

**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							
		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					
		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				
		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 28<sup>th</sup> day of January, 2025.

READ a second time this 25<sup>th</sup> day of February, 2025.

READ a third and final time this 25<sup>th</sup> day of February, 2025.

SIGNED and PASSED this 25<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Legislative Officer