



SIGN BYLAW

BYLAW NO. 5560

EFFECTIVE DATE – JUNE 25, 1990

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAW

EFFECTIVE DATE

No. 5627

December 10, 1990

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the Principal Bylaw No. 5560. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

CITY OF RICHMOND

SIGN BYLAW NO. 5560

The Council of The Corporation of the Township of Richmond, in open meeting assembled, enacts as follows:

1. In this Bylaw:

ABANDONED SIGN

means any sign which is not advertising a business existing or a service available on the lot on which such sign is situated, or which is not identifying the owner, occupant, user or use of the lot or of a building or structure on the lot on which the sign is situated.

BILLBOARD

means an exterior structure, painting or display used for publishing or advertising a product, service or cause. "BILLBOARD" does not include "SIGN".

BUILDING INSPECTOR

means the Director of Permits and Licences or his duly authorized representative.

CANOPY

includes marquee, awning or any other structure or contrivance, whether fixed or retractable, which projects or is intended to project from the face of a building for the purpose of affording protection or shelter from the weather.

CANOPY SIGN

means a sign attached to a canopy and entirely supported by the canopy, but does not include a suspended sign.

CORPORATION

means The Corporation of the Township of Richmond

DIRECTIONAL SIGN

means a sign designed to direct pedestrian or vehicular traffic.

FACIA SIGN

means any flat sign, illuminated or plain, running for its whole length approximately parallel to the face of the wall of the structure to which it is attached, and projecting not more than 30 cm (11.81 in.) from the face of such wall.

FREESTANDING SIGN

means any sign wholly or partially supported from the ground by a structural member which is independent of any of the principal buildings

or structures on the lot in question.

**FREESTANDING SIGN
(MALL/OUTSIDE)**

means an on-site directional sign located on a multi-user property, the purpose of which is to give direction to businesses which are not clearly visible from the street.

LOT

means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office.

MARQUEE SIGN

means a sign intended solely for the identification of a place of business and affixed wholly beneath a permanent canopy, marquee or walkway covering, and situated perpendicular to the face of the building of which the said canopy, marquee or walkway covering is a part. "MARQUEE SIGN" does not include "PROJECTING SIGN".

PORTABLE SIGN

means any sign not attached to the land or a building or structure.

PROJECTING SIGN

means any sign which projects more than 30 cm (11.81 in.) from the face or wall of any building on the lot in question. "PROJECTING SIGN" does not include "MARQUEE SIGN".

SIGN

means an exterior structure, painting or display used for any of the following purposes:

- (a) Identifying an industrial, commercial, institutional, professional or recreational use of land or use of a structure;
- (b) Identifying land or a structure;
- (c) Indicating a hazard;
- (d) Giving notice of prohibition and penalties respecting a particular structure or area of land;
- (e) Promoting the sale or lease of real estate;
- (f) Indicating a direction.

SIGN

includes the marking by paint or otherwise of letters, figures or symbols on the walls or roofs of a structure; and includes any structure the purpose of which is to border, illuminate,

animate or protect a sign. "SIGN" does not include "BILLBOARD", but does include "CANOPY SIGN", "DIRECTIONAL SIGN", "FACIA SIGN", "FREESTANDING SIGN", "MARQUEE SIGN", "PROJECTING SIGN" and all things otherwise defined as signs in this Bylaw.

STREET

does not include the Oak Street Bridge, the Knight Street Connector, Highways 91 and 99, or their approaches or interchanges.

THOROUGHFARE

means a private road, lane, walkway or parking lot open to and customarily used by the public.

ZONING DISTRICTS

means districts designated by name and alpha-numeric symbols, and shown upon the plan entitled "Zoning Map of the Township of Richmond" which accompanies and forms part of The Corporation of the Township of Richmond Zoning and Development Bylaw No. 5300.

2. Metric Units are used for all measurements and standards in this Bylaw. The approximate equivalents of the metric standards in the British Engineering System of units, shown in brackets following each metric standard, appear for convenience only and do not form part of this Bylaw.
3. The purposes of this Bylaw are:
 - (a) To protect signs and lights erected for the direction of traffic from the effects of conflicting commercial and other signs;
 - (b) To prevent the confusion which may arise from the undue conflict of commercial and other signs, one with another;
 - (c) To protect the appearance of the various districts of the Municipality and its public works and places from the effect of signs which may be inappropriate as to size, design or location;
 - (d) To protect the public from the dangers of signs of inferior construction, and from nuisances or hazards arising out of improperly sited signs.
 - (e) To enable local commercial and industrial enterprises to clearly identify their places of business, and to indicate to the extent permitted by this Bylaw the types and trade names of goods and services manufactured or sold on the premises in question.
4. No signs shall be erected or altered in the Township of Richmond except those permitted by and in conformity with this Bylaw; and Billboards shall not be permitted.

PART I: GENERAL AND ADMINISTRATIVE

5.
 - (a) Signs other than those allowed by virtue of Sections 6 and 9 of this Bylaw shall not be permitted.
 - (b) No sign, including posters or banners, shall be placed or maintained on public property, nor upon any pole or other structure located on public property; provided that this Section shall not be deemed to limit the placing and maintaining of signs pursuant to Section 9 (f), (h), (i) and (l); nor pursuant to regulations for Projecting Signs set out in Part III of Schedule 'A'.
 - (c) The owner of a lot upon which an abandoned sign is situated shall remove such sign within 30 days of the same becoming an abandoned sign.
 - (d) Except where a portable sign is used in place of a sign permitted by Section 9 (a), (c), (h), (i) and (m); and, except where the Municipal Engineer in his absolute discretion has approved a portable sign for temporary use in place of a sign described in Section 9 (f), (g) and (l), a portable sign shall not be used for any purpose.
6. Canopy Signs, Facia Signs, Projecting Signs, Freestanding Signs (General), Freestanding Signs (Gas & Service Station), Freestanding Signs (Mall/Outside), Marquee Signs and Development Signs (Temporary) shall be permitted for the following purposes only:
 - (a) Identifying an industrial, commercial, institutional, professional or recreational use of land or use of a structure; provided that all such signs, other than Development Signs (Temporary) may also indicate in their text by means of permanent or changeable lettering, the types and trade names of products sold on the premises to which such signs are affixed, so long as the amount of each sign face so utilized does not exceed one-third (1/3) of the area of such sign face.
 - (b) Identifying lands or structures.
 - (c) In the case of Development Signs (Temporary) for the sole purpose of indicating that the site is being developed for industrial or commercial purposes. In no case shall a Development Sign (Temporary) be permitted for a period exceeding 12 months or after a building on the site is occupied for industrial or commercial purposes, whichever period is shorter.
7. Canopy Signs, Facia Signs, Projecting Signs, Marquee Signs, Freestanding Signs (General), Freestanding Signs (Gas & Service Station), Freestanding Signs (Mall/Outside) and Development Signs (Temporary) shall conform to the appropriate detailed regulations set out in Schedule 'A' attached to and forming part of this Bylaw.
8. In addition to conforming to the requirements set out in Schedule 'A', every Canopy Sign, Facia Sign, Projecting Sign and Marquee Sign shall be of such a design that all the framework and other rigid devices required in the construction of the sign shall be contained within the sign's body in such a manner as not to be visible to the public, and all devices required to support the sign shall be as in this Bylaw required.
9. The following Special Purpose Signs do not require permits, and shall be permitted subject to the following limitations:

- (a) Signs indicating a hazard; which shall be permitted wherever prudent or customary, provided that they are not grossly in excess of the dimensions necessary for the purpose.
- (b) Signs giving notice of prohibition and penalties respecting a particular structure or area; which shall be permitted where customary, provided that they are of the minimum dimensions necessary for the purpose.
- (c) Temporary signs promoting the sale or lease of real estate; which shall be permitted where necessary, but provided that there shall not be more than one sign on any given lot and further provided that such sign shall be situated on or adjacent to the lot or lots to which the sign in question refers. Each of the signs shall not exceed in area 0.6 m² (6.46 ft.²) per 1,000 m² (10,764 ft.²) of site area for sale, but in no case shall exceed 3 m²(32.3 ft.²).
- (d) Signs indicating the name and nature of an agricultural or farming use where a current trades licence is held, but permitted only upon the site of the land use to which the sign refers; provided that:
 - (i) No Local Farm Product Sign shall be of a size larger than 1.5 m² (16.1 ft.²), provided that both sides of the sign may be used for lettering; and further provided that on farms of more than 4 ha (9.88 ac.) in area, the size of the sign may be increased by 0.23 m² (2.5 ft.²) for each 1 ha (2.47 ac.) over 4 ha (9.88 ac.).
 - (ii) Lettering may be changed to specify certain products as they are in season.
 - (iii) Local Farm Produce Signs shall be removed from sight during the "no-sale" seasons.
- (e) Directional Signs, not more than two in number, directing traffic to and from private property; which signs shall be permitted in all zones other than Residential (R) Districts on lands forming part of the site of the building, structure or use; provided that such sign is not more than 1.5 m² (16.1 ft.²) in area and is neither flashing nor animated.
- (f) Directional Signs, identifying the location, name and nature of any building, structure or use, not visible from nearby through streets; which signs shall be permitted on the public right-of-way only and shall be of such size and design and posted at such locations for such periods as the Municipal Engineer in his absolute discretion shall deem fit.
- (g) Service Club Signs indicating the name, place and time of meeting of service clubs regularly operating within the Municipality; which signs shall be permitted on the public right-of-way only and shall be of such size and design and posted at such locations for such periods as the Municipal Engineer in his absolute discretion shall deem fit.
- (h) Signs erected by the Corporation for Municipal purposes on any street.
- (i) Signs on the back of benches, provided that such benches are situated on public property and the location has been approved by the Municipal Engineer.

- (j) Menu Boards at drive-in eating establishments, provided that they face the parking area.
 - (k) Signs advertising Home Occupations, provided that they conform to the pertinent requirements of Richmond Zoning & Development Bylaw No. 5300.
 - (l) Temporary signs advertising special events for community causes and charitable fund raising campaigns; which signs shall be permitted on the public right-of way only and shall be of such size and design and posted at such locations for such periods as the Municipal Engineer in his absolute discretion shall deem fit.
 - (m) Temporary signs advertising an opening date of a place of business or a change of proprietorship; which signs shall be limited in size to 6 m² (64.6 ft²) including the area of all sides used as a sign; provided that there shall be not more than one such sign per place of business on the lot in question and further provided that the maximum duration of displaying the sign shall be 30 days.
 - (n) Signs on behalf of any candidate, political party or cause, contesting a Federal, Provincial or Municipal election or referendum, during the 30 days immediately prior to such contest; provided that those persons placing or maintaining such signs shall remove them within 7 days after the said election or referendum.
10. For the purpose of computing the area of any given sign whether the sign is composed partially or wholly of letters, figures or symbols which are affixed to a wall separately, or are freestanding on a projecting base; the sign area shall, insofar as such letters, figures or symbols are concerned, be deemed to be the area contained within the shortest line surrounding the whole group of the said letters, figures or symbols.
11. No person shall set up, exhibit, alter or move any sign unless the person has first obtained a sign permit as herein required. Readograph and changeable letter signs are not considered altered by virtue only of the message being changed.
12. No person shall maintain or cause or permit to be maintained any sign unless a valid sign permit has been issued therefor as herein required, except as provided for in Section 9.
13. Where a person is required by this Bylaw to obtain a sign permit, he shall:
- (a) Prepare a signed, written statement marked with the heading "APPLICATION FOR SIGN PERMIT", composed of numbered paragraphs dealing one at a time with the following matters:
 - (i) The street address of the proposed site of the sign;
 - (ii) The full name and address of the person or company for whose benefit the sign is being set up, exhibited, altered or moved; and, where the application is being made by an agent for such person or company, the name of the agent;
 - (iii) The full name and address of the person or sign company manufacturing, setting up, exhibiting, altering or moving the sign.
 - (b) Prepare plans and specifications drawn in accordance with standard architectural practice showing such information as may be necessary to provide for the

enforcement of this Bylaw, the Zoning and Development Bylaw, the Building Bylaw and the Electrical Regulations; including:

- (1) The dimensions and weight of the sign;
 - (2) The area of all sides of the structure used as a sign;
 - (3) The dimensions and the weight of the sign's supporting members;
 - (4) The overall height of the sign and the amount of clearance beneath it; both as measured from grade;
 - (5) The proposed location of the sign in relation to the boundaries of the lot it is to be situated upon;
 - (6) The proposed location of the sign in relation to the face of the building or in front of which it is to be affixed or located;
 - (7) If the sign is to be illuminated, the colours to be used;
 - (8) If the sign is to be illuminated, whether any part or the whole of it is to be moving, flashing or oscillating;
 - (9) If incandescent lamps are to be used, the number to be installed;
 - (10) If gas tubing is to be used, the total length of illuminated tubing to be installed.
14. Each person making application for a sign permit shall pay to the Corporation the fees set out in Schedule 'B' attached to and forming part of this Bylaw.
15. The Building Inspector shall subsequently issue to the applicant the appropriate sign permit after first satisfying himself that the proposed sign will meet the following conditions:
- (a) The proposed sign is to be:
 - (i) in complete accordance with the specific requirements of this Bylaw, and
 - (ii) is not such as will necessitate the undertaking of any public improvement;
 - (b) The proposed sign is to be sited so as not to conflict unduly with adjacent commercial or other signs; nor to conflict in any way with signs, lights or other devices erected for the control of traffic or pedestrians;
 - (c) The proposed sign is not unsightly, grotesque or inappropriate as to site, design or location;
 - (d) The proposed sign is not dangerous nor a public nuisance by virtue of improper siting and inappropriate lighting;
 - (e) The proposed sign is to conform to the requirements of the Richmond Zoning and Development Bylaw No. 5300.

16. No sign shall be placed, erected or altered within 183 m (600.4 ft.) of the centre line of the Oak Street Bridge, the Knight Street Connector, Highways 91 and 99, or their approaches and interchanges so as to be visible from them; provided however, that signs may be placed facing a street within these areas.
17. No part of this Bylaw shall be interpreted as relieving any person from the obligation of complying with other Municipal bylaws.
18. No part of this Bylaw shall be deemed to authorize the placing or erecting of a sign, electric sign or signboard contrary to the requirements of the Richmond Zoning and Development Bylaw No. 5300.
19. (a) No sign shall be attached to or obstruct the free use of a fire escape;
- (b) No sign, or any part thereof, shall project beyond the extension of the adjoining property line to the curb line, and in no case shall any part of a sign project beyond 60 cm (1.96 ft.) from the curb line.

PART II: STRUCTURAL AND ELECTRICAL

20. Every sign shall be maintained at all times in a safe condition.
21. (a) If any sign is in such a condition as to be in immediate danger of falling or is a menace to the safety of persons or property, the Building Inspector shall order the danger abated or the sign removed immediately. The owner or person in charge of the lands or structures upon which the sign is situated shall abate the danger or remove the sign forthwith.
- (b) If the order in Subsection (a) above is not promptly complied with, the Building Inspector is hereby empowered to remove the sign at the expense of the applicant, owner or lessee.
22. All signs shall have the maker's name and the weight of the sign permanently attached to or painted on the exterior of the sign, so that they may be readily seen after the sign is erected.
23. Every painted electric sign shall be painted at least once during each calendar year.
24. No sign shall be attached to or suspended from a building until all wall and roof attachments have been approved by the Building Inspector.
25. Where necessary, the projecting cantilever system shall be used to support a sign. The "A" frame system shall not be used.
26. Where a fence or hoarding is erected on a street during the construction or alteration of a building, no signs other than those relating to the construction or alteration shall be placed on the fence or hoarding.
27. The construction, erection, posting, displaying and maintenance of posters, handbills or advertising cards on hoardings and scaffolding, or any erection or construction connected therewith is prohibited.

28. Except as provided in this Bylaw, signs or construction in connection therewith shall not be placed or maintained on or above a street, nor upon any fence or pole thereon. This Section shall not apply to posters, placards or notices posted by or on behalf of the Corporation pertaining to Municipal matters, nor to police traffic control signs and notices.
29. All electric signs shall:
 - (a) be constructed of metal or other non-combustible material, and shall be suitably treated to protect from corrosion;
 - (b) be designed so as to afford ample strength and rigidity;
 - (c) be waterproof, and shall enclose all terminals and wiring other than the leads;
 - (d) be provided with adequate drainage;
 - (e) be served by underground wiring in an approved conduit where such electric sign is a Freestanding Sign;
30. Any person who erects, owns, maintains or continues the use of a sign which projects over a street shall deposit with the Corporation a Bond of Indemnity or a Policy of Insurance satisfactory to the Municipal Solicitor indemnifying or insuring the Corporation against all claims and demands, actions, suits or other proceedings, and against all loss and costs which may be caused by or arise out of the erection, construction, maintenance or use of such projecting sign or appurtenance thereto; such Bond of Indemnity or Policy of Insurance to be continued in full force and effect during the period that such sign is in use. The Corporation is to be notified in writing of any change of ownership of a sign referred to in this Section.

PART III: SEVERABILITY AND ENFORCEMENT

31. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw or of a Schedule attached to and forming part of this Bylaw is for any reason held to be invalid by the decision of a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.
32. Each person who violates or who causes or allows to be violated any of the requirements of this Bylaw shall be guilty of an offence against the Bylaw, and each day that such violation is caused or allowed to continue shall constitute a separate offence.
33. Each person who violates a requirement of this Bylaw shall be liable on summary conviction to the penalties prescribed in the Offence Act.
34. The Building Inspector may enter at all reasonable times premises or lands controlled by this Bylaw in order to ascertain whether the requirements of the bylaw are being observed.
35. No person shall obstruct or seek to obstruct the entrance into any premises or lands of the Building Inspector when he is acting pursuant to Section 34.

PART IV: MISCELLANEOUS

36. Schedules 'A' and 'B' are attached hereto and form part of this Bylaw.
37. Bylaw No. 2071 and all amendments thereto are hereby repealed.
38. This Bylaw may be cited for all purposes as "**The Corporation of the Township of Richmond Sign Bylaw No. 5560**".

SCHEDULE 'A'**PART I: PERMITTED SIGNS**

1. The following types of sign, or combination thereof as hereinafter described, shall be permitted on each side of a structure or building which fronts a street or thoroughfare, but only to the following extent:
 - (a) CANOPY SIGNS of an area not in excess of the amount specified in Part II of this Schedule as being permissible for Canopy Signs

OR
 - (b) FACIA SIGNS of an area not in excess of the amount specified in Part II of this Schedule as being permissible for Facia Signs

OR
 - (c) PROJECTING SIGNS of an area not in excess of the amount specified in Part III of this Schedule as being permissible for Projecting Signs

OR
 - (d) FREESTANDING SIGNS (GENERAL) of an area not in excess of the amount specified in Part IV of this Schedule as being permissible for Freestanding Signs (General), provided that all buildings on the site are situated not less than 6 m (19.68 ft.) from the property line of the street in question

OR
 - (e) A combination of CANOPY SIGNS, FACIA SIGNS, PROJECTING SIGNS or FREESTANDING SIGNS (GENERAL) having an aggregate area not in excess of 1.5 times the area specified in Part II of this Schedule as being permissible for Facia Signs; provided however, that no one type of sign shall exceed in area the amount permissible for Facia Signs.
2. In addition to the signs specified in Section 1 of this Part, there shall be permitted, where applicable and appropriate, the following signs:
 - (a) FREESTANDING SIGNS (GAS & SERVICE STATION) where they are permitted, subject to the requirements contained in Part V of this Schedule;
 - (b) FREESTANDING SIGNS (MALL/OUTSIDE) where they are permitted, subject to the requirements contained in Part VI of this Schedule;
 - (c) MARQUEE SIGNS where they are permitted, subject to the requirements contained in Part VII of this Schedule;
 - (d) DEVELOPMENT SIGNS (TEMPORARY) where they are permitted, subject to the requirements contained in Part VIII of this Schedule.

PART II: CANOPY SIGNS & FACIA SIGNS

1. SITE:

- (a) Canopy Signs and Facia Signs shall be situated upon the site of the structure or land use to which they refer.
- (b) A Canopy Sign shall not project more than 30 cm (11.8 in.) beyond the edge of the canopy to which it is attached.
- (c) A Facia Sign shall not project more than 30 cm (11.8 in.) over public property.

2. MAXIMUM AREA:

- (a) When situated in the following zoning districts:

Neighbourhood Commercial (C2)
Community Commercial (C3)
Steveston Commercial (2-Sty) (C4)
Steveston Commercial (3-Sty) (C5)
Automobile-Oriented Commercial (C6)
Downtown Commercial (C7)
Automotive Park (AUP)
Industrial (I1)
Light Industrial (I2)
Business Park Industrial (I3)
Limited Industrial Retail (I4)
Industrial Storage (I5)
Airport (AIR)

signs shall be in area no greater than 1 m² (10.8 ft.²) per metre (3.3 ft.) of wall length of the wall to which they are affixed, provided that the wall in question shall be limited to the business premises related to the sign.

- (b) When situated in the following zoning districts:

Local Commercial (C1)
Gas Station (G1)
Service Station (G2)
Botanical Garden 1 (BG1)
Botanical Garden 2 (BG2)
School & Public Use (SPU)
Assembly (ASY)
Recreational Vehicle Park (RVP)
Health Care Facilities (HCF)
Marina 1 (MA1)
Marina 2 (MA2)

signs shall be in area no greater than 0.17 m² (1.8 ft.²) per metre (3.3 ft.) of wall length upon which they are affixed.

- (c) In the following zoning districts:

Single-Family Housing (R1)
Townhouse (R2)

Townhouse & Apartment (R3)
High-Density Residential (R4)
Two-Family Housing (R5)
Agricultural (AG1)
Golf Course (AG2)
Roadside Stand (Class C) (RSC)
Agripark (AG3)
Canopy Signs and Facia Signs are not permitted.

Bylaw No. 5627

- (d) Notwithstanding the limitations contained in clause (c) above, one facia sign not exceeding 3 m² (32.3 ft²) in area shall be permitted on a lot which is used or occupied by a non-profit organization in the following zoning districts:

Townhouse (R2)
Townhouse & Apartment (R3)
High-Density Residential (R4)

3. MINIMUM HEIGHT:

- (a) A Canopy Sign or a Facia Sign shall not be closer at any point to the finished grade of the site upon which it is situated than 2.4 m (7.9 ft.), provided that this Subsection shall not be applied to a Facia Sign created simply by painting upon the wall of a building or structure.
- (b) A Canopy Sign shall not project below the lower edge of the canopy.

4. MAXIMUM HEIGHT:

- (a) No part of a Canopy Sign or a Facia Sign shall be higher than the top of the wall to which it is affixed.
- (b) A Canopy Sign shall not project more than 1.2 m (3.9 ft.) above the lower edge of the canopy.

PART III: PROJECTING SIGNS

1. SITE:

- (a) A Projecting Sign shall be situated upon the site of the structure or land use to which it refers.
- (b) A Projecting Sign may not project over Municipal property unless the owner has first entered into an Agreement with the Corporation for such projection.

2. MAXIMUM AREA:

- (a) When situated in the following zoning districts:
- Neighbourhood Commercial (C2)
Community Commercial (C3)
Steveston Commercial (2-Sty) (C4)
Steveston Commercial (3-Sty) (C5)

Automobile-Oriented Commercial (C6)
Downtown Commercial (C7)
Automotive Park (AUP)
Industrial (I1)
Light Industrial (I2)
Business Park Industrial (I3)
Limited Industrial Retail (I4)
Industrial Storage (I5)
Airport (AIR)

signs shall be in area (including the area of all sides used as a sign) no greater than 1 m² (10.8 ft.²) per metre (3.3 ft.) of wall length to which they are affixed.

- (b) When situated in the following zoning districts:

Local Commercial (C1)
Gas Station (G1)
Service Station (G2)
Botanical Garden 1 (BG1)
Botanical Garden 2 (BG2)
Health Care Facilities (HCF)
Marina 1 (MA1)
Marina 2 (MA2)

signs shall be in area no greater than 0.17 m² (1.8 ft.²) per metre (3.3 ft.) of wall length upon which they are affixed.

- (c) In the following zoning districts:

Single-Family Housing (R1)
Townhouse (R2)
Townhouse & Apartment (R3)
High-Density Residential (R4)
Two-Family Housing (R5)
Agricultural (AG1)
Golf Course (AG2)
Roadside Stand (Class C) (RSC)
Agripark (AG3)
School & Public Use (SPU)
Assembly (ASY)
Recreational Vehicle Park (RVP)

Projecting Signs are not permitted.

3. MINIMUM HEIGHT:

- (a) A Projecting Sign shall not be closer at any point to the finished grade of the site upon which it is situated than 2.4 m (7.9 ft.).

4. MAXIMUM HEIGHT:

- (a) A Projecting Sign shall not be higher at any point than the top of the wall to which it is affixed.

PART IV: FREESTANDING SIGNS (GENERAL)

1. SITE:

- (a) A Freestanding Sign (General) shall be situated wholly upon the site of the structure or land use to which it refers, and shall not project over public property.
- (b) Only one (1) Freestanding Sign (General) shall be allowed upon a lot, except as provided in Subsections (c) and (d) below.
- (c) Two (2) Freestanding Signs (General) shall be allowed upon a lot provided that:
 - (i) the total combined areas of the signs, including all sides used for signs, does not exceed 46 m² (495 ft.²), but subject always to the appropriate Maximum Area requirements of this Schedule, and
 - (ii) the signs are situated not less than 30 m (98.4 ft.) apart.
- (d) Three (3) Freestanding Signs (General) shall be allowed upon a lot provided that:
 - (i) the lot is 2 ha (4.9 ac.) or more in size;
 - (ii) the total combined areas of the signs, including all sides used for signs, does not exceed 65 m² (700 ft.²), but subject always to the appropriate Maximum Area requirements of this Schedule, and
 - (iii) the signs are situated not less than 30 m (98.4 ft.) apart.

2. MAXIMUM AREA:

- (a) When situated in the following zoning districts:

- Neighbourhood Commercial (C2)
- Community Commercial (C3)
- Steveston Commercial (2-Sty) (C4)
- Steveston Commercial (3-Sty) (C5)
- Automobile-Oriented Commercial (C6)
- Downtown Commercial (C7)
- Automotive Park (AUP)
- Industrial (I1)
- Light Industrial (I2)
- Business Park Industrial (I3)
- Limited Industrial Retail (I4)
- Industrial Storage (I5)
- Airport (AIR)

signs shall be in area (including the area of all sides used as a sign) no greater than 1 m² (10.8 ft.²) per metre (3.3 ft.) of wall length fronting the street.

- (b) When situated in the following zoning districts:

Agricultural (AG1)
Golf Course (AG2)
Roadside Stand (Class C) (RSC)
Agripark (AG3)
Local Commercial (C1)
Botanical Garden 1 (BG1)
Botanical Garden 2 (BG2)
School & Public Use (SPU)
Assembly (ASY)
Recreational Vehicle Park (RVP)
Health Care Facilities (HCF)
Marina 1 (MA1)
Marina 2 (MA2)

signs shall be in area no greater than 0.33 m² (3.5 ft.²) per metre (3.3 ft.) of wall length of the building facing the street or thoroughfare.

- (c) When situated in the following districts:

Townhouse (R2)
Townhouse & Apartment (R3)
High Density Residential (R4)

where there are ten or more dwelling units on the lot, the sign area shall be not greater than 0.33 m² (3.5 ft.²) per metre (3.3 ft.) of wall length of the building facing the street or thoroughfare provided that the total sign area including all sides used as a sign does not exceed a total sign area of 9 m² (96.9 ft.²).

- (d) When situated in the following zoning districts:

Single-Family Housing (R1)
Two-Family Housing (R5)
Gas Station (G1)
Service Station (G2)
Freestanding Signs (General) are not permitted.

- (e) In no case may a Freestanding Sign (General) exceed in area, including all sides used as a sign, 46 m² (495.2 ft.²).

3. MINIMUM HEIGHT:

- (a) A Freestanding Sign (General) shall not be closer at any point to the finished grade of the site upon which it is situated than 2.4 m (7.9 ft.); unless it is situated on or over land which is not used as a driveway or as a place for the parking of automobiles, and where it does not obscure the view from a road, sidewalk or other premises in the vicinity.

4. MAXIMUM HEIGHT:

- (a) A Freestanding Sign (General) shall not be further at any point from the finished grade of the site upon which it is situated than 7.6 m (24.9 ft.); provided that this height may be increased to:

- (i) 9 m (29.5 ft.) for a sign which is greater in area than 23 m² (247.6 ft.²);
- (ii) 10 m (32.8 ft.) for a sign which is greater in area than 28 m²(301.4 ft.²); or
- (iii) 12 m (39.4 ft.) for a sign which is greater in area than 33 m²(355.2 ft.²).

PART V: FREESTANDING SIGNS (GAS & SERVICE STATION)

1. SITE:

- (a) A Freestanding Sign (Gas & Service Station) shall be situated wholly upon the site of the Gas Station or Service Station to which it refers, and shall not project over public property.

2. MAXIMUM AREA:

- (a) A Freestanding Sign (Gas & Service Station) shall be in area (including the area of all sides used as a sign) no greater than 6.5 m² (69.9 ft.²).
- (b) Only one (1) Freestanding Sign (Gas & Service Station) shall be allowed upon a lot, and no other Freestanding Sign shall be permitted.

3. MINIMUM HEIGHT:

- (a) A Freestanding Sign (Gas & Service Station) shall not be closer at any point to the finished grade of the site upon which it is situated than 3 m (9.8 ft.).

4. MAXIMUM HEIGHT:

- (a) A Freestanding Sign (Gas & Service Station) shall not be further at any point from the finished grade of the site upon which it is situated than 7.6 m (24.9 ft.).

PART VI: FREESTANDING SIGNS (MALL/OUTSIDE)

1. SITE:

- (a) In addition to the signs otherwise permitted on a site, a Freestanding Sign (Mall/Outside) shall be permitted provided that:
 - (i) It is not readily observable from a street, and
 - (ii) Its sole purpose is to identify businesses on the site which are not clearly visible from the street.

2. MAXIMUM AREA:

- (a) A Freestanding Sign (Mall/Outside) shall be in area (including the area of all sides used as a sign) no greater than 18 m² (193.8 ft.²), provided that no single side shall exceed in area 9 m² (96.9 ft.²).

3. MAXIMUM HEIGHT:

- (a) A Freestanding Sign (Mall/Outside) shall not be further at any point from the finished grade of the site upon which it is situated than 3 m (9.8 ft.).

PART VII: MARQUEE SIGNS

1. SITE:

- (a) A Marquee Sign shall be situated upon the site of the structure or land use to which it refers.
- (b) A Marquee Sign may extend for up to 1.6 m (5.2 ft.) over public property when affixed wholly beneath a marquee or walkway covering, provided that the owner first enters into an Agreement with the Corporation for such projection.

2. MAXIMUM AREA:

- (a) A Marquee Sign shall be in area (including all sides of the device used as a sign) no greater than 0.75 m² (8.1 ft.²), suspended from a permanent marquee or walkway covering at a point opposite to a main entrance, and perpendicular to the facade of the building.

3. MINIMUM HEIGHT:

- (a) A Marquee Sign shall not be closer at any point to the finished grade of the site upon which it is situated than 2.4 m (7.9 ft.).

4. MAXIMUM HEIGHT:

- (a) A Marquee Sign shall not be further at any point from the finished grade of the site upon which it is situated than 3.6 m (11.8 ft.).

PART VIII: DEVELOPMENT SIGNS (TEMPORARY)

1. SITE:

- (a) A Development Sign (Temporary) shall be situated wholly upon the site of the structure or land use to which it refers, and shall not project over public property.
- (b) Only one (1) Development Sign (Temporary) shall be allowed upon a lot.

2. MINIMUM HEIGHT:

- (a) A Development Sign (Temporary) shall not be closer at any point to the finished grade of the site upon which it is situated than 2.4 m (7.9 ft.).

3. MAXIMUM HEIGHT:

- (a) A Development Sign (Temporary) shall not be further at any point from the finished grade of the site upon which it is situated than 7.6 m (24.9 ft.).

SCHEDULE 'B'

1. Each applicant for a sign permit shall submit, together with his application, a processing fee of \$45.00. Upon approval of the application, this fee will be a credit towards the appropriate permit fee levied as set out in Section 2 of this Schedule. In cases of rejection of an application, the processing fee will not be refunded.
2. Prior to the issuance of a sign permit, the applicant shall submit the balance of the permit fee due. Permit fees are as follows:

(a) For all permits except a permit to alter a sign or relocate a sign on the same lot:

up to 5 m ² (53.8 ft. ²)	\$45.00
from 5.01 m ² (53.8 ft. ²) to 15 m ² (161.5 ft. ²)	\$ 60.00
from 15.01 m ² (161.5 ft. ²) to 25 m ² (269.1 ft. ²)	\$ 90.00
from 25.01 m ² (269.1 ft. ²) to 45 m ² (484.4 ft. ²)	\$120.00
from 45.01 m ² (484.4 ft. ²) to 65 m ² (699.7 ft. ²)	\$160.00
65.01 m ² (699.7 ft. ²) or more	\$200.00

(b) For a permit to alter a sign or relocate a sign on the same lot:

\$ 45.00