

**TOWNSITE OF REDWOOD MEADOWS
ADMINISTRATION SOCIETY**

SIGN BYLAW

BYLAW #2026 – 02

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TOWNSITE OF REDWOOD MEADOWS ADMINISTRATION SOCIETY

BYLAW NO. 2026 - 02

BEING A BYLAW RESPECTING SIGNAGE WITHIN
THE TOWNSITE OF REDWOOD MEADOWS

WHEREAS:

- A. The Townsite of Redwood Meadows (Townsite), a community located within specifically designated lands within the Tsuut'ina Nation in the Province of Alberta, is governed by the Townsite of Redwood Meadows Administration Society (Society);
- B. The Society is a body incorporated under the Societies Act (Alberta) whose business and affairs are managed by a board of directors (Council);
- C. The Society, acting in a manner similar to a local municipal government incorporated under the Municipal Government Act (Alberta), has jurisdiction over the governance, administration, and operations of the Townsite pursuant to the rights and authorities delegated to the Society by the Tsuut'ina Nation through the Stewardship Agreement, the Lease Agreements, and the Tax Administration Agreement;
- D. The Society uses the provisions of the Tsuut'ina Agreements, the Lease Agreements, (and the provisions of the Municipal Government Act (Alberta) as far as may be practical in the circumstances), to define this Sign Bylaw for the Townsite; and
- E. The Society deems it necessary and expedient to pass this Bylaw for the purpose of providing for effective signage within the Townsite.

NOW THEREFORE the Townsite of Redwood Meadows Administration Society, in the province of Alberta, duly assembled, enacts as follows:

ARTICLE 1 - ADMINISTRATION

- 1.1 **Short Title**
 - (a) This Bylaw may be cited as the "Sign Bylaw".
- 1.2 **Purpose**
 - (a) The purpose and intent of this Bylaw is to set reasonable standards for signage.
- 1.3 **Application**
 - (a) This Bylaw shall apply to all residential Lots within the Townsite of Redwood Meadows, and all public lands contained within its legal boundary.
 - (b) The Sublease or Sub-Sublease holder is ultimately responsible for all signage within the Townsite of Redwood Meadows.
- 1.4 **Other Legislative Requirements**
 - (a) Nothing in this Bylaw relieves a Person from complying with any Federal, Provincial or Tsuut'ina Nation law or regulation, other bylaw or any requirements of any lawful permit, order or license.

1.5 **Severability**

- (a) Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

ARTICLE 2 - INTERPRETATION**Definitions**

In this Bylaw, so far as the context does not otherwise require:

“**Additional Rent**” means as defined in the Sub-Sublease.

“**Bylaw**” means the bylaw of the Townsite of Redwood Meadows Administration Society Sign Bylaw.

“**Council**” means the board of directors of the Society.

“**Day**” means a continuous period of twenty-four (24) hours.

“**Enforcement Officer**” means any Bylaw Officer, Animal Control Officer, Police Officer, Peace Officer, or any other Provincial, Municipal, or Townsite designate.

“**Remedial Order**” means as it relates to land, building, structures, or other matters, is an order that can be imposed by Council to address issues and to rectify a situation.

“**Rent**” means as defined in the Sub-Sublease.

“**Sign or Notice**” means any paper, board, plate, or representation of any sort generally bearing an inscription and used to indicate an enterprise, event or any type of notice to the public.

“**Specified Penalty**” means a penalty specified under the Rates and Fines Bylaw which may be paid in response to a violation ticket, for an alleged offense of any section of this Bylaw.

“**Sub-Sublease**” means any and all of the Sub-Subleases entered into between a person as Sub-Sublessee and the Society as Sub-Sublessor for an individual subdivided leasehold Lot located in the Townsite;

“**Townsite**” means the Townsite of Redwood Meadows, consisting of lands geographically situated within the Tsuut’ina Nation reserve, the boundaries of which are as described in the Stewardship Agreement, or its duly authorized Representative;

“**Townsite Bulletin Boards**” means any notice boards erected by the Townsite for the purpose of internal community communications.

2.1 **Context**

- (a) Where a word is used in the singular, such a word may also mean plural.
- (b) Where a masculine or impersonal pronoun or adjective is used, such a word may also mean the feminine or impersonal pronoun or adjective.
- (c) Where a word is used in the present tense, such a word may also mean the future tense.
- (d) The word “person” includes a corporation as well as an individual.
- (e) The words “shall” and “must” require mandatory compliance except where a variance or relaxation has been granted pursuant to this Bylaw. “May” means a choice is available, with no particular direction or guidance intended.
- (f) Words, phrases, and terms not defined in this Bylaw shall be given their usual and customary meaning.

- (g) Where a regulation involves two or more conditions or provisions connected by the conjunction “and” means all the connected items shall apply in combination; “or” indicates that the connected items may apply singly; and “and/or” indicates the items may apply singly or in combination.

2.2 **Headings**

- (a) The headings of this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this bylaw.

ARTICLE 3 - SIGNAGE AND NOTICES

3.1 **Townsite Bulletin Boards**

- a) Signs and notices are permitted on Townsite Bulletin Boards provided they:
- (i) do not exceed the maximum size stated on the bulletin board,
 - (ii) are dated with the date of posting,
 - (iii) are removed no later than 30 days after date of posting; and
 - (iv) do not obscure other signs previously posted.

3.2 **Temporary Signs and Notices**

- (a) Temporary signs and notices are permitted on residential property denoting garage sales or community events provided they:
- (i) do not exceed the maximum size of one (1) square metre,
 - (ii) do not create a safety problem by obscuring visibility; and
 - (iii) are removed within 48 hours of posting

3.3 **Realtor Signs**

- (a) Realtor signs are permitted on residential property for a time period of:
- (i) “Coming Soon Sign” for three (3) days prior to listing;
 - (ii) “For Sale Sign” during the time of an active listing; and
 - (iii) “Sold Sign” for no more than fifteen (15) days.

3.4 **Residential Address Signs**

- (a) Residential signs denoting street address and/or the names of the residents, which do not exceed one half metre in size and are compatible with Townsite architectural standards, are permitted.

3.5 **Federal or Provincial Permitted Signs**

- (a) Signs and notices specifically required or permitted by federal or provincial legislation are permitted.

3.6 **Other Signs and Notices**

- (a) No other signs or notices anywhere within the Townsite without a temporary permit issued by the Townsite office.

3.7 **Signs and Notices Standards**

- (a) All signs and notices must be in good taste and not in any manner offensive. Where the acceptability of signs and notices are in question, the decision of the Townsite Officer is final.

- 3.8 **Non Compliant Signs and Notices**
- (a) Signs and notices that do not meet the requirements of this Bylaw will be removed and the person or organization that posted the offending sign may be liable for a fine plus costs of removing the sign.

ARTICLE 4 - REMEDIAL ORDER

- 4.1 **Remedial Orders**
- (a) A Remedial Order issued pursuant to this Bylaw may be served to the Owner or Occupant:
- (i) by delivering it personally to the individual;
 - (ii) by leaving it for the individual at their apparent place of residence with someone who appears to be at least 18 years of age; or
 - (iii) by delivering it by regular mail to the individual at their apparent place of residence.
- (b) Every Person who fails to comply with a Remedial Order issued pursuant to this Bylaw within the time set out in the Remedial Order commits an offence.

ARTICLE 5 - ENFORCEMENT

- 5.1 **General Penalty Provision**
- (a) Any Person who contravenes any provision of this Bylaw by:
- (i) doing any act or thing which the Person is prohibited from doing; or
 - (ii) failing to do any act or thing the Person is required to do;
 - (iii) is deemed non-compliant.
- 5.2 **Violation Tickets & Penalties**
- (a) Where the Townsite believes that an Owner or Occupant has contravened any provision of this Bylaw, Townsite may commence proceedings against the Person by issuing a violation ticket pursuant to the Sub-Sublease Section 2.10:
- (i) if this is a first incident, the Enforcement Officer may provide an informative notice to the Owner.
- (b) Where there is a specified penalty listed for an offence in the Bylaw Enforcement and Fines Bylaw, that amount is the specified penalty for the offence.
- (c) Notwithstanding the specified penalties set out in Bylaw Enforcement and Fines Bylaw:
- (i) If a Person is guilty of an offence twice of the same provision of this bylaw within a twenty-four (24) month period, the specified penalty for the second offence shall be twice the amount of the specified penalty as set out in the Bylaw Enforcement and Fines Bylaw.
 - (ii) If a Person is guilty of an offence three or more times of the same provision of this Bylaw within a twenty-four (24) month period, the specified penalty for the third and subsequent offence shall be three times the amount of the specified penalty as set out in the Bylaw Enforcement and Fines Bylaw.
- (d) In default of payment for any violation tickets, or any amount due and payable to the Townsite pursuant to this Bylaw, the amount of such sums in default shall be a fee against the Lot and become due and payable to the Townsite as Additional Rent. Balances outstanding after three (3) months will be transferred to the corresponding tax roll as Additional Rent and shall form part of the outstanding taxes for the lot.

5.3 **Appeal Process**

- (a) The appeal process is as stipulated in Section 2.10 (c) of the Sub-Sublease: The Sub-Sublessee may, within ten (10) days of receipt of any Ticket, appeal any such Ticket by delivering a notice to the Sub-Sublessor setting out the reasons for the appeal. The Sub-Sublessor, or a representative thereof, will consider the reasons of the Sub-Sublessee set forth in any Appeal Notice and deliver a response in writing to the Sub-Sublessee setting out whether the Sub-Sublessor has repealed the applicable Ticket. The decision of the Sub-Sublessor, in any Response Notice, is final.

ARTICLE 6 - TRANSITION AND COMING INTO FORCE

6.1 **Enactment/Transition**

- (a) If any clause in this Bylaw is found to be invalid, it shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.
- (b) This Bylaw comes into force on the date it is passed.

THIS BYLAW SHALL COME INTO FULL FORCE AND EFFECT ON THE DATE OF ITS FINAL READING. APPROVED AND PASSED BY THE COUNCIL FOR THE TOWNSITE OF REDWOOD MEADOWS.

THIS X DAY OF XXX, A.D. 2026

Mayor – Sam Jackson

Townsite Manager – Gord Tate

1st Reading March 03, 2026, passed unanimously.
2nd Reading XXX x, 2026, passed unanimously.
3rd Reading XXX x, 2026, passed unanimously.