 m²;
 - (b) the number of identical signs on one site shall be limited to three (3).

7.11 Landscaping Specifications for Permanent Signs

- (1) Unless otherwise stated in the Land Use Bylaw, the following standard of landscaped area at the base of any freestanding, permanent sign or billboard sign shall be required:

- (a) The sign base, electrical boxes and/or the base of structural support members shall be covered with topsoil and seeded, or concealed by vegetation contained within a planting bed.
- (b) The area around sign structures shall be kept clean and free of overgrown vegetation, and free of refuse material as a condition of any sign permit.

(2)

(Deleted 12/09/05)

7.12 Variances for Signs

7.12.1 General

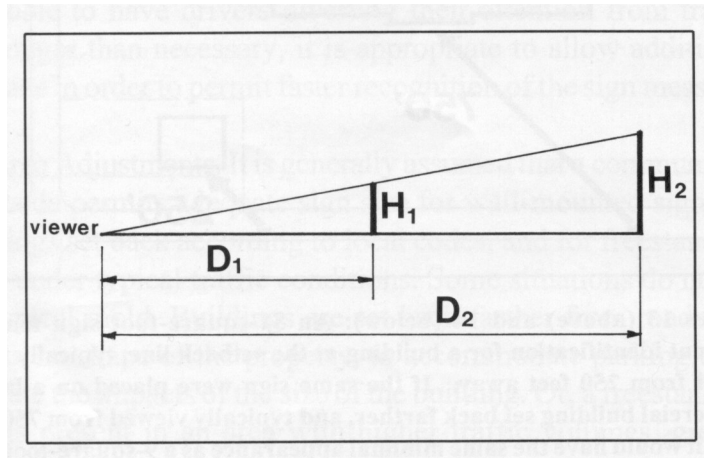
- (1) When requesting a sign permit, the applicant may apply to the Development Authority for a variance from certain requirements of this code. A variance may be granted by the Development Authority where the literal application of the code would create a particular hardship for the sign user and that the following criteria are met:
 - (a) A literal application of the sign code provisions would not allow the property to be used at its highest and best use.
 - (b) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.
 - (c) The granting of the variance would not be contrary to the general objectives of the sign regulations and the Land Use Bylaw in general.
 - (d) Hardship caused to the sign user under a literal interpretation of the regulations is due to conditions unique to a specific site, including but not limited to the following:
 - (i) topography or elevation differences between the sign site and the viewing road or street;
 - (ii) viewing distance, where the sign on a building which is setback at a greater distance or angle to require equivalency formulas.

7.12.2 Equivalency Formulas

- (1) Where wall signs are the primary identification source, due to restrictions on freestanding signs or for other reasons, typical viewing conditions from traffic must be considered. The maximum sign area provisions are based upon signage being viewed from the property line or at the front yard requirement for the main building, whichever is greater.
- (2) To compensate and to recover the visibility lost as a result of increased viewing distance or elevation differences, one of the following two formulas may be used:
 - (a) Equivalent Sign Height Formula

$$H_2 = \frac{D_2}{D_1} \times H_1$$

- Where D_1 = Typical viewing distance
 D_2 = Actual viewing distance
 H_1 = Height permitted by code
 H_2 = Equivalent sign height at actual viewing distance



(b) Equivalent Sign Area Formula

$$A_2 = \left(\frac{D_2}{D_1} \right)^2 \times A_1$$

- Where D_1 = Typical viewing distance
 D_2 = Actual viewing distance
 A_1 = Area permitted by code
 A_2 = Equivalent sign area at actual viewing distance

7.13 Inspection Upon Completion

- (1) Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the Development Officer upon completion of the work. The Development Officer may require a final inspection, including an electrical inspection of footings on freestanding signs.
- (2) The Development Officer may require at the time of issuance of a permit that written notification for an inspection be submitted prior to the installation of certain signs.

- (3) Subject to the provisions in Section 7.0 the Development Officer may require an inspection to ensure that the landscaping provisions are in accordance with the approved permit and drawings.

7.14 Rules for Temporary Signs

7.14.1 General

- (1) Temporary signs shall not display third-party advertising.
- (2) Temporary signs shall be located wholly within the property lines of private lands, except where the City gives permission for the placement of an A-board sign in 7.10(3)(a) above, or a directional sign, which may be subject to the provisions in (5) and (6) below. No temporary sign over 1 m in height shall be placed within the corner visibility triangle.
- (3) The owner of the private lands shall be allow one (1) temporary sign per parcel, except where the City gives permission for the placement of a community event sign.
- (4) All sign supports shall be placed on private property.
- (5) The Development Authority may allow an off-premise temporary sign, which is either a community event sign or a directional sign, to be located within a road allowance.
- (6) All off-premise temporary signs are subject to a signed agreement for a 14-day display period and a 60-day period prior to relocation or redisplay of the same sign, or any other limited display period to the satisfaction of the Development Authority.

7.14.2 Location

- (1) Within any Residential District one temporary sign is permitted on private land and shall consist of the following:
 - (a) A real estate sign or property management sign having a maximum sign area of 2.3 m² and a maximum of height of 3 m; or
 - (b) A construction sign having a maximum sign area of 2.3 m² and a maximum of height of 3 m, with copy relating to the work being carried out on the site, to be displayed for the duration of the work being carried out, to a maximum of 14 days after the work is completed; or
 - (c) A show home sign is permitted to a maximum sign area of 3 m² and a maximum of height of 3 m for the duration that the site is used for the purposes of promoting the residential development and/or builder; or
 - (d) The Development Authority may permit a temporary sign to a maximum of 9 m² for the purposes of promoting or marketing the current phase of a residential development which is part of an Outline Plan approved by Council, if the sign is permanently affixed to the ground, up to a maximum duration of two years; or

- (e) A sign with copy pertaining to a garage or yard sale, located on the private land to which the sign relates, for the duration of the sale.
 - (f) A banner not exceeding 1.5 m² in area.
- (2) Within any Commercial or Industrial District one temporary sign is permitted on private land and shall consist of the following:
- (a) a real estate sign, property management sign, a community event sign, an announcement sign or a commercial advertising sign having a maximum sign area of 3 m² and a maximum of height of 3 m; or
 - (b) a construction sign, with copy relating to the work being carried out on the site, to be displayed for the duration of the work being carried out, to a maximum of 30 days after the work is completed, having a maximum sign area of 3 m² and a maximum of height of 3 m; or
 - (c) an A-Board sign not exceeding 1 m² in area; or
 - (d) a banner not exceeding 2.75 m² in area.

7.15 Administration and Enforcement of Signs

7.15.1 Determination of Legal Nonconformity

- (1) Existing signs which do not conform to the specific provisions of the Bylaw may be eligible for the designation “legal non-conforming” provided that:
- (a) The Development Officer determines such signs are properly maintained and do not in any way endanger the public.
 - (b) The sign was installed in conformance with a valid permit with or without a variance, or otherwise complied with all applicable laws at the time, although it does not conform to the regulations of this Land Use Bylaw.
- (2) A legal non-conforming sign may lose this designation if it is relocated or replaced.

7.15.2 Removal of Signs

- (1) Where, in the opinion of the Development Officer, a violation of the sign provisions exist, or is an abandoned sign, the Development Officer may issue a written notice for the removal of such a sign. The registered owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon, unless facts to the contrary are brought to the attention of the Development Officer, as in the case of a leased sign.
- (2) The written notice shall specify the following:
- (a) Those sections of the sign regulations in which the individual is in violation.

- (b) The removal of such a sign and all related structural components within thirty (30) days from the date of receipt of such a removal notice.
 - (c) The restoration of the immediate area around the sign to the satisfaction of the Development Officer,
 - (d) That all costs related to such removal and/or restoration, are to be borne by the owner of the sign.
- (3) Where a permanent sign is found to identify a business incorrectly or is in an overall state of disrepair, the Development Officer may, by written notice, require the building owner or person(s) responsible for the sign to remove the sign, or alter or refurbish the sign within thirty (30) days from the date of receipt of such a notice.
- (4) In the case of temporary signs, where in the opinion of the Development Officer, a violation of the sign provisions exist; the Development Officer shall issue a written notice for the removal of such a sign within 48 hours.
- (5) In cases of emergency, the Development Officer may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined by the Safety Codes Act or the City of Lacombe's Traffic Bylaw.

7.15.3 Penalties/Contravention

- (1) Where a sign contravenes the provisions of this bylaw, and the period of time for compliance in the written notice has expired, as specified in either 7.15.2 (2), (3) or (4) above, the Development Officer shall consider this action as the first offence. Any person who fails to comply, may be subject to a first offence fine of \$100.00, and shall have five (5) working days to comply or remove the sign. If after five (5) working days the sign has not been removed, a second offence fine of \$250.00 shall be issued.
- (2) The Development Officer may cause the removal of an illegal sign, or where an individual has failed to comply with the written notice for removal or repair, and after a second offence fine has been issued. After removal or demolition of the sign, a notice shall be mailed to the sign owner stating the nature of the work and the date on which it was performed and demand the payment for the costs of such work, as provided for in Part 5 of the Land Use Bylaw.
- (3) A person who receives a notice pursuant to subsection (2) above, may appeal the order to the Subdivision and Development Appeal Board (SDAB), as provided for in Part 4 of the Land Use Bylaw.