

BYLAW NO. 25/003

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW 99/059

WHEREAS Section 640(1) of the *Municipal Government Act*, RSA 2000, c. M-26 requires council to enact a Land Use Bylaw;

WHEREAS Section 191(1) of the *Municipal Government Act*, RSA 2000, c. M-26 authorizes council to amend or repeal a Land Use Bylaw;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled and following a public hearing, enacts as follows:

1. Part 12 of the Land Use Bylaw No. 99/059 is hereby amended as follows.
 - a. Add the following in section 3.3.1 Signs not requiring a Development Permit
 - (w) Window Sign subject to provisions set out in section 6.14, section 8.3, section 8.4, section 8.5 and section 8.6.
 - b. Delete section 5.6.7
 - c. Delete section 6.14.1 and replace it with the following:
 - .1 Window Sign shall not obstruct the free movement/opening of doors and windows.
 - d. Delete section 6.8.3 (a) and replace it with the following:
 - (a) 100 m from adjacent or abutting districts containing residential uses if the digital copy is over 20% of the sign area.

Or

10m from an adjacent or abutting district containing residential uses if the digital copy area is limited to a maximum of 20% of the sign area and subject to digital copy not projecting towards abutting or adjacent residential uses.
 - e. Delete section 6.8.3 (c) and replace it with the following:
 - (c) 30m from the center point of the cross-section of an intersection;
 - f. Delete section 8.3 and replace it with the following:

8.3 The permitted and discretionary uses for each sign type in residential districts are set out below.

| Type of Sign | | Residential Districts | | | | | | | |
|-----------------|---|--------------------------------|-------------------------------------|----------------------|---------------------|--|---------------------------------|--|----|
| | P = Permitted Use D = Discretionary Use D*= Discretionary Use- Planning Commission | R1 R1E R1M R1S R1P | R2 R2-1 RMH RMH-1 RMH-2 | HR CR SH SE | MF ND MF D | DC- RMH DC- UER DC-R2 DC-R3 | R3 R3-1 R3-2 HG MDD | R4 R5 LBL- R4 R5-MU DC-R4 WD | UE |
| Permanent Signs | Awning and Canopy Sign | | | | | | P | P | P |
| | Under-Awning and Under-Canopy Sign | | | | | | P | P | P |
| | Billboard Sign | | | | | | | | D |
| | Fascia Sign | | | | | | P | P | P |
| | Fence Sign | | | | | | | | |
| | Flag Sign | | | | | | | | |
| | Freestanding Sign | | | | | | D* | D* | D* |
| | Mural with Advertising | | | | | | D | D | D |
| | Projecting Sign | | | | | | P | P | P |
| | Roof Sign | | | | | | | | D |
| | Window Sign | | | | | | P | P | |
| Wayfinding Sign | | | | | | D | D | D | |
| Temporary Signs | A-Board Sign | | | | | | P | P | |
| | Banner Sign | | | | | | | | |
| | Inflatable Sign | | | | | | | | |
| | Portable Sign | | | | | | D | D | D |
| | Poster Board Sign | | | | | | D | D | |

g. Delete section 8.4 and replace it with the following:

8.4 The *permitted* and *discretionary uses* for each *sign* type in commercial and industrial districts are set out below.

| Type of Sign | | Commercial and Industrial Districts | | | | | |
|-----------------|---|-------------------------------------|-----------------|------------------------|-------------|----|-----------------|
| | P = Permitted Use D = Discretionary Use D*= Discretionary Use- Planning Commission | C1 C2 | MD CD TCD | C3/C3A C4/C4A C5 | GD DC-C5 | HC | BI BIU SI |
| Permanent Signs | Awning and Canopy Sign | P | P | P | P | P | P |
| | Under-Awning and Under-Canopy Sign | P | P | P | P | P | P |
| | Billboard Sign | | | D* | D | D* | D |
| | Fascia Sign | P | P | P | P | P | P |
| | Fence Sign | | | D | D | | P |
| | Flag Sign | P | P | P | P | P | P |
| | Freestanding Sign | D* | D* | D* | D* | D* | D* |
| | Mural with Advertising | P | P | P | P | P | D |
| | Projecting Sign | P | P | P | P | P | P |
| | Roof Sign | | | D | D | | D |
| | Window Sign | P | P | P | P | P | P |
| | Wayfinding Sign | P | P | P | D | D | P |
| Temporary Signs | A-Board Sign | P | P | P | P | P | P |
| | Banner Sign | D | D | D | D | D | D |
| | Inflatable Sign | D | D | D | D | D | P |
| | Portable Sign | P | P | P | P | P | P |
| | Poster Board Sign | P | P | P | P | P | P |

h. Delete section 8.5 and replace it with the following:

8.5 The permitted and discretionary uses for each sign type in City Centre districts are set out below.

| | Type of Sign | City Centre | | | | |
|-----------------|---|------------------------------|----------------------|----------------|-------|-------------|
| | P = Permitted Use D = Discretionary Use D*= Discretionary Use- Planning Commission | CBD1 BOR1 SCL1 SCL2 | PRA1 PRA2 FRA1 | PR-CC PS-CC | LBL-C | RIVF SR1 |
| Permanent Signs | Awning and Canopy Sign | P | P | P | P | P |
| | Under-Awning and Under-Canopy Sign | P | P | P | P | P |
| | Billboard Sign | D* | D* | | D* | |
| | Fascia Sign | P | P | P | P | P |
| | Fence Sign | | | | | |
| | Flag Sign | D | D | D | D | D |
| | Freestanding Sign | D* | D* | D* | D* | D* |
| | Mural with Advertising | P | P | P | P | P |
| | Projecting Sign | P | P | | P | |
| | Roof Sign | D | D | D | D | D |
| | Window Sign | P | P | | P | |
| Wayfinding Sign | P | P | P | P | P | |
| Temporary Signs | A-Board Sign | P | P | P | P | P |
| | Banner Sign | D | D | D | D | D |
| | Inflatable Sign | | | P | | P |
| | Portable Sign | D | D | D | D | D |
| | Poster Board Sign | P | P | P | P | P |

i. Delete section 8.6 and replace it with the following:

8.6 The permitted and discretionary uses for each sign type in all other districts are set out below.

| Type of Sign | | Other Districts | | | | | | |
|-----------------|--|-----------------|-------|----|-------|----|----|----|
| | P = Permitted Use D = Discretionary Use | PR | DC-PR | PS | DC-MI | EP | RD | A |
| Permanent Signs | Awning and Canopy Sign | P | P | P | D | | D | D |
| | Under-Awning and Under-Canopy Sign | P | P | P | D | | D | D |
| | Billboard Sign | | D | | D | | D | D |
| | Fascia Sign | P | P | P | P | | P | P |
| | Fence Sign | | | D | D | | | |
| | Flag Sign | D | D | D | P | | P | P |
| | Freestanding Sign | D* | D | D* | D | | D | D* |
| | Mural with Advertising | P | P | P | P | | P | P |
| | Projecting Sign | P | P | P | P | | P | P |
| | Roof Sign | | | | P | | P | P |
| | Window Sign | | | | P | | P | P |
| Wayfinding Sign | P | P | P | P | P | P | P | |
| Temporary Signs | A-Board Sign | P | P | P | P | | P | P |
| | Banner Sign | D | D | D | P | | P | P |
| | Inflatable Sign | P | P | P | P | | P | P |
| | Portable Sign | P | P | P | P | | P | P |
| | Poster Board Sign | P | P | P | P | | P | P |

- j. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 2025.

READ a second time this _____ day of _____, 2025.

READ a third and final time this _____ day of _____, 2025.

SIGNED and PASSED this _____ day of _____, 2025.

Mayor

Chief Legislative Officer