

SIGN ISSUES AND RESPONSIBILITIES



The information provided below reflects comments, complaints and typical reasons for enforcement of signage within the City and the existing appropriate Bylaw, policy, document and/or Department responsible for follow-up. (*Note: Comments are specific to sign matters only.)

Comment/Enforcement Issue	Response
Sign tipped over, or broken	<p>Land Use Bylaw 9/2005 - Schedule C, Section C.4(1)(i) – General Regulations, identifies that a sign must be designed to ensure durability.</p> <p>Land Use Bylaw 9/2005 - Schedule C, Section C.7(1)(a)(ii) – Enforcement, may enforce, remove or impound a sign found to be in a state of extensive disrepair.</p> <p><u>Responsible Party:</u> Development Branch.</p>
Grass over-grown around sign base (on private property).	<p>Community Standards Bylaw 12/2010 – Part 2(5)(2)(f) identifies that no person shall cause or permit a nuisance on their land including excessive grass or weeds.</p> <p><u>Responsible Party:</u> Municipal Enforcement Services.</p>
Sign is unauthorized and located on City property (City Facility, Park, Walkway and/or Reserve).	<p>Land Use Bylaw 9/2005 identifies that development shall not be undertaken on a property without written authorization/consent from the owner. For City lands, this would be the City Engineer, as delegated by City Manager.</p>

	<p>Traffic Bylaw 18/2005 – Part 8(51)(1) states that no sign shall be located on Public Lands without written permission from the City.</p> <p><u>Responsible Party:</u> Development Branch or Municipal Enforcement Services.</p>
<p>Sign encroaches onto Road right-of-way (Road, Boulevard, or Median).</p>	<p>Traffic Bylaw 18/2005 – Part 8(51)(1) states that no sign shall be located on Public Lands without written permission from the City.</p> <p><u>Responsible Party:</u> Municipal Enforcement Services.</p>
<p>Development Directional Signs located on roadway boulevards (public land).</p>	<p>Traffic Bylaw 18/2005 – Part 8(53)(3)(a) identifies that written permission from the City is required.</p> <p>Engineering Services Branch has a Developer Marketing Sign application package that is required to be completed when directional signage is being requested by a Developer for placement on a City boulevard. A design template is in place for such directional signs, including City of St. Albert Branding requirements and construction details. An approval by Engineering Services will outline an expiration, removal and remediation date.</p> <p><u>Responsible Party:</u> Municipal Enforcement Services <i>and</i> Engineering Services Branch.</p>
<p>Length of time that Real Estate Signs are located on a property.</p>	<p>Schedule C – Section C.3 defines ‘Real Estate Sign’ as a sign advertising property for sale or rent. A Real Estate sign is therefore, not permitted to be placed if there are <u>no</u> vacancies or lands for sale at that property.</p> <p>The length of time that a Real Estate Sign may be displayed is dependant upon the</p>

	<p>sales market and vacancy status of the building. Existing Section C.6(18) does not set a maximum display term for a Real Estate Sign.</p> <p><u>Responsible Party:</u> Development Branch.</p>
<p>Type of sign base, brace, or support used (e.g. Piles, Rebar pegs, Wooden legs, sand bags, sidewalk blocks, etc...)</p>	<p>Land Use Bylaw 9/2005 - Schedule C, Section C.4(1)(i) – General Regulations, identifies that a sign must be designed to ensure durability and architectural compatibility with the site and buildings.</p> <p>If a sign uses a weight, support, or brace that is in the determination of the Development Officer to not be in compliance with Section C.4(1)(i), then enforcement may be pursued.</p> <p>Under existing Schedule C, each sign type has a regulation that will clarify the allowable built form of that sign. This may be ‘self-supported’ or ‘wall-mounted’ for example.</p> <p>A self-supported sign is a sign that is supported by braces in or upon the ground. This, therefore, allows the sign owner to choose the method of installation/anchoring for their sign.</p> <p>However, if a sign type is identified as ‘temporary’, then a temporary sign may <i>not</i> be permanently installed or in a fixed position, as defined. This limits the ability for permanent posts to be used.</p> <p><u>Party Responsible:</u> Development Branch.</p>

Number of signs located on a single site (private property).

Land Use Bylaw 9/2005, Schedule C defines, controls, and regulates signage within the City on private property. This includes location, size, allowable signs types, and minimum separation distances. Some sign types are limited as to the maximum number of signs allowed.

Therefore, it is these regulations that control the total number of signs allowed on a specific property (based on the land use district and site frontage).

Responsible Party: Development Branch.