



CITY OF
FORT SASKATCHEWAN

Request for Decision
Regular Council Meeting – December 8, 2020

Bylaw C32-20 – Amend Land Use Bylaw C23-20 - Realtor Portable Signage

Motion:

That Council give first reading to Bylaw C32-20 to amend Land Use Bylaw C23-20 by replacing the use definition and regulations for Realtor Portable Sign, and further that a Public Hearing be scheduled for the January 12, 2021 regular Council meeting.

Purpose:

The purpose of this report is to update Land Use Bylaw C23-20 by amending the Sign, Real Estate Portable (Real Estate Sign) definition and regulations thereto. This amendment is in response to a Council motion passed on August 25, 2020.

Background Analysis:

On August 25, 2020, Council approved Land Use Bylaw (LUB) C23-20. Following approval of the LUB, Council passed the following motion:

That Council direct Administration to prepare alternatives for backyard realtor signage for properties with backyards that back onto green strips and pathways prior to the end of Quarter 4 in 2020.

Bylaw C32-20 amends the LUB to allow for a second Real Estates Sign in specific instances. Currently, all residential properties are permitted one Real Estate Sign in the front yard. With this amendment, a second sign would be permitted provided that the sign is located either in the flanking yard on a corner site or in the rear yard if the rear yard abuts a park. The diagram below illustrates where the proposed regulations allow the second sign to be located.



The specific amendments are as follows:

1. New definition for “Sign, Realtor Portable” to better articulate what the sign is and what it is intended to do;
2. Clarifying Section 3.2.1. by removing a duplicate qualifier; and
3. Providing regulations, which include:
 - A Realtor Portable Sign shall be wholly located upon the site;
 - A Realtor Portable Sign shall not be illuminated;
 - A maximum of one Realtor Portable Sign per site;
 - Notwithstanding the above, a maximum of two signs may be allowed provided that the second sign is located either in the Front Flanking Yard or in the Rear or Side Yard abutting an Environmental Protection, Public Service, Parks and Recreation or Public Utility districts; and
 - A Realtor Portable Sign Height shall not exceed 1.5m.

These proposed amendments are outlined in Bylaw C32-20 attached to this report.

Internal/External Impacts:

Bylaw C32-20 does not impact other internal City departments and external agencies.

If a Public Hearing is scheduled as per the *Municipal Government Act*, notices will be provided as follows:

1. an advertisement will be placed on the City’s website and social media feeds; and
2. an advertisement will be published in the Fort Record for two consecutive weeks.

Plans/Standards/Legislation:

City’s Strategic Plan:

1. Core Value – Excellence in Government; Goal – Continuous improvement; constantly looking for ways to improve our services through planning, innovation, collaboration and consultation.
2. Core Value – A Vibrant and Thriving Community; Goal – Support diverse community needs to create a complete community where everyone, regardless of circumstances, is able to experience all the City has to offer.

Administrative Recommendation:

That Council give first reading to Bylaw C32-20 to amend Land Use Bylaw C23-20 by replacing the use definition and regulations for Realtor Portable Sign, and further that a Public Hearing be scheduled for the January 12, 2021 regular Council meeting.

Attachments:

Bylaw C32-20

Approved by: Craig Thomas Date: November 20, 2020
Director, Planning & Development

Approved by: Janel Smith-Duguid Date: November 26, 2020
General Manager, Infrastructure & Planning Services

Approved by: Troy Fleming Date: December 1, 2020
City Manager