

New Development Information Signage and Maps

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Lead Role: Chief Commissioner

Replaces: n/a

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Next Review Date: 02/2010

Administrative Responsibility: Planning & Development Services

Policy Statement

New Development Information Signage and Land Use Maps are a requirement in any new development area which requires a Development Agreement. The Development Information signage and mapping requirements will be incorporated in each development agreement for purposes of administration.

All development information signage shall be installed prior to issuance of development permits within a new development area.

Purpose

The purpose of Development Information Signage and mapping is to provide adjacent property owners, the general public, and prospective home buyers in new and developing areas with clear and accurate information as to approved land uses, overall subdivision design and lot pattern, and the street categories serving the area.

Procedures

The Manager of Planning and Development Services is responsible for setting and approving the Administrative Procedures.

Review and approval of proposed design is the responsibility of the Coordinator, Current Planning Services

1. Development Information Signage Requirements

1.1) The Developer shall erect a Land Use Information Sign in a prominent location at each major entrance to the Development Area, as approved by the County, showing all land use classifications, roadways, reserve parcels and other features articulated in the latest edition of the County's Development Standards and procedures, within and immediately adjacent to the Development Area

1.2) The Developer shall erect individual site information signs on each undeveloped site within the Development Area which is zoned or designated other than single or semi-detached residential housing, identifying zoning or proposed future uses on the site.

2. Land Use Maps

The Developer shall provide and make available to the public and prospective home purchasers within show homes and sales outlets land use information showing all land use classifications, roadways, reserve parcels and other features articulated in the latest edition of the County's Development Standards and procedures, within and immediately adjacent to the Development Area. Maps shall be minimum 8 ½" x 11" size, fully colored, containing the same information as required for land use information signage.

3. Design And Approval Process

3.1) The Developer shall submit the design, colour codes, legends and locations of Land Use Information Signs, individual site information signs and Land Use Maps to the Coordinator, Current Planning Services for acceptance prior to preparation and installation. Location of Land Use and Development Information signs are to be shown on detailed engineering design drawings. Reviews and acceptances will be part of the detailed engineering design drawing acceptance process. Relevant comments and required changes will be provided to the Developer.

3.2) The Developer shall install the signage as approved prior to the issuance of development permits, provided that the County, at its sole discretion, may issue development permits for show homes prior to installation of signs.

4. Content And Design Details

4.1 Land Use Information signs shall contain the following information:

Title	<ul style="list-style-type: none"> - Land Use Information signs - name of development - name, address and phone numbers of the land developer and logo/phone numbers of Strathcona County
Location	<ul style="list-style-type: none"> - the sign shall be located at the main entrance to the development area being utilized, and located such that vehicles can park near the sign
Land Use	<ul style="list-style-type: none"> - the APPROVED land use designation, by colour and symbol, of all lands and of all abutting properties
Subdivision	<ul style="list-style-type: none"> - the subdivision layout depicted shall be that of the APPROVED TENTATIVE PLAN - show phases as appropriate
Streets	<ul style="list-style-type: none"> - streets shall be shown in black; all streets other than residential streets shall be named and identified as collector or arterial - where a street is a "bus route" or "truck route", it shall be identified accordingly - where a collector or arterial extends beyond or adjoins the plan area and will not be completed or built in the immediate future, it shall be marked "to be extended" or "future (street type)"
Lanes	<ul style="list-style-type: none"> - temporary roads to be identified - lanes shall be shown in black

Walkways, paths, and Heritage Parkway Trail System	-	walkways, trails and paths shall be shown in black
Open Space	-	<p>parks, sport fields, and school grounds shall be coloured true green regardless of designation, and shall show proposed uses such as possible school sites, sport fields, and walkways</p> <p>small parks shall be clearly identified</p>
Adjacent Lands	-	the use of all lands abutting the area covered by the sign shall be identified by way of the appropriate land use symbol and colouring
Size and Scale	-	signs shall be a maximum of 2.5 m x 2.5 m (8' x 8') and the scale shall be clearly indicated
North Arrow	-	a north directional arrow
Date	-	the date of approval of the sign
Legend	-	a detailed legend explaining all symbols and colours used shall be included
Orientation	-	the location of the Land Use Information sign shall be clearly labeled, " <i>you are here</i> ", and shall be orientated so that the " <i>you are here</i> " label is close to the bottom of the sign

Legend Content:

The following district names, symbols and colours shall be utilized in the composition of the sign, and when used shall be included in the sign legend.

Residential District	-	Yellow for single or semi-detached residential R1, orange for multi-family residential
Commercial District	-	Pink and red
Industrial Districts	-	Blue & Purple
Conservation, parks, open space	-	Green

4.2 Individual Information Signs

Individual information signs, positioned on the lands within the development that are zoned for the following uses, must be put in place for the same period of time as the Land Use Information Signs or until the specific parcel is developed, whichever occurs later.

- a) school/park sites
 - all schools, including their type and building locations if available, shall be identified
 - where school construction has not been identified, the words "*possible future school site*" shall appear
- b) reserve parcels
- c) multi-family housing sites shall identify type, density, and height allowed
- d) commercial shall identify type
- e) community facilities,
- f) churches
- g) public utility facilities such as storm ponds and utility buildings, etc.,
- h) appropriate signage regarding future roadway development and/or closure,

- i) signs marking future arterial road locations, and
- j) construction traffic routes.

These signs shall be larger than 1 m x .4 m in size and shall be located no more than 10 m from the nearest roadway. The objective is to mark specific parcels that will be used for purposes other than basic single family residential development.

5. Sign Repair, Replacement And Removal

Land Use Information Signs shall remain in place for a minimum of three years, at expiry of the last Final Acceptance Certificate, or when the development is 90% built out, whichever is the later. If Land Use Information Signs are damaged or prematurely removed, it is the responsibility of the Developer to repair or replace the sign as soon as practical.

Individual Development Information signs shall be maintained, repaired, or replaced by the Developer or owner of the site until the vacant property is developed.

Marketing signage shall be maintained by the Developer, and shall be removed by the Developer at the expiry of the last Final Acceptance Certificate unless given permission by the County to allow them to remain longer.

6. Updating

The Developer will be responsible for updating/adding information to signs as development proceeds, within sixty (60) days of approved changes.