

**PART IX - SIGN REGULATIONS****57) SIGN PERMITS REQUIRED**

- a) The purpose of this part is to ensure:
  - i) the visual attractiveness of the City of Leduc;
  - ii) the opportunity for businesses to advertise their wares and services; and
  - iii) that all persons meet the standards of this Bylaw.
- b) No person shall erect or allow to be erected a sign within the City of Leduc unless a sign permit has been issued by the Development Authority or the Bylaw exempts the sign from the permit.

**58) SIGN PERMITS NOT REQUIRED**

- a) No permit is required for the following signs providing the sign complies with all other regulations of this Bylaw:
  - i) Address signs may be erected in any District providing:
    - (1) the location and size meet the requirement of the City of Leduc Address Bylaw.
  - ii) Campaign signs for federal, provincial, municipal, school board or hospital board elections provided that:
    - (1) the sign is placed for no more than thirty days, or such other time as regulated under provincial or federal legislation and the signs are removed within three days after the election date;
    - (2) when being part of an existing sign, the maximum area of any such sign shall be 6.0 m<sup>2</sup> (64.5 sq. ft.);
    - (3) when the sign is placed on private property the consent of the property owner or occupant is obtained;
    - (4) such signs do not obstruct or impair vision or traffic;
    - (5) such signs are not attached to fences, trees or utility poles,
    - (6) such signs indicate the name and address of the sponsor and the person responsible for removal, and
    - (7) such signs are not placed on a road median.

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- iii) One for sale or rent sign, or two signs on corner lots, advertising the property to which it pertains during the time the property is being offered for sale or rent providing:
  - (1) the sign is be removed within 48 hours after possession date or occupancy;
  - (2) the sign has an area no larger than 0.6 m<sup>2</sup> (6.5 sq.ft.); and
  - (3) the sign is no closer than 3 m (9.8 ft.) to a public right-of-way.
- iv) Signs in commercial developments located inside the building behind a window.
- v) One A-board (sandwich board) sign per commercial occupancy may be displayed on the private property to which it pertains providing the sign:
  - (1) is not located on property in a BRZ zone;
  - (2) is not higher than 1.2 m (3.9 ft.) high;
  - (3) is not greater than 0.9 m (3.0 ft.) wide;
  - (4) shall not impair vision or traffic; and
  - (5) the sign advertises the business on the property.
- vi) The erection of bench signs in commercial areas on private land provided:
  - (1) Bench signs shall not be permitted within the Business Revitalization Zone Overlay Area on private or public property.
- vii) The erection of signs displaying the address or location of a yard sale, garage sale, basement sale or other similar type of sale providing the sign is placed in locations designated for this use by the Director of Public Services not more than four days prior to the sale date and are removed at the end of the sale date.
- viii) Temporary signs that are being used to identify a development under construction or awaiting installation of a permanent sign. The sign permit for the permanent signs will require, as a condition of approval, removal of all temporary signs.
- ix) Builder signs (including flags) that are being used to identify a builder within a residential subdivision. The sign shall be restricted to the boulevard on collector roadways within the subdivision area in locations acceptable to the Development Officer.

**PART IX - SIGN REGULATIONS****59) APPLICATIONS FOR PERMANENT SIGN PERMIT**

- a) Applicants must provide the following information for an application for a permanent sign permit:
  - i) all dimensions of the sign structure; including height and projection of the signs attached to the building;
  - ii) area of copy face(s);
  - iii) design of copy face(s);
  - iv) details of sign illumination and/or animation;
  - v) type of construction and finishing to be utilized;
  - vi) method of support;
  - vii) site plan showing sign location in relation to property boundaries and buildings; and
  - viii) the fees required for the permit.

**60) GENERAL REGULATIONS FOR SIGNS**

- a) The Development Officer may require the removal of any permanent sign which in his opinion is, or has become unsightly, or is in such a state of disrepair as to constitute a hazard.
- b) No sign shall be of such size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads abutting the parcel.
- c) Signs for a place of worship, school or other public institution are permitted on their property subject to the following provisions:
  - i) one sign of not more than 18 m<sup>2</sup> (193.5 sq. ft.) located in any District, other than a residential District;
  - ii) one sign of not more than 2 m<sup>2</sup> (21.5 sq. ft.) located in any residential District; and
  - iii) no sign will be located closer than 1.5 m (4.9 ft.) to boundary of a residential property.
- d) Quality, aesthetic appearance, finishing of sign and landscaping shall reflect the standard in the district to the satisfaction of the Development Officer.
- e) Except as otherwise specified in this Bylaw, the maximum area of any sign shall be 35 m<sup>2</sup> (376.8 sq. ft.) and no part of a sign shall be more than 9 m (29.5 ft) above ground or sidewalk grade, excluding wall signs.
- f) Where, in the opinion of the Development Officer, a proposed sign may be objectionable to a resident in an adjacent residential District the Development Officer may impose such other requirements or conditions, which in the opinion of the Development Officer, are necessary to protect the interests of the residents.

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- g) A sign may not be erected, operated, used or maintained if, in the opinion of the Development Officer:
  - i) its position, shape, colour, format or illumination may be confused with an official traffic sign, signal or device or other official signs; and
  - ii) its location detrimentally affects adjacent housing or residential Districts.
- h) Flashing signs or signs employing an electronic message display may only be permitted in commercial and industrial Districts, and urban service and park Districts that are adjacent to arterial roadways at the discretion of the Development Officer.
- i) The message on any permanent sign that does not incorporate an electronic message display shall relate to the use of the parcel on which the sign is located and may relate to a community event or not-for-profit event that has significance to the City of Leduc.
- j) The message on a permanent fee-standing sign that incorporates an electronic message display shall relate to the use of the parcel on which the sign is located, and may relate to activities and services on other parcels, to a community event or to a not-for-profit event that has significance to the City of Leduc.
- k) No trees or plant material shall be removed or damaged to prepare a site for a sign unless new trees are planted or landscaping is introduced to improve the site.
- l) The use of the land or buildings to which a proposed sign refers shall be approved prior to the issuance of a sign permit except for billboard signage.

**61) GENERAL REGULATIONS FOR SIGNS ON PUBLIC PROPERTY**

- a) No signboard, billboard or other advertising device shall be placed upon any wall or fence or elsewhere on or adjacent to a public roadway or public place unless authority has been granted by City Council pursuant to a permit with terms and conditions set by the Municipality.
- b) The Development Officer may approve placement of directional signs on public property subject to the following conditions:
  - i) Directional signs for new subdivisions:
    - (1) the maximum duration of display for each directional sign location shall be 3 years;
    - (2) no directional signs advertising the same development shall be located within 800 m (2,624.7 ft.) of each other. Distance between directional signs located at a public roadway intersection will be at the Development Officer's discretion. No directional sign shall be located within 100 m (328.1 ft.) of another developer's directional sign. Directional signs on collector and local roads will be approved by the Development Officer; and
    - (3) the maximum dimension of a directional sign shall be 5.94 m<sup>2</sup> (64 sq.ft.);
    - (4) the location and design of all directional signs shall be at the Development Officer's discretion.

**PART IX - SIGN REGULATIONS****62) ENFORCEMENT OF GENERAL REGULATIONS FOR SIGNS ON PUBLIC PROPERTY**

- a) Any signboard, billboard or other advertising device placed on any wall or fence or elsewhere on or adjacent to a public roadway or public place without a permit shall be liable for removal and damages incurred by the City without any notice or warning to the owner thereof.
- b) Any signboard, billboard or other advertising device removed in accordance with this section must be claimed within 60 days of its removal by the City. A charge of \$150.00 shall be levied for its recovery.
- c) Any signboard, billboard or other advertising device not claimed within the time limited by Sub clause b) becomes the property of the City and the City may dispose of the property as provided in Section 610 of The Municipal Government Act.

**63) FREE-STANDING PERMANENT SIGNS**

- a) One free-standing sign shall be allowed per site, except:
  - i) where a site has in excess of 60 m (196.9 ft.) frontage, one additional free-standing sign may be erected for each additional 60 m (196.9 ft.) or portion thereof of street frontage abutting the developed portion of the said parcel; and
  - ii) where a site is considered to be double fronting by the Development Officer, each frontage may have freestanding signs provided that the signs are no closer than 90 m (295.3 ft.) apart.
- b) Freestanding signs may rotate at no more than six revolutions per minute.
- c) The total area of all freestanding signs on each site shall not exceed 0.3 m<sup>2</sup> (3.2 sq. ft.) in area for each metre of street frontage of the developed site, to a maximum of 19 m<sup>2</sup> (204.3 sq. ft.) for each sign.

**63A) SIGNS WITH ELECTRONIC MESSAGE DISPLAY**

- a) Signs with an electronic message display that are between 1.0 m<sup>2</sup> (10.76 sq.ft.) and 2.3 m<sup>2</sup> (24.75 sq.ft.) shall be spaced a minimum of 100.0 m (328.0 ft.) from any other sign with an electronic message display. Signs with an electronic message display that are larger than 2.3 m<sup>2</sup> (24.75 sq.ft.) shall be spaced a minimum of 200.0 m (656.16 ft.) from any other sign with an electronic message display.
- b) No part of an electronic message display shall be less than 2.5 m (8.2 ft.) above grade.
- c) In the case of a one-sided electronic message display, or where the rear of the display is visible to the public, it shall be finished with a material suitable to the Development Officer.
- d) All electronic message displays must include a dimming feature that will automatically reduce the brightness level to adapt to the ambient light level.
- e) An electronic message display shall only be permitted on a freestanding permanent sign."

**PART IX - SIGN REGULATIONS****64) PROJECTING SIGNS**

- a) No private sign shall project over public property or across title boundaries unless permission in writing has been granted as a condition of a development permit issued. In no case shall projecting signs for the same development be located closer than 90 m (295.3 ft) to each other, except on corner lots where the signs are located around the corner from each other. The absolute limits of projection shall be 3 m (9.8 ft.) past the property line and 0.6 m (2.0 ft.) back from the existing or proposed curb. No sign shall have less than 3 m (9.8 ft.) clearance between the bottom of the sign and the ground level immediately below it.
- b) Projecting signs shall not extend beyond the building wall or parts thereof by more than 30 cm (12.0 inches) for each 1.0 m (3.3 ft.) of frontage to a maximum of 2.5 m (8.9 ft.) with a horizontal distance from a public roadway of 0.6 m (2.0 ft.).
- c) On a two storey or higher building the projecting sign shall not extend more than 0.76 m (2.5 ft.) above the floor of the second storey nor higher than the window sill level of the second floor.
- d) Visible means of support for projecting signs shall be designed to integrate with the building upon which they are located to the satisfaction of the Development Officer.

**65) ROOF SIGNS**

- a) In Districts where roof signs are permitted, roof signs may be installed providing:
  - i) they are manufactured in such a way that they appear as an architectural feature or as a penthouse;
  - ii) are finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself;
  - iii) no supporting structure shall be visible to the public unless finished in an aesthetically pleasing manner to the discretion of the Development Officer;
  - iv) signs shall be set back at least 1 m (3.3 ft.) from the edge of the building; and
  - v) signs shall not exceed the maximum building height limit of the land use District in which they are proposed to locate, nor 3 m (9.8 ft.) above the height of the building.

**66) WALL SIGNS**

- a) Wall signs are permitted in industrial and commercial Districts in addition to other signs providing:
  - i) not more than 20% of the wall is covered by the sign.

**67) BILLBOARD SIGNS**

- a) The maximum area of a billboard sign shall be 19 m<sup>2</sup> (204.5 sq.ft.) and no part of a sign shall be more than 9 m (29.5 ft.) above ground or sidewalk grade.

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- b) Illumination of a billboard sign shall not, in the opinion of the Development Officer, adversely affect passing motorists by glare or movement.
- c) If a billboard sign is not two-sided, the back of the sign shall be covered with lattice or other material to obscure the structural members of the sign to the satisfaction of the Development Officer. The same type of covering shall be applied to the space between the two faces of a two-sided or V-shaped billboard sign.
- d) The appearance of a structure supporting a billboard sign shall match the appearance of the City's street furniture and coloured red.
- e) The maximum duration of a billboard sign shall be three years, upon which re-assessment and permit approval must be obtained. Should the permit not be re-issued, the owner of the billboard sign has six months to remove the sign. This removal period applies also in situations where the subject parcels are redistricted to a land use category that does not permit billboard signs.
- f) The location of billboard signs in the City is regulated as follows:
  - i) Billboard signs are not permitted except on property in M-1 Light Industrial, M-2 General Industrial, C-3 General Commercial and Urban Reserve U-R Urban Reserve Districts in the:
    - (1) area bounded by the rights-of-way of Highway 2, Airport Road (85 Avenue), 43 Street and 65 Avenue; and
    - (2) area bounded by the rights-of-way of Highway 2, Highway 2A and the southern City limits.
  - ii) No billboard sign may be located with a focus toward Highway 2 traffic. Any billboard located near Highway 2:
    - (1) shall be oriented toward Sparrow Drive, Airport Road (85 Avenue), 65 Avenue or Highway 2A to the satisfaction of the Development Officer; and
    - (2) the billboard sign shall be located within 25 m (82 ft.) from the rights-of-way of Sparrow Drive, Airport Road (85 Avenue), and 65 Avenue or Highway 2A .
  - iii) The placement of a permanent freestanding sign does not prevent the placement of a billboard sign on the same parcel, nor does the placement of a billboard sign prevent the erection of a permanent freestanding sign or any other permitted sign subject to the required minimum distances.
  - iv) The minimum distance for billboard signs shall be:
    - (1) between signs 100 m (328 ft.);
    - (2) between billboard signs and permanent free-standing signs 25 m (82.0 ft.);
    - (3) between the billboard sign and the principal building on a parcel 10 m (32.8 ft.); and
    - (4) from an intersection shall 30 m (98.4 ft.).

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- v) No portion of a billboard sign shall project beyond the property boundary of the parcel upon which it is located.
- vi) The location of a billboard sign on any parcel shall be to the satisfaction of the Development Officer who may take into consideration any apparent constraints; including, but not limited to, location of utilities, buildings, property lines, and potential distraction to passing motorists.



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**68) IDENTIFICATION SIGNS FOR RESIDENTIAL PROJECTS**

- a) A multi dwelling unit development may erect a project identification sign providing:
  - i) the sign architecturally complements the exterior of the principal building;
  - ii) the sign copy area:
    - (1) does not exceed 6 m<sup>2</sup> ( 64.5 ft.<sup>2</sup>); and
    - (2) is not higher than 1.3 m (4.3 ft.);
  - iii) if the sign is detached from the building, the top of the sign is no more than 2 m (6.6 ft.) above grade; and
  - iv) the sign is suitably landscaped.

**69) IDENTIFICATION SIGNS FOR NON RESIDENTIAL PROJECTS**

- a) In addition to the signs permitted elsewhere a commercial, industrial, cottage industrial, institutional and recreational development may erect an project identification sign providing:
  - i) the sign architecturally complements the exterior of the principal building;
  - ii) the sign copy area:
    - (1) does not exceed 6 m<sup>2</sup> ( 64.5 ft.<sup>2</sup>); and
    - (2) is not higher than 1.3 m (4.3 ft.);
  - iii) if the sign is detached from the building, the top of the sign is no more than 2 m (6.6 ft.) above grade; and
  - iv) the sign is suitably landscaped.

**70) PERMIT FOR PORTABLE, TEMPORARY, INFLATABLE AND ANNUAL SIGNS**

- a) A sign permit must be obtained before a **portable, temporary, inflatable or annual sign** is placed at a location. To obtain a permit a complete application, together with the required fee, must be submitted to the City.
- b) Where a **portable, temporary, inflatable or annual sign** contravenes the regulations of this Bylaw or the terms of the permit issued, the owner, or person responsible for the placement of the sign shall remove the sign or relocate the sign such that it complies with this Bylaw within one day of receiving written or verbal notification from the City.
- c) Application for a permit for the use of a **portable, temporary or inflatable sign** shall be submitted by the owner of the sign, the advertiser or the owner of the property upon which the sign is proposed to be placed, and there shall be signed consent from the owner of the sign and the owner or tenant of the property.

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- d) Applications for a permit for the use of an **annual sign** shall be submitted by the owner of the sign or the owner of the property upon which the sign is proposed to be placed, and there shall be signed consent from the owner of the sign and the owner of the property.
- e) The following information shall be submitted on the appropriate application form for a **portable, temporary, inflatable or annual sign** development:
  - i) the municipal address and legal description of the land or building where the sign is to be located;
  - ii) a plan showing the exact location of where the sign is to be located on the property;
  - iii) the applicant's name, address and telephone number;
  - iv) an indication of whether the site where the sign is to be located is a single business occupancy or multiple business occupancy development;
  - v) the length of time the sign is to be displayed at the location address;
  - vi) the signature of the tenant, owner or his agent of the property where the sign is to be located authorizing the placement of the sign;
  - vii) the signature of the owner of the sign, his name, address and telephone number; and
  - viii) the size, height and nature of the sign.
- f) The removal of **portable, temporary, inflatable or annual sign**:
  - i) a **portable, temporary, inflatable or annual sign** shall be removed on or before the expiry date specified in the development permit; and
  - ii) temporary signs not requiring a development permit shall be removed within two (2) days after the close of the event or activity to which they refer;

**71) REGULATIONS FOR PORTABLE, TEMPORARY, INFLATABLE AND ANNUAL SIGNS**

- a) The maximum duration of display shall be:
  - i) 90 consecutive days for a portable, temporary or inflatable sign and following each removal of a sign the general location, or parcel shall remain free of portable, temporary or inflatable signs for a minimum of 15 consecutive days; and
  - ii) a total of 365 days for each **annual sign**.
- b) The Development Officer shall, in the case of a development permit for a **portable sign, temporary, inflatable or annual sign**, specify the length of time that permit remains in effect in accordance with the time limitations for such signs.
- c) When a **portable, temporary, inflatable, or annual sign** as required has been removed a new a new sign application is required for permission to erect a **portable, temporary, inflatable or annual sign**.

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- d) **Temporary, portable and inflatable signs** shall be allowed for advertising special events and general public interest such as charity drives, health and safety campaigns, amateur athletic and sports events and city-wide celebrations such as the rodeo, provided that they are to be displayed for no more than 30 days prior to the event and provided that they are removed from the site within two days of the completion of the event.
- e) **Temporary, portable, inflatable or annual signs** may only be used to advertise product, services or activities that occur on sites within the boundaries of the City of Leduc.
- f) **Temporary, portable, inflatable or annual signs** shall:
- i) not be located on, abut against, or be attached to any vehicle, car, truck, trailer or other similar device unless for removal to another site;
  - ii) be a minimum of 61 m (200 ft.) apart provided also that one only **portable, temporary or inflatable or annual sign** shall be permitted on any lot;
  - iii) not be permitted on public property or the boundary of public property, except as approved under a lease agreement that has been approved by City Council;
  - iv) not be placed upon a site so as to conflict with parking, loading or walkway areas as required by this Bylaw or as approved under a development permit unless approval is given by the Development Officer;
  - v) not interfere with access to or from a site; and
  - vi) not be located at any location the intent of which is to have the sign seen from Highway 2 or a ramp to Highway 2.
- g) **Portable, temporary, inflatable signs** shall be allowed only in the following Districts:
- C-1 - Commercial
  - C-2 - Commercial
  - C-3 - Commercial
  - C-4 - Commercial
  - M-1 - Industrial
  - M-2 - Industrial
  - P-1 - Recreation (at Development Officer's Discretion)
  - U-S - Urban Service (at Development Officer's Discretion)
- h) **Annual signs** shall be allowed only in the following Districts:
- C-1 - Commercial
  - C-2 - Commercial
  - C-3 - Commercial
  - C-4 - Commercial
  - M-1 - Industrial
  - M-2 - Industrial
  - P-1 - Recreation (only adjacent to an institutional development)
  - U-S - Urban Services (only adjacent to an institutional development)
- i) **Annual signs** shall not be permitted on a parcel that does not have a principal building.

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- j) **Portable or annual signs** shall not exceed:
- i) maximum area of 7 m<sup>2</sup> (75.3 sq. ft.);
  - ii) maximum height of 3 m (9.8 ft.); and
  - iii) maximum copy area on one face 2.5 m<sup>2</sup> (26.9 sq. ft.).
- k) **Inflatable signs** must meet the following regulations:
- i) they may be illuminated, but may not contain flashing lights or animation devices, or any device designed to intensify or vary the illumination of lighting;
  - ii) an inflatable sign which is located less than 30 m (98.4 ft.) from a residential district shall not be illuminated between the hours of 9:00 p.m. and 8:00 a.m.; and
  - iii) the maximum vertical dimension of an **inflatable sign** shall be:
    - (1) 8 m (26.2 ft.);
    - (2) 5 m (16.4 ft.) when the sign is placed on a roof, or
    - (3) 5 m (16.4 ft.) when the sign is located within 30 m (98.4 ft.) of a residential District.
  - iv) inflatable signs shall not be permitted on a structure with five or more storeys.
  - v) inflatable signs shall be securely fastened to the ground or roof structure and to the satisfaction of the Development Officer.

**72) UNLAWFUL AND ABANDONED SIGNS**

- a) The Development Officer must notify the person in possession of the land or buildings, the person responsible for a sign, and the applicant to which a development permit was issued that:
- i) a sign that requires a permit has been erected without a permit;
  - ii) a sign contravenes a provision of this Bylaw;
  - iii) a sign is abandoned or vacant for an excessive period of time; and
  - iv) a sign is improperly installed so as to be dangerous, loose or disorderly.
- b) The notice in writing, must be sent to the registered owner setting out the contravention and directing:
- i) the owner to remove the sign within such time as specified in the notice, and
  - ii) the owner to take such measures as specified in the notice to alter the sign so that it complies with the provisions of this Bylaw.

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- c) Any person who fails to comply with a notice given by the Development Officer under Subsection a) or b) shall be guilty of an offence and subject to the penalty as prescribed by Section 26 of this Bylaw.
- d) Failure to remove the sign from the property within the specified time may also result in the Development Officer refusing to issue a sign permit on the site for a period of three months.