

TOWN OF HANNA
DEVELOPMENT APPLICATION FOR SIGNS

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant Name(s) _____ Day Telephone () _____ - _____

Mailing Address _____ Postal Code _____

Civic address (location of sign) _____ Hanna, Alberta.

Lot(s) _____ Block _____ Plan _____ Roll # _____ Land Use District _____ Existing Use _____

Lot Type: (circle appropriate designation) Interior or Corner / Zoned: Commercial or Residential

Estimated sign cost \$ _____ Proposed Installation Date: _____ Proposed Removal Date: (PERMANENT) _____

Property Owner if other than the Applicant _____ (SAME AS APPLICANT) Telephone Number: () _____ - _____

** IF YOU ARE NOT THE OWNER OF THE PROPERTY ON WHICH THE SIGN IS TO BE PLACED, AUTHORIZATION FROM THE OWNER MUST BE INCLUDED ON OR ACCOMPANY THIS APPLICATION. SIGNS ADJACENT TO A HIGHWAY MUST HAVE PROVINCIAL GOVERNMENT APPROVAL.

I hereby authorize the sign described above, to be placed on my property as indicated above. Property Owner Signature _____

SIGN INFORMATION (Please attach a drawing or photograph of the sign **and** a site plan of the intended location)

Measurements are in feet or square feet OR Measurements are in meters or square meters

Type of sign (check one): PROJECTING; FREE STANDING; PORTABLE; FASCIA; ROOF; AWNING

Sign Face Dimensions _____ X _____; Total Sign Area _____ Overall Height of Sign _____ (including sign and base)

Distance from Property line #1 - _____ #2 - _____ Distance to the nearest sign _____ (separation distance)

Base Description: _____

Other information: _____

Is the sign illuminated? (circle one) YES / NO If YES describe the type of illumination _____

I swear the information provided by me above, is true. I understand that any incorrect or inaccurate information provided may result in this application being declared null and void.

Signature of Applicant _____

Please See Reverse...

DEVELOPMENT PERMIT FOR SIGNS

Application Fee \$ 10.00 Application Date: _____ Receipt # _____

Date of Decision: _____ by the Municipal Planning Commission for the Town of Hanna.

This sign development application has been reviewed by the Municipal Planning Commission and;

DENIED _____ for reason(s) given below: OR **APPROVED** _____ subject to the following and a 14 day appeal period:
(Initial) (Initial)

TEMPORARY (if checked please see "Important Notes" on this page) Temporary Permit Expiry Date: _____

If approved, you are authorized to proceed with the development specified, provided that any stated conditions are complied with and that the development is in accordance with any approved plans, specifications, current Alberta Building Codes and the Town of Hanna Land Use Bylaw #903-2002.

Date of Issue of Development Permit _____ Town of Hanna Authorized Signature: _____

IMPORTANT NOTES

CONDITIONS OF ALL DEVELOPMENT APPLICATIONS AND PERMITS:

An approved development permit is valid for a period of 12 months following the date of issue or as indicated on the permit. If denied an appeal can be made to the Subdivision and Development Appeal Board, see appeal process below.

The granting of a development permit shall in no way relieve or excuse any person from complying with the Land Use Bylaw or other bylaws, orders and regulations affecting such works, and shall;

- a) be without prejudice to the Council's rights to refuse any other permit or approval that may be required of it in respect to the development by this or any other bylaw or order;
- b) be subject to the right of the Council to suspend or revoke the Development Permit in accordance with the provisions of the Land Use Bylaw and/or the Municipal Government Act.

APPEAL OF AN APPROVED PERMIT BY OTHERS

The Land Use Bylaw provides that any person claiming to be affected by the decision of the Development Authority may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days after a notice of decision is given.

APPEAL OF A DENIED DEVELOPMENT APPLICATION

If the application has been denied you may appeal the decision to the Subdivision and Development Appeal Board in accordance with Section 11 of this Bylaw. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Board no later than fourteen (14) days after your are notified that the application has been denied. The appeal shall contain a statement of the grounds of appeal and a processing fee as determined by the Council.

The Subdivision and Development Appeal Board address: Secretary Subdivision and Development Appeal Board
P.O. Box 430 Hanna, Alberta T0J 1P0

For Additional Info Please Contact the Development Officer PHONE (403) 854-4433 E-MAIL: admin@hanna.ca

SECTION 51 Signs excerpt from Hanna Land Use Bylaw 903-2002 on Jan. 01 2005

- (1) No signs shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued, excepting those outlined in Section 7(9) of this Bylaw.
- (2) No signs shall be erected on or affixed to private property without the prior consent of the property owner.
- (3) No signs shall be erected on or affixed to public property without the prior consent of the appropriate public body.
- (4) No signs shall resemble or conflict with a traffic control device or a traffic regulatory sign.
- (5) All signs shall be attached to a foundation capable of supporting the sign.
- (6) All signs shall be designed and manufactured to a professional standard of quality or an equivalent thereto.
- (7) All signs shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the M.P.C., be required to be renovated or removed.
- (8) Signs with inappropriate or no content shall, at the discretion of the Municipal Planning Commission, be ordered modified or removed.
- (9) Signs advertising businesses no longer in operation shall be removed.
- (10) No person shall place a motor vehicle or a trailer on a site where the purpose for placing the motor vehicle or trailer on the site is to display a sign.
- (11) The following separation distances between signs shall be applied:
 - (i) 15 m (50 ft.) on a parcel of land adjacent to a municipal road;
 - (ii) 100 m (328 ft.) adjacent to a primary highway.
- (12) Projecting signs may be permitted provided that:
 - (i) a minimum height clearance of 2.7 m (9 ft.) be provided from any sidewalk below;
 - (ii) the signs shall not project above the roof by more than 1 m (3.2 ft.);
 - (iii) the sign does not project within 0.6 m (2 ft.) of the curb;
 - (iv) the sign does not project more than 2 m (6.4 ft.) from the face of the building;
 - (v) the sign does not exceed 9.3 m² (100 sq. ft.) in sign area.
- (13) Free-standing signs may be permitted provided that:
 - (i) the sign does not exceed 15 m (50 ft.) in overall height;
 - (ii) the maximum total sign area allowable is 18.6 m² (200 sq. ft.); and
 - (iii) the sign shall be a minimum of 1.5 m (5 ft.) from any property line.
- (14) Roof signs shall not exceed 9.3 m² (100 sq. ft.) in sign area and no portion of the sign shall extend beyond the periphery of the roof on which it is located.
- (15) Fascia signs may be permitted provided that:
 - (i) the total sign area does not exceed a ratio of 20% of the face building to which the sign is attached; and
 - (ii) it shall not project above the roof or marquee by more than 1 m (3.2 ft.).
- (16) Awnings shall be treated as projecting signs. However, at the discretion of the Development Authority, the minimum height clearance from the sidewalk may be relaxed.
- (17) All development permits issued for temporary signs shall be revocable at any time, if in the opinion of the Development Authority, the sign is or has become detrimental to the amenities of the neighbourhood.