

BYLAW NO. 26/023

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 26/001

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 8 (Signs) of Land Use Bylaw No. 26/001 is hereby amended as follows:

a. by deleting Section 8.3.5(b) and replacing it with the following:

(b) The Development Authority may vary or otherwise relax the provisions of this Bylaw for a sign that does not otherwise comply with the applicable provisions of this Part, and in such case the decision shall be guided by:

- i. the character of the district where the sign is proposed to be located;
- ii. the number of signs in the nearby surroundings; and
- iii. the safety, accessibility, or enjoyment of pedestrian and vehicular traffic in the vicinity of the proposed sign.

b. by adding the following to Section 8.3.5:

(e) Where a fascia sign projects no more than 0.10m from a wall, the Development Authority may vary the minimum clearance up to fifty (50%) percent

c. by deleting Section 8.8.1(a) and replacing it with the following:

(a) Billboard sign dimensions:

- i. shall not exceed a maximum sign height of 10.7m;
- ii. shall not exceed a maximum sign width of 8.0m;
- iii. shall not exceed a maximum sign area of 23.0sq m per sign face; and
- iv. shall provide a minimum clearance of 2.7m from the bottom of the sign to grade, unless the sign projects more than 0.15m over a lane, loading area, or parking lot, in which case the minimum clearance shall be 4.4m.

d. by deleting Section 8.8.1(h) and replacing it with the following:

- (h) Where the proposed sign location within a parcel, as measured at the base of the sign support structure at finished grade, is located below the elevation of the centre of the most immediate travelled roadway within an adjacent highway or road, the Development Authority may approve a billboard sign with a sign height exceeding 10.7m up to a maximum of the demonstrated grade differential based on the following criteria:
- i. Grade differential to be determined as follows:
 1. based on geodetic information readily available to the Development Authority; and
 2. based on geodetic information provided by the applicant to the Development Authority for its consideration of the grade differential.
 - ii. The measurement of the grade differential will be determined by the Development Authority:
 1. at the proposed sign location, as measured at the base of the sign support structure at finished grade; and
 2. based on the geodetic information available to the Development Authority.
- e. by deleting Section 8.13.1(a) and replacing it with the following:
- (a) Freestanding sign dimensions shall not exceed:
- i. a maximum sign height of 10.7m; and
 - ii. a maximum sign area of 23.0sq m per sign face.
- f. by deleting Section 8.13.1(c)ii.
- g. by deleting Section 8.13.1(c)v and replacing it with the following:
- v. the support frame shall not be within 5.0m of a curb or edge of a road.
- h. by deleting Section 8.13.1(e) and replacing it with the following:
- (e) Where the proposed sign location within a parcel, as measured at the base of the sign support structure at finished grade, is located below the elevation of the centre of the most immediate travelled roadway within an adjacent highway or road, the Development Authority may approve a freestanding sign with a sign height exceeding 10.7m (see Figure 8.11) up to a maximum of the demonstrated grade differential based on the following criteria:
- i. Grade differential to be determined as follows:
 1. based on geodetic information readily available to the Development Authority; and

2. based on geodetic information provided by the applicant to the Development Authority for its consideration of the grade differential.
- ii. The measurement of the grade differential will be determined by the Development Authority:
 1. at the proposed sign location, as measured at the base of the sign support structure at finished grade; and
 2. based on the geodetic information available to the Development Authority.
- i. by deleting Figure 8.10 and replacing it with the following:

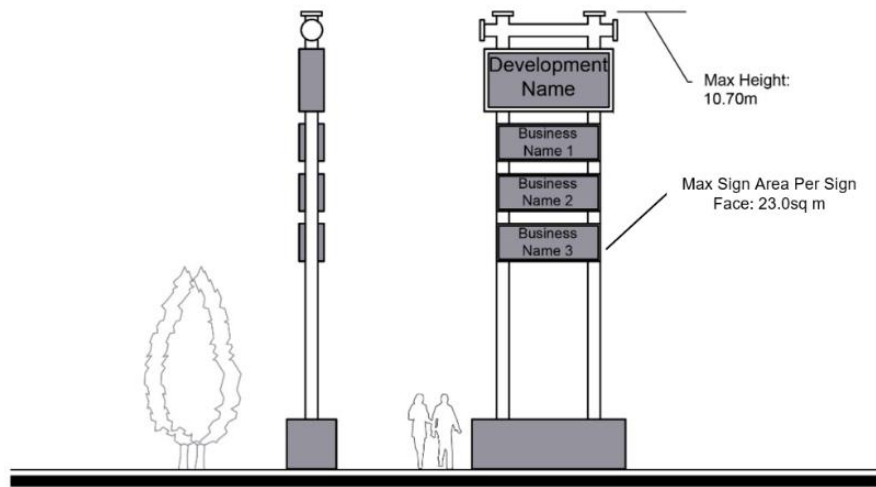


Figure 8.10 Freestanding Sign

- j. by deleting Figure 8.11 and replacing it with the following:

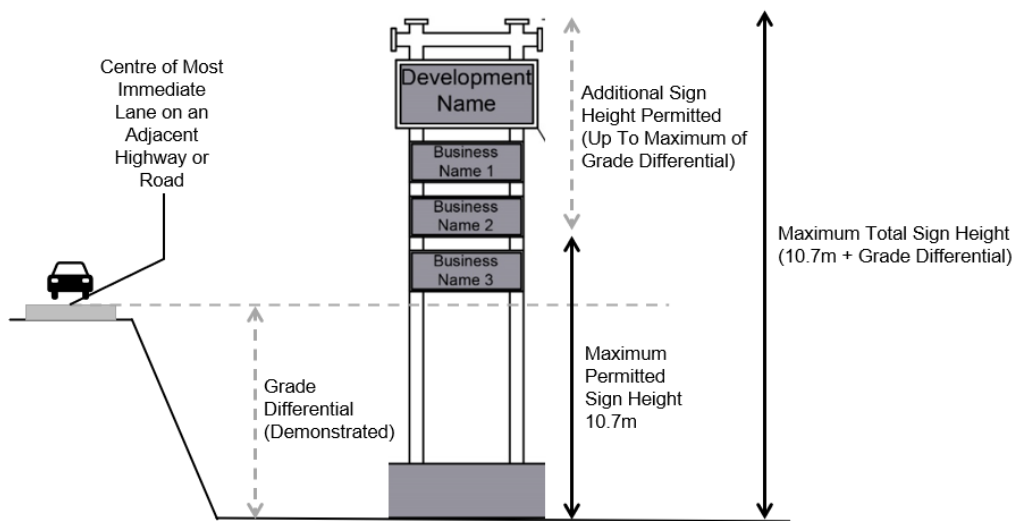


Figure 8.11 Freestanding Sign

- k. In Section 8.33.4 changing the "Freestanding sign" use in all commercial and industrial districts by deleting the reference to "D*" and replacing with "D".
- l. In Section 8.33.5 changing the "Freestanding sign" use in all City Centre districts by deleting the reference to "D*" and replacing with "D".
- m. In Section "8.33.6 changing the "Freestanding sign" use in the PR, PS, A and UE districts by deleting the reference to "D*" and replacing with "D".

2. This Bylaw comes into effect on the day it is passed.

READ a first time this _____ day of _____, 2026.

READ a second time this _____ day of _____, 2026.

READ a third and final time this _____ day of _____, 2026.

SIGNED and PASSED this _____ day of _____, 2026.

Mayor

Chief Legislative Officer