

THE CITY OF SPRUCE GROVE

BYLAW C-1251-23

LAND USE BYLAW AMENDMENT – DEVELOPMENT MARKETING SIGNS

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:

1.1 To delete the following in strikethrough and add the following in bold to Section 7 DEFINITIONS:

DEVELOPMENT MARKETING SIGNS

A Temporary Sign for the purpose of promoting neighbourhoods, **commercial shopping** centres, **entertainment district** or industrial parks under development.

1.2 To add the following in bold to Section 94 SIGN PERMITTING:

(1) Except as provided in this Section, all Signs require a Development Permit and all Signs are considered a Permitted Use in Districts, except for **Development Marketing Signs**, Billboards and Balloon Signs, which are considered a Discretionary Use, where Signs are a Use available by the terms of this Bylaw. In reviewing applications for Sign Development Permits, the Development Officer may consider, without limitation and in addition to the specific requirements of this Bylaw, the nature and design of the proposed Sign, the impacts of the proposed Sign on surrounding properties and the community, and the number and type of Signs located or proposed to be located in the vicinity of the proposed Sign. In granting a Development Permit in respect of a Sign, the Development Officer may impose such conditions and restrictions as may, in the Development Officer's discretion, be necessary or desirable, in mitigating the impact of the Sign on neighbouring

properties and the community. Such restrictions may include, amongst other things, a time limitation on the duration of the Development Permit, requirements for Landscaping, specific design requirements and limitations on the hours during which a Sign may be illuminated.

- 1.3 To delete the following in strikethrough and add the following in bold to Section 104 Development Marketing Signs:
- (a) Allowed **on vacant lands along highways and arterial roads** in the UR – Urban Reserve District, **M1 – General Industrial District, C2 Highway Commercial District and SE – Sports and Entertainment District, where lands have an approved Area Structure Plan.**
 - (b) Shall not exceed ~~4.7~~ **36** m² in Sign Area.
 - (c) ~~Shall have a maximum Height of 3.0 m.~~ **Shall have a maximum height of 8.0m above the grade of the road, when the sign is located within 200 m from the edge of the road pavement.**
 - i. **Development Officers may exercise their discretion in adjusting the height requirements when the grade of lands adjacent to the Highway exceeds the highway grade.**
 - (d) The Sign ~~is to~~ **shall** be located in the same ~~neighbourhood~~ **quarter section** as the **proposed development being** ~~subdivision~~ described on the Copy.
 - (e) Limited to two Signs per quarter section.
 - (f) ~~Development Permit is valid for one year.~~ **Development Permit may be issued for up to three years. After the initial three year period, permits may be extended annually through an extension request.**
 - (g) **No part of a sign shall be closer than 3.0m from the property line.**

- (h) **The minimum distance between a sign and land districted for residential use shall be 100 m.**
- (i) **A Development Marketing Sign shall be separated from other Development Marketing Sign, Billboard Sign or Freestanding Sign by 100 m.**
- (j) **Development Marketing Signs shall not contain a digital copy.**

- 2. This amending bylaw shall be consolidated into Bylaw C-824-12.
- 3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 12 June 2023

Second Reading Carried [Click here to enter a date.](#)

Third Reading Carried [Click here to enter a date.](#)

Date Signed

Mayor

City Clerk