



CITY OF CORNWALL

Signs By-law

2007

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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
<u>The Signs Bylaw</u>	
- Short Title	1
- Definitions	1, 2
- Prohibitions	3
- Permits	4
- Fees	5
- Regulations	5
- Penalty	5
- Validity	6
<u>Schedule A</u>	7
- General Section	8 to 12
- Residential and Institutional Zones	13, 14
- Commercial Zones	15, 16, 17
- Manufacturing, Industrial, and Agricultural Zones	18
- Open Space and Special Uses Zones	19, 20
<u>Schedule B</u>	21
- General	22
- Design and Materials	22, 23
- Clearance and Locations	23
- Safety and Maintenance, and Illegal Sign Location	23, 24
- Freestanding Signs	24
- Fascia Signs	25
- Projecting Signs	25
- Roof Signs	26
- Architecturally Integrated Signs	26
- Awnings	26
- Temporary Cloth or Banner Signs	26
- Sign Area	27
<u>Schedule C</u>	28
- Permit Fees	29
- Amending Bylaws	30

This consolidation was prepared for the purpose of convenience only. For accurate records, reference should be made to the Bylaws. This Consolidation was revised January 1, 2007 (Bylaw 215, 2006)

Including Amending Bylaws

- 1) 145/00 (Amendment to Penalty)
- 2) 194/01 (109 York Street Sign)
- 3) 172/02 (Billboard Part Lot 12, Concession 3)
- 4) 93/02 (Content of Billboard sign, Pitt Street to Ninth Street Corridor)
- 5) 99/03 (Freestanding Sign at 614 Second Street East)
- 6) 140/06 (Projecting Signs in Downtown)
- 7) 167/06 (Billboard Signs along Vincent Massey Drive can remain - Marie Morrell Property)
- 8) 215/06 (Billboard Signs at 933 Marlborough Street North)

THE SIGNS BYLAW

CITY OF CORNWALL

BYLAW NO. 057, 1982

A BYLAW FOR PROHIBITING OR REGULATING SIGNS AND OTHER ADVERTISING DEVICES AND THE POSTING OF NOTICES ON BUILDINGS OR VACANT LOTS

WHEREAS, Subsection 146 of Section 210 of the Municipal Act, C.M. 45, R.S.O. 1990, empowers Municipal Councils to pass Bylaws and regulations restricting signs and other advertising devices and the posting of notices on buildings or vacant lots within any defined area or areas or on land abutting on any defined highway or part of a highway.

NOW, THEREFORE, the Council of the Corporation of the City of Cornwall enacts as follows:

SECTION 1

Short Title:

This Bylaw may be cited as "The Signs Bylaw".

SECTION 2

Definitions:

Awning shall mean any retractable roof-like covering extending as a shelter over doors, windows or entrances and usually of canvas, light metal, wood or other light weight material.

Banner Sign shall mean a sign made of cloth or other like material.

Billboard Sign shall mean a sign for the general advertising of goods or services not manufactured or provided on the premises.

Chief Building Official shall mean the official appointed to this position by Council or his authorized subordinates or assistants.

Council shall mean the Municipal Council of the Corporation of the City of Cornwall.

Erect shall mean to construct, affix, build, place, paint, letter, or install, alter, or change.

Fascia Sign shall mean a sign that is attached to or placed against the wall of a building or other structure but shall not include a projecting sign.

Free Standing Sign shall mean a sign which is detached, placed upon or supported by the ground.

Projecting Sign shall mean a sign, other than a fascia sign which is suspended from or supported by a building or structure and projecting out therefrom.

Roof Signs shall mean a sign which is entirely upon and above the roof line or parapet of a building. A Fascia Sign installed on the face of a building more than $\frac{2}{3}$ above the roof line or parapet shall also be considered as a roof sign.

Sign shall mean any advertising device or any surface upon which advertising or other identification of product or business is displayed including any fixtures, wire, pipe, fitting, frame, truss, post or other supporting member.

Street shall mean all of the property designated as a public thoroughfare within the limits of the right-of-way.

Traffic Engineer shall mean the Engineer, or his representative as appointed from time to time by the Council.

Zone shall mean a part of the City within which land use restrictions are in force under the relevant Restricted Area Bylaw of the City.

SECTION 3

Prohibitions:

1. Except as contained elsewhere, no person shall erect or cause to be erected, a sign or other advertising device or post or cause to be posted, a notice on any building or vacant land in the City of Cornwall unless a permit has been issued by the Chief Building Official.
2. The erection of signs or other advertising devices and the posting of notices on buildings and vacant land and on land abutting highways is prohibited except as set out in Schedules 'A' and 'B' to the Bylaw.
3. Exceptions to the Bylaw as follows:
 - i.) Except as required by the Ontario Building Code, no permit shall be required and no fees payable in respect of the erection or alteration of the following: A fascia or freestanding sign which does not exceed 2 square feet in area; but when erected in a zone limiting total sign area the above signs will be included in the area permitted whether requiring a permit or not; other zone regulations shall also apply.
 - ii.) This Bylaw shall not apply to signs erected by or for the Municipal, Provincial or Federal Governments or agencies, and bearing no commercial advertising except promotion of government facilities and/or land, and which are erected in the public interest. Such signs may include, but not be limited to, traffic control signs, safety signs, hospitals and institutional signs or other signs identifying buildings. Permits may be required under the Ontario Building Code. Commercial signs erected by those agencies will be subject to the applicable zone regulations. Further, that advertising erected onto a stationary transport trailer or similar device shall not be permitted as a sign. **(Bylaw 027, 1995)**
 - iii.) Advertising Signs shall be permitted in City parks provided they are subject to a comprehensive agreement between the City and the owners/association covering matters such as size, location, content and maintenance. **(Bylaw 089, 1998)**

SECTION 4

Permits:

1. **Class of Permits**

Classes of permits with respect to the erection of signs and other advertising devices shall be as set out in Schedule 'C' to this Bylaw.

2. **Application for Permit**

- I.) To obtain a permit, the owner or his authorized agent, shall file an application in writing by completing the prescribed forms available at the offices of the municipality.
- ii.) Except as otherwise permitted by the Chief Building Official, every application shall:
 - a) identify and describe in detail the work to be covered by the permit for which application is made;
 - b) describe the land on which the work is to be done, by a description that will readily identify and locate the premises;
 - c) be accompanied by plans and specifications containing sufficient information to enable the Chief Building Official to determine whether or not the proposed work will conform with this Bylaw and other related regulations;
 - d) state the valuation of the proposed work and be accompanied by the required fee.
- iii.) An application for a permit may be deemed to have been abandoned and cancelled 6 months after the date of filing, unless such application is being seriously proceeded with.

SECTION 5

Fees:

1. Fees for a required permit shall be in accordance with Schedule 'C' to the Bylaw.
2. Where the fees are based on the cost or valuation of the proposed work, such valuation shall mean the total cost of all work regulated by the permit including cost of professional and related services.

SECTION 6

Regulations

1. The regulations made under the powers of this Bylaw are hereby enacted, promulgated and attached in Schedules and are deemed part of this Bylaw as follows:
 - a) Schedule 'A' containing definition of areas and permissible signs therein.
 - b) Schedule 'B' governing the erection of signs and other advertising devices and the posting of notices on buildings and vacant land.

SECTION 7

Penalty

1. Every person who contravenes any provision of the Bylaw is guilty of an offence and, on conviction, is liable to a fine as provided in the Provincial Offences Act.

SECTION 8

Validity

1. If any section of this Bylaw is for any reason held to be invalid, the remaining sections shall remain in effect until repealed.
2. Where a provision of this Bylaw conflicts with the provisions of another Bylaw in force in the City, the provisions that establish the higher standards shall prevail.
3. Bylaw Number 992, 1971 is hereby repealed.

SCHEDULE 'A' OF THE SIGNS BYLAW

Containing the Regulations

Governing Permissible Signs Within Zones

GENERAL SECTION

Regulations

This Schedule shall establish those signs which are permitted in each of the zones specified. Those zones are those established in the City of Cornwall Restricted Area (Zoning) Bylaw, Bylaw 751-69, as amended. Only those signs which appear in each one are permitted. General regulations governing size, location, spacing and nature of signs are contained in Schedule 'B'. Schedule 'A' provides regulations for specific zones; where those standards are more restrictive than those in Schedule 'B', the more restrictive shall take precedent.

Exceptions

Notwithstanding anything else contained in this Bylaw, the following signs shall be permitted regardless of zoning but subject to certain conditions.

1. **Billboard Signs**, provided

a.) They are located on land abutting:

- i.) either side of Vincent Massey Drive from Thirteenth Street to Power Dam Drive;
- ii.) either side of Brookdale Avenue from Tollgate Road to CAH #401;
- iii.) the west side of Brookdale Avenue from CAH #401 to Cornwall Centre Road;
- iv.) both sides of McConnell Avenue from CAH #401 south to the limit of the Highway Commercial zoning. **(Bylaw 027, 1995)**
- v.) either side of Pitt Street from the C.N.R. tracks to Tollgate Road;
- vi.) two Billboard Signs shall be permitted on property described legally as Part of Lot 26, Concession 3, City of Cornwall and lying on the north side of Highway #2 (Vincent Massey Drive) at the western entrance to the Municipality. **(Bylaw 031, 1993)**

- vii.) One Billboard Sign shall be permitted on property described legally as Part of Lot 6, Concession 1, City of Cornwall and lying on lands owned by C.N. Rail in the south east quadrant of McConnell Avenue and Tenth St. East. **(Bylaw 048, 1998)**
- b.) That such signs shall not be located in a residential zone, within 150 feet of a residence, or residential zone, except where a street makes the boundary. Further that such signs be setback a minimum of 6 feet from any side yard and that no Billboard Sign be located within 20 feet of a sidewalk. **(Bylaw 105, 1998)**
- c.) That such signs shall not exceed 200 square feet individually and shall be further restricted to an aggregate total of 0.5 square feet of sign area per lineal foot of property abutting the street or highway which is held under the same ownership of the land upon which the sign or signs are to be erected.
- d.) That such signs shall be setback at least 25 feet from property lines abutting a street or highway. No billboard sign shall be located within 150 feet of another such sign. **(Bylaw 105, 1998)**
- e.) That such signs are approved by the Ministry of Transport and Communications where applicable.
- f.) Billboard content on permitted sign types in the Commercial 70 (COM 70) (Le Village), Central Business District (C.B.D.) (Downtown) and Commercial 12 (COM 12) (Pitt Street to Ninth Street corridor) zones shall be permitted, provided that such signage is installed in compliance with the existing applicable maximum area calculations and other provisions for permitted signs in the zone, and not the general provisions provided for billboard signs above. **(Bylaw 093, 2002)**
- g.) One Billboard Sign shall be permitted on property described legally as Part of Lot 7, Concession 3, City of Cornwall and lying on lands in the northwest quadrant of McConnell Avenue and Highway No. 401. The Billboard Sign shall be situated past the 400 metre M.T.O. "Influence" area and have a maximum total area of 3,000 square feet and maximum height of 40 feet measured from ground elevation to top of sign. **(Bylaw 139, 2002)**

- h.) One Billboard Sign shall be permitted on property described legally as Part of Lot 12, Concession 3, City of Cornwall, and lying on lands on the east side of Brookdale Avenue, north of Highway No. 401. The Billboard Sign shall be situated past the 400 metres M.T.O. "influence" area and have a maximum total area of 300 square feet and maximum height of 25 feet measured from ground elevation to top of sign. **(Bylaw 172, 2002)**

- i.) Billboard content on permitted sign types in the Commercial 70 (COM 70) (Le Village), Central Business District (C.B.D.) (Downtown) and Commercial 12 (COM 12) (Pitt Street to Ninth Street corridor) zones shall be permitted, provided that such signage is installed in compliance with the existing applicable maximum area calculations and other provisions for permitted signs in the zone, and not the general provisions provided for billboard signs above. **(Bylaw 093, 2002)**

- j.) The Billboard Sign located on Part of Lot 3, Registered Plan No. 265, located west end of Vincent Massey Drive be permitted to remain. **(Bylaw 167, 2002)**

- k.) One Billboard sign shall be permitted on property described legally as Part of Lot 7, Concession 1, more particularly Part 2 on Plan 52R-3058 and municipally known as 933 Marlborough Street North, City of Cornwall. The Billboard Sign shall be situated on the existing (8'x12') sign panels at the north face of the building no greater than (8' x 12') 96 sq.ft. Any lighting of the sign must not cause glare and hazards to traffic.

(Note: Bylaw 139, 2002 originally had an item number as f.). This was already previously used by an Amendment under Bylaw 093, 2002 and, therefore, for the purposes of this text it will be known as item g.).

2. Real Estate Signs

Temporary non-illuminated real estate signs for selling or renting the property on which it is placed, limited to an aggregated total of:

- a.) 8 square feet in area within 10, 20, and 30 residential zoning.
- b.) 32 square feet in area within all other zones.

3. Construction Signs

Temporary architect's, engineer's or contractor's signs located on the premises during construction or demolition.

4. Directional Signs

Signs to direct on premise vehicle or pedestrian traffic provided that they are located on private property, are no greater than 5 square feet in area individually and bear no commercial advertising except a company logo.

5. Subdivision Signs

Signs and gateways identifying an entrance to particular subdivision shall be permitted provided that their location and design is approved during review of the subdivision plan consistent with Section 51 of the Planning Act, R.S.O. 1990.

In developed subdivisions, such signs shall be approved or denied by Council.

6. Projecting Signs

"Le Village B.I.A & Downtown B.I.A." (Bylaw 140, 06)

Projecting signs over public property shall also be permitted in the Le Village Business Improvement Area and Downtown B.I.A. as amended from time to time. Such signs must conform to the following design regulations:

Non-illuminated, non-luminous signs may be erected so as to overhang a City sidewalk or other public pedestrian walkway provided:

- a.) The maximum area of the sign is 4 square feet and no greater than 3 feet in width or height.
- b.) The minimum setback from a curbline shall be 3 feet and the minimum setback from a hydro pole, streetlight or similar obstruction shall be 5 feet.
- c.) No sign shall project more than 3 feet from the building, and more than 3 feet over public property.
- d.) No portion of any sign shall be less than 9 feet above the surface elevation.
- e.) No more than one projecting sign is permitted per ground floor business use.

RESIDENTIAL AND INSTITUTIONAL ZONES

"Residential 20, 30, 40, and 50" and "Institutional 10"

1. Only the following are permitted:
 - a.) One fascia sign not more than 2 square feet in area identifying the office of a physician or dentist.
 - b.) Identification sign or notice board for a church, school, hospital or community centre.
 - c.) One sign to identify a building by name only, provided that the building contains 4 or more living units.
2. Signs in (b.) and (c.) above shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs
 - iii.) Signs shall not exceed 15 square feet in area and in the case of freestanding signs they shall be placed not closer to the street than the required setback for building required by Bylaw 751-69 as amended.

"Residential 10, 15"

1. Only the following signs are permitted:
 - a.) One fascia sign not exceeding 2 square feet in area identifying the name of a physician or dentist occupying the premises.
 - b.) Identification sign or notice board for a church, school, hospital or community centre. Such signs shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs
 - iii.) Signs shall not exceed 15 square feet in area and in the case of freestanding signs they shall be placed not closer to the street than the required setback for building required by Bylaw 751-69 as amended.

COMMERCIAL ZONES

"Commercial 10" and "Neighbourhood Commercial"

1. Only the following signs are permitted:
 - a.) Business identification signs, setting forth the name of the building, or the name, occupation or business of the owner or tenant. Such signs shall be restricted to:
 - i.) Fascia Signs, provided they shall not project more than 12 inches from the face of the wall, nor shall they project above the roof line.
 - ii.) Projecting Signs, restricted to signs suspended from the underside of a permanent protective canopy in front of shop windows.

"Commercial 11, 12, 41, 42, 51, 70", "Central Business District", and "Community Commercial", "Highway Commercial"

1. Only the following signs are permitted:
 - a.) Business identification signs, setting forth the name of the building, or the name, occupation or business of the owner or tenant. Such signs shall be restricted to:
 - i.) Projecting Signs
 - ii.) Fascia Signs
 - iii.) Freestanding Signs, not less than 6 feet from a property line abutting a street, and no greater than 30 feet in height.
 - b.) Temporary Banners, which may advertise an event or occupation subject to general regulations in Schedule 'B'.
 - c.) Projecting signs over the public right-of-way, in the Le Village B.I.A., as provided for in the general section.

Notwithstanding any other provisions of this Bylaw the following exceptions shall be permitted on Part of Lots 8 and 9, Concession 2, City of Cornwall lying at the north corner of Sydney and Ninth Streets and specific to the Canadian Tire Store development: **(Bylaw 152, 1995)**

I.) Freestanding Signs (Pylon and Directional)

-Maximum aggregate area of Freestanding Signs shall be 425 square feet;

-Maximum height of Pylon Sign shall be 33 feet;

ii.) Fascia Signs at Canopy

-Maximum Fascia Sign Area shall be 125 square feet;

iii.) Fascia Signs at C-Store

-Maximum Fascia Sign Area shall be 300 square feet.

Shopping Centres (in applicable Commercial zones): (Bylaw 012, 1996)

1. Only the following signs are permitted:

a.) Business identification signs, setting forth the name of the building, or the name, occupation or business of the owner or tenant. Such signs shall be restricted to:

I.) Projecting Signs

ii.) Fascia Signs

iii.) Freestanding Signs, not less than 6 feet from property line abutting a street, no greater than 30 feet in height, and no greater in area than 1 square foot of sign area per 1 foot of lineal frontage abutting a street for the first 150 feet; 0.5 square feet additional sign area per 1 foot of lineal frontage abutting a street in excess of 150 feet.

b.) Temporary Banners, which may advertise an event or occupation subject to general regulations in Schedule "B".

NOTE:

A "Shopping Centre," as defined in the City's Zoning Bylaw, shall mean one (1) or more multi-tenant buildings or a building complex containing retail establishments, complimentary commercial uses, and which is planned, designed, developed, managed and maintained as an integrated unit, sharing common elements such as parking areas and aisles, access points and driveways, indoor/outdoor malls, landscaping, unified architectural design elements and co-ordinated sign display. For the purposes of this Bylaw, a development shall be considered a shopping centre if it consists of at least six hundred (600) square metres of gross leasable area and at least 3 tenants/uses.

MANUFACTURING, INDUSTRIAL, AND AGRICULTURAL ZONES

"Manufacturing 10, 20, 30, 40" and "Service Industrial"

1. Only the following signs are permitted:
 - a.) Business identification signs, setting forth the name of the building, or the name, occupation or business of the owner or tenant. Such signs shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs, not less than 6 feet from a property line abutting a street, not greater than 200 square feet in area and not more than 25 feet in height.

Rural Area (RA) and Prime Agricultural (PA)

1. Only the following signs are permitted:
 - a.) Signs which advertise goods or services manufactured or provided on the premises. Such signs shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs, not less than 50 feet from a property line abutting a street. **(Bylaw 105, 1998)**
 - iii.) No sign shall exceed 160 square feet in area.

That the Billboards located on Part of Lot 3, Registered Plan 265 be permitted to remain on site. **(Bylaw 167, 2006)**

Notwithstanding any other provisions of this Bylaw a sign at 109 York Street shall be permitted. The maximum total area of freestanding signage shall not exceed 15 square feet and such signage shall not be illuminated in any fabric. **(Bylaw 194, 2001)**

OPEN SPACE AND SPECIAL USES ZONES

"Open Space 10"

1. Only the following signs are permitted, except where otherwise permitted by Council:
 - a.) Identification Signs, setting forth the name of a public building, park or playground. Such signs shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs
 - b.) Identification Signs or Notice Boards for a library or Community hall. Such signs shall be restricted to:
 - i.) Fascia Signs
 - ii.) Freestanding Signs, provided they are not more than 15 square feet in area, and located not closer to the street than the required setback for buildings required by Bylaw 751-69 as amended.

"Special Uses 20"

1. Only the following signs are permitted:
 - a.) Business identification signs, setting forth the name of the building, or the name, occupation or business of the owner or tenant. Such signs shall be restricted to:
 - i.) Fascia Signs, provided, such signs shall not project more than 12 inches from the face of the wall, nor shall they project above the roof line.

- ii.) Freestanding Signs, provided, such signs are set back at least 6 feet from the property line abutting a street. No signs shall have an area greater than 20 square feet and shall not be greater than 6 feet in height.

Notwithstanding any other provisions of this Bylaw a sign at 109 York Street shall be permitted. The maximum total area of freestanding signage shall not exceed 15 square feet and such signage shall not be illuminated in any fabric. **(Bylaw 194, 2001)**

Notwithstanding any other provision of this Bylaw, a Freestanding Sign at 614 Second Street East shall be no greater than 15 square feet and shall not be illuminated. **(Bylaw 99, 2003)**

"Special Uses 99"

Proposed signing by owners or tenants shall be submitted to Council for approval.

SCHEDULE 'B' OF THE SIGNS BYLAW

Containing the General Regulations

***Governing Erection of Signs, and Other Advertising Devices, and the
Posting of Notices on Vacant Lots***

SCHEDULE 'B' OF THE SIGNS BYLAW

General

- a.) No sign shall be erected in such manner that any portion of its surface or supports will interfere with the use of any fire escape, exit, window, standpipe, ventilator, door, stairway, passageway, sidewalk or street.
- b.) All signs and other structures regulated by this part shall be maintained in a safe condition of repair.
- c.) No person shall erect or maintain any signs or other structure regulated by this part in such a manner that in the opinion of the Traffic Engineer it is likely to interfere with, confuse or mislead street traffic, or divert attention from traffic signs or signals or screen same.
- d.) Except as herein provided, no person shall erect any sign on any road allowance, highway, street, or municipally owned property without the expressed approval of the Council given by a resolution thereof.
- e.) No person shall attach a sign to a tree or place a sign on or against a tree.
- f.) No person shall place a sign on a fence, boarding or barricade except the **owner of the land** who may place signs thereon to indicate the name of the contractors working on the premises, the access or non-access permitted to the place of business or the nature of the business being conducted thereon.

Design and Materials

Except as otherwise provided Flashing Signs and animated signs shall not be permitted in the City of Cornwall. For the purposes of this section, animated or flashing signs shall be defined as:

Signs which incorporate in any manner any flashing or moving illumination which varies in intensity or which varies in colour or other apparent visible movement achieved by electrical pulsations.

Electronic Message Board which provide various messages including but not limited to time, temperature, and advertising information, are permitted in all Commercial zones except Neighbourhood Commercial zones. The Electronic Message Board must be installed as part of a legally permitted freestanding sign. The Electronic Message Board shall not exceed 50% of the total freestanding area. The installation of the Electronic Message Board must be approved by the Traffic Engineer so as not to cause a traffic hazard. **(Bylaw 105, 1998)**

The design and materials used for all signs to be erected within the City of Cornwall shall conform to the requirement of Section 3 of the Ontario Building Code.

Clearance and Locations

No sign shall be erected, constructed or maintained if such sign is located so that any portion of a sign is closer to a telephone wire or cable or the wire or the cable of any other communication company than as follows:

- a.) cable or wire above or below sign - 4 feet
- b.) cable at side of sign - 4 feet
- c.) wire at side of sign - 2 feet
unless the approval of the responsible telephone or other communication company has been obtained.

No sign shall be located so that any portion is closer to a primary conductor of electricity than 5 feet, closer to a secondary conductor of electricity than 3 feet, or close to any electric power pole or supporting guy wire than 6 feet unless the approval of the Public Utilities Commission has been obtained.

Safety and Maintenance, and Illegal Sign Location

No sign in the City of Cornwall shall be constructed or maintained if such sign has corners, edges or projections which in the opinion of the Chief Building Official are likely to cause injury.

Where, in the opinion of the Chief Building Official, any sign or advertising device is in a dangerous or defective condition, the said Chief Building Official shall notify the owner, lessee or agent of the premises upon which sign or advertising device is located, forthwith to remove such sign or advertising device or to place such sign or advertising device in a proper state of repair.

Upon receipt of such notice from the Chief Building Official, the owner, lessee or agent of such premises shall at once proceed to repair or remove such sign or advertising device, provided that if the owner, lessee or agent of such premises fails to repair or remove such sign or advertising device, the authority having jurisdiction may have such sign or advertising device removed or such repairs made thereto as he deems necessary, the cost of which shall be recoverable in the same manner as taxes on assessment.

The owner, lessee or agent of the premises upon which any sign or advertising device is located, shall maintain or cause such sign or advertising device to be maintained in a proper state of repair.

Freestanding Signs

Where the height of freestanding signs is not specified elsewhere in this Bylaw, signs shall not be at a greater height than 35 feet above street level.

Where the setback of freestanding signs is not specified elsewhere in this Bylaw, they shall be setback a minimum distance of 6 feet from all street lines.

Where the area of freestanding signs is not specified elsewhere in this Bylaw, the aggregate area of all freestanding signs (exclusive of on-site traffic direction signs) on any one property shall not exceed 1 square foot of sign area per 1 foot of lineal frontage abutting a street to a maximum of 200 square feet. Provided that this maximum shall not apply to Billboard Signs.

Fascia Signs

No fascia sign shall project to a distance of more than 3 inches on a public thoroughfare when the height of the lowest part of the sign is less than 8 feet above grade; nor more than 12 inches when the lowest part of the sign is 10 feet or more above grade.

Unless otherwise prohibited, no fascia sign shall extend above the roof or parapet of the building more than $\frac{1}{3}$ of the height of the sign unless a steel "A" frame is provided. The parapet shall be braced to assist in supporting the sign and the part of the signs above the parapet or roof shall be braced to the main roof structural members. Such bracing shall be done in a manner satisfactory to the Chief Building Official.

Where the area of Fascia Signs is not specified elsewhere in this Bylaw, the Fascia Sign or signs shall not cover more than 15% of the building face or structure face on which it is placed. Where such building face is not located directly adjacent to the street, the face that is adjacent to the street shall be used for calculation purposes. For calculation purposes the building face(s) adjacent to all streets shall be applicable. **(Bylaw105, 1998)**

When Fascia Signs are installed in multiple tenancy buildings (two or more), it is the responsibility of the owner/manager of the property to divide the allocated 15% appropriately to the tenants and provide the necessary calculations for permit purposes. **(Bylaw105, 1998)**

Projecting Signs, except as provided for in the 'Le Village B.I.A.' and 'Downtown B.I.A.'

Signs projecting from a building or structure shall not project beyond a point being 6 inches in from a line drawn perpendicularly upward from the property line abutting in street.

Swinging Signs shall be suspended only by approved methods and materials as specified in CSA Specifications for Hanging Equipment.

Where the area of projecting signs is not specified elsewhere in this Bylaw, no projecting sign shall be greater than 16 square feet in area.

Roof Signs, Roof signs are prohibited

Architecturally Integrated Signs (Which are part of a roof or building)

Notwithstanding the prohibition of roof signs, a sign which is an integral part of a roof treatment or integrated architectural design of a building is permitted provided that the sign(s) and supports shall appear to be an integral and architectural part of the building or roof. Such signs will be considered as a Fascia Sign(s) and meet all other requirements for Fascia Signs.

Awnings

The provisions of this Bylaw applies to Awnings.

Awnings shall not extend closer than 2 feet of a line drawn perpendicularly upward from the curb lines.

No Awnings shall be less than 7 feet above sidewalk level.

Awnings shall be kept free at all times of excessive snow, ice and water.

Temporary Cloth or Banner Signs

Every Temporary Cloth or Banner Sign placed on a building shall be strongly constructed and securely attached flat against the building with rope or guy wires and shall be removed as soon as torn or damaged.

No Temporary Banner or Cloth Sign shall be strung across any street without the approval of the City Council which approval shall be given or refused by a resolution thereof. No Cloth or Banner Sign shall be constructed of, or supported by, any metallic or other material that is capable of conducting electricity.

No Temporary Cloth or Banner Sign shall be left in place more than 30 consecutive days without the approval of Council.

Sign Area

Sign area shall be calculated as the area of the smallest triangle, circle or semi-circle which can wholly enclose the surface area of the sign.

Signs may be single or multi-faced. Where area regulations are given they shall mean the area of one face of the sign. Signs that are dual faced therefore, may have double the one faced maximum area. In the case of multi-faced signs, the total area of all faces of the sign shall not exceed twice the area of the maximum for a one faced sign.

When signs or letters are attached to an architectural feature such as a building wall, fence, boundary wall or similar feature, and the sign is indistinguishable for that architectural feature, then the area shall be calculated as the area of the smallest triangle, rectangle, circle or semi-circle which can wholly enclose the letters or figures used in such sign.

SCHEDULE 'C' OF THE SIGNS BYLAW

Containing the

Permit Fees

**These Fees are Superseded by the Fees
Established in the Building Bylaw
(Bylaw 146, 2005)**

A.) Permits Fees based on Building Permit Fees

I.) Ground Signs, Fascia Signs, and Projecting Signs

<u>Value of Sign</u>	<u>Fee</u>
\$0.00 - \$1000.00	\$50.00
\$1000.00 and over	\$9.00/\$1000.00 over \$1000.00

Note: There is a minimum permit fee of \$50.00

ii.) Awnings

\$5.00 per Awning - maximum \$15.00 per building

iii.) Cloth or Banner Signs

\$10.00 per Cloth or Banner Sign for a maximum of 30-35 days

Including Amending Bylaws

- 1) 031/98 (Billboard)
- 2) 027/95 (Billboard)
- 3) 048/98 (Billboard)
- 4) 089/98 (Signs City Parks)
- 5) 105/98 (Comprehensive Revisions)
- 6) 093/02 (Billboard content on signs in certain Commercial zoned areas
i.e. Le Village)
- 7) 139/02 (Randy Fox - 12 Flags Billboard Sign)
- 8) 145/00 (Amendment to Penalty)
- 9) 194/01 (109 York Street Sign)
- 10) 172/02 (Billboard Part Lot 12, Concession 3)
- 11) 93/02 (Content of Billboard sign, Pitt Street to Ninth Street Corridor)
- 12) 99/03 (Freestanding Sign at 614 Second Street East)
- 13) 140/06 (Projecting Signs in Downtown)
- 14) 167/06 (Billboard Signs along Vincent Massey Drive can remain -
Marie Morrell Property)
- 15) 215/06 (Billboard Signs at 933 Marlborough Street North)