



PW 005 SUBDIVISION SIGNS

SUBDIVISION SIGNS POLICY

- Council Policy approved on September 6, 1990
- The goal of the Policy:

“The Count of Parkland No.31 presently requires the erection of a subdivision sign in all multi-parcel, country residential subdivisions and, in turn, assumes responsibility for maintaining the subdivision signs. Subdivision signs presently exist in varying quality and sizes in the majority of multi-parcel, country residential subdivisions. The County wishes to define the requirements for subdivision signs at the time of development, the County maintenance policy of existing subdivision signs and the erection of subdivision signs by residents”

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Subdivision sign and addressing requirements and limitations are specified in the following areas:

- *Municipal Government Act of Alberta*
- *Bylaw#2017-18 Parkland County Land Use Bylaw*
- *Bylaw#10-90 Permits for the Erection of Signs on County and Secondary Highway Road Allowances*
- *Bylaw#2015-30 Direct the Orderly Addressing of Buildings and Properties and Appropriate Naming of Roads within Parkland County (Civic Address Bylaw)*
- *2014 Parkland County Engineering Design Standards*
- *Policy C-PD03 Subdivision Conditions and Endorsement*

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Policy Statements:

1. The County will continue to maintain all existing subdivision signs in a repaired condition or replace existing subdivision signs with the *typical* subdivision sign in those cases where the existing subdivision sign is considered beyond repair.
2. The County may provide a *typical* subdivision sign in existing multi-parcel, country residential subdivisions where no subdivision sign presently exists.
3. The County shall require all developers of multi-parcel country residential subdivisions to erect a subdivision sign to the requirements for a *typical* subdivision sign.

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Municipal Government Act

Section 532(1)

Section 532

MUNICIPAL GOVERNMENT ACT

RSA 2000
Chapter M-26

- (c) the municipality waives in writing the requirement for notice.

1994 cM-26.1 s531;1996 c30 s49

Repair of roads, public places and public works

532(1) Every road or other public place that is subject to the direction, control and management of the municipality, including all public works in, on or above the roads or public place put there by the municipality or by any other person with the permission of the municipality, must be kept in a reasonable state of repair by the municipality, having regard to

- (a) the character of the road, public place or public work, and
- (b) the area of the municipality in which it is located.

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2014 Parkland County Engineering Design Standards Section 8.5 Subdivision Signs

8.5 SUBDIVISION SIGNS (Excluding Acheson Industrial Park)

The Developer shall supply and erect a subdivision display sign at the identified main entrance of each multiple lot subdivision with the exact location being approved by the General Manager prior to installation. The sign shall show the subdivision name, municipal address of the identified main entrance to the subdivision (sign location), and the subdivision layout with the assigned parcel identification number on each lot in the subdivision including the reserve parcel designations.

No Subdivision sign will be required in the Acheson Industrial area.

The Subdivision Sign shall be constructed by a Commercial Sign Manufacturer in exact accordance with the following minimum requirements:

8.5.1 Wood Option

8.5.1.1 SIZE

Map Size	1.2 m x 2.4 m (4 ft x 8 ft) (min)
Address Tab	0.304 m x 2.4 m (1ft x 8 ft)

8.5.1.2 MATERIAL

Minimum 19 mm HDO plywood property sealed on the non-printed side

8.5.1.3 LAYOUT

Map Sign	Shall indicate the subdivision municipal numbering layout, subdivision name, County Logo, and north arrow. Subdivision name to be minimum 150 mm lettering and shall include a "You Are Here" arrow, for land lot numbering, use to be minimum 50 mm lettering.
Address Tab	Shall indicate the subdivision municipal address using minimum 150 mm lettering.

8.5.1.4 FINISH

3M white high intensity reflective sheeting with computer cut lettering. Border strip shall be a premium grade vinyl.

8.5.1.5 DATE STAMP

Date of manufacture to be on face of sign.

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8.5.1.6 WARRANTY

Manufacturer to provide ten (10) year guarantee against surface deterioration.

8.5.1.7 POSTS

Shall be commercially available pressure treated minimum 100 mm x 100 mm x 3.5 m wooden posts or approved galvanized telespar type metal posts.

8.5.1.8 SIGN ATTACHMENT

The map sign and the address shall be attached to wood posts with a minimum of four (4) 12 mm by 150 mm bolts and nuts complete with minimum 35 mm flat washers front and back. Wood signs attached to metal posts shall use the same size of bolt and hardware with the length adjusted according to the post dimensions.

8.5.1.9 INSTALLATION

Refer to Standard Detail Drawing No. 8.3, Subdivision Sign Installation.

8.5.1.10 LOCATION

As determined and approved on site.

8.5.2 Aluminum Option

Shall be identical to the wood option with the exception of the following:

8.5.2.1 MATERIAL

2mm high tensile flat aluminum minimum grade 5052-H38 completed with aluminum bracing to provide a rigid structure.

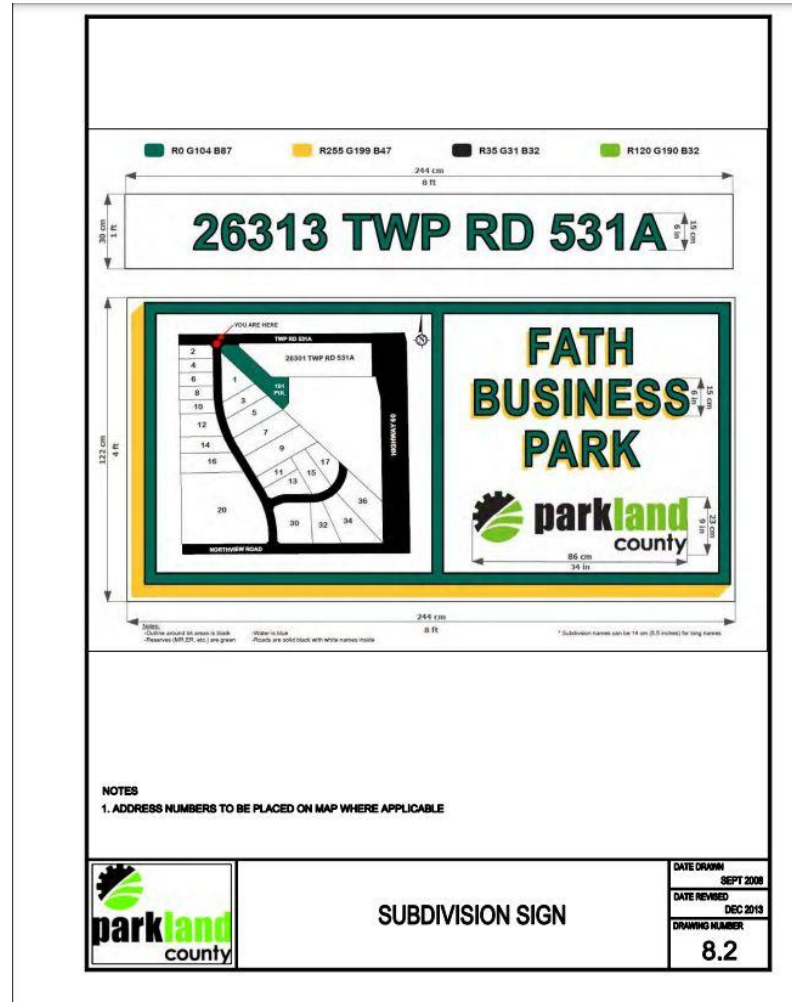
8.5.2.2 SIGN ATTACHMENT

As per manufacturer's attachment design, submitted and approved prior to sign installation.

Refer to Standard Detail Drawing No. 8.2, Subdivision Sign.

Refer to Standard Detail Drawing No. 8.4, Subdivision Sign North Arrow.

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Policy Statements:

4. The County may approve the erection of a subdivision sign in a multi-parcel country residential subdivision where the residents of a subdivision wish to erect a subdivision sign other than the *typical* subdivision sign. The subdivision sign shall be erected to meet or exceed the requirements for a replacement sign and shall be maintained by the residents. The sign approval shall include the sign sizes, sign quality, and sign location.

5. All requests for subdivision signs within an existing multi-parcel country residential subdivision shall be reviewed by and require the approval of the Director of Transportation and Utilities or his designate.

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Bylaw# 2017-18 Parkland County Land use Bylaw

PARKLAND COUNTY LAND USE BYLAW
BYLAW NO. 2017-18
CONSOLIDATED JUNE 15, 2020

SECTION 15 SIGNS

15.1 General Signs Regulations

1. A sign requiring a sign permit according to Subsection 15.4 of this Bylaw or the County's Sign Control Bylaw No. 10-90 (for signs located on road allowances) shall be considered an Accessory Use in all districts, and no person shall place, replace, erect or use any sign without first obtaining a sign permit.
2. Off-site directional or advertisement signage shall not be allowed on private property, excepting in the case of major agricultural, commercial or industrial developments where, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.
3. The Development Authority may, by notice in writing,
 - a) direct the owner to correct the condition of any sign or remove any sign within thirty (30) days of receipt of the notice where, in the opinion of the Development Authority, that condition or sign constitutes a violation of this Bylaw or any permit hereunder, has become unsightly or is unsafe;
 - b) order the owner to stop work on a sign if it is proceeding in contravention of this Bylaw; and/or
 - c) order the owner to stop work on a sign if a permit has not been issued.

15.2 Sign Permit and Requirements

1. Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.
2. Flashing, animated or interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas; or interfere with the interpretation of traffic signs or controls.
3. Signs shall not be permitted within 0.8 km of a Highway unless prior approval from Alberta Transportation has been obtained.
4. Any directional or advertisement signage located within the right-of-way of a public road shall be in accordance with the County's Sign Control Bylaw No. 10-90.

15.3 Sign Requirements for a Level 1, 2 or 3 Home Based Business or Bed and Breakfast

1. Signage associated with a Home Based Business Level 1, 2 or 3 or Bed and Breakfast Home shall be regulated in accordance with the following requirements:
 - a) one (1) on-site, commercially produced identification type sign is permitted containing either the name of the resident or the name of the home based business (no telephone numbers, logos or advertising permitted);
 - b) sign dimensions shall be 1.0 m in length and 0.6 m in height;
 - c) sign construction, coloring and lettering shall be as follows:
 - i) sign constructed using 19 mm, 660 high-density plywood;

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Bylaw#10-90 Permits for the Erection of Signs on County and Secondary Highway Road Allowances

AMENDED
By By-law No. 27-95.

BY-LAW NO. 10-90
COUNTY OF PARKLAND NO. 31
(SUPERSEDES BY-LAW NO. 27-87)

A BY-LAW TO AUTHORIZE THE COUNCIL OF THE COUNTY OF PARKLAND NO. 31 TO REQUIRE PERMITS FOR THE ERECTION OF SIGNS ON COUNTY AND SECONDARY HIGHWAY ROAD ALLOWANCES.

WHEREAS Section 166 of the Municipal Government Act, R.S.A. 1980, c. M-26 provides for a By-law requiring a permit from the Council or an official designated for the purpose as a condition of erecting any signboard, billboard or other advertising device; and

WHEREAS the Council of the County of Parkland No. 31 deems it expedient and necessary to control the erection of signs on road allowances by the issuance of permits;

NOW THEREFORE the Council of the County of Parkland No. 31 duly assembled hereby enacts the following:

1. Signs for the sole purpose of providing directions to the location of any of the following may be permitted in accordance with the terms and conditions hereinafter contained:
 - a) Religious institutions
 - b) Educational institutions
 - c) Community facilities
 - d) Municipal, Provincial and Federal parks and recreation areas
 - e) Declared historical sites or points of interest
 - f) Privately operated campgrounds approved by Alberta Tourism
 - g) Recreation vehicle parks approved by Travel Alberta
 - h) Marinas approved by Alberta Environment
 - i) Golf courses
 - j) Approved picnic and day use areas available to the general public
 - k) Ski hill developments and cross country ski areas
 - l) Guest ranches and country vacation developments approved by Travel Alberta
 - m) Trail riding facilities as recognized and listed by Travel Alberta
 - n) Farmers markets approved by Alberta Agriculture
 - o) Museums recognized by Alberta Culture
 - p) Hostels which are members of the Canadian Hostelling Association
 - q) Any private tourist attractions which are approved municipally or by Alberta Tourism
 - r) Any other development, facility or activity of interest to, or available for the use of the general public and considered acceptable for directional signage by the Council of the County of Parkland No. 31.

Approval will not be granted for the erection of any sign or signs in road allowances for the purpose of advertising and/or providing direction to the location of

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QUESTIONS?