

CITY OF ST. ALBERT

BYLAW 33/2017

Being Amendment 152 to Land Use Bylaw 9/2005
Being Amendment 95 Master Rates Bylaw 1/82

NOW THEREFORE the Municipal Council of the City of St. Albert pursuant to the provisions of the Municipal Government Act hereby ENACTS AS FOLLOWS:

1. That Land Use Bylaw 9/2005 be amended as follows:

a) That Section 3.12(8) be deleted in its entirety and replaced with the following:

“(8) Where a development permit is issued for a site for which any other valid development permit has been issued, all previous development permits shall be invalid if the physical aspects of the development conflict, or both developments could not occur simultaneously upon the site, in conformity with the regulations of this Bylaw. In the event that the latter permit is appealed and the decision is reversed, the former permit is valid, unless otherwise provided in this Bylaw.”

b) That Section 3.14, Variance, be amended by adding a new sub-section (11) as follows:

“(11) Notwithstanding Section 3.14(3), in the case of a Sign development, the Development Officer shall assess the merits of the Comprehensive Sign Plan and may, at their discretion, vary the number of signs permitted per site if the Comprehensive Sign Plan complies with the following requirements:

- (a) that the proposed sign types are permissible within the land use district of the site;
- (b) that the proposed signs otherwise comply with the sign type regulations outlined in Section C.6 of Schedule C;
- (c) that the Comprehensive Sign Plan is consistent with the intended purpose of Schedule C; and
- (d) that the Comprehensive Sign Plan results in a greater degree of visual harmony and consistency between the proposed signs, the buildings, the site, and adjacent lands.”

c) That Schedule “C”, Sign Regulations, be deleted in its entirety and replaced with the attached Schedule “C”, Sign Regulations.

2. That Bylaw 1/82, Master Rates Bylaw be amended as follows:

a) That a new fee be added to Schedule "E", Development Fees, Section 7(h) Signs, as follows:

"Comprehensive Sign Plan Development Permit \$950.00"

3. The Chief Administrative Officer is authorized to consolidate Bylaw 9/2005 and Bylaw 1/82.

READ a first time this day of ,2017.

READ a second time this day of ,2017.

READ a third and final time this day of ,2017.

SIGNED AND PASSED THIS _____ day of _____, 2017.

MAYOR

CHIEF LEGISLATIVE OFFICER