



The Corporation of Delta

Delta Sign Bylaw No. 5860, 2000

This document contains a consolidation of the "Delta Sign Bylaw No. 5860, 2000" and amendments pursuant to Bylaw Nos. 5991 and 6273.

*Adopted April 24, 2001
Consolidated for reference purposes only February, 2002 and April 2005*

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Note: Graphics are explanatory and do not form part of the bylaw.

Delta Sign Bylaw

No. 5860, 2000

A bylaw to regulate and control signs

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

SECTION 1 TITLE, INTENT, SCOPE AND AUTHORITY

1.1 Short Title

This Bylaw may be cited for all purposes as the "Delta Sign Bylaw No. 5860, 2000".

1.2 Bylaw Intent

The purpose of this Bylaw is to:

- Provide for *signs* which complement and reinforce the objectives and policies of the Official Community Plan and promote the unique characters of specific areas of the Municipality of *Delta*;
- Encourage the effective use of *signs* as a means of communication;
- Enhance the appearance of *Delta*;
- Improve pedestrian and traffic safety;
- Minimize clutter by limiting the size and number of *signs*;
- Enable the fair and consistent enforcement of *sign* regulations; and
- Address issues of *sign* maintenance, repair, replacement and removal.

1.3 Bylaw Scope

1. This Bylaw applies to all *signs* and public displays, unless exempted, within the Municipality of *Delta*, other than *signs* located on a Provincial highway as defined in the *Highway Act, 1996*.

1.4 Authority

1. The *Director* is authorized to receive and process applications, and to issue *permits* in accordance with this Bylaw.
2. The *Director* may enter any *premises* during normal business hours in order to inspect any *sign* installation. Access to the *premises* by the *Director* may not be impeded by any person.

SECTION 2 DEFINITIONS

In this Bylaw:

Alarm Company Sign means a flat, single faced, non-illuminated *sign* indicating the existence of some form of security alarm protection and which identifies the alarm company.

Animated Sign means a *sign* which has motion or colour changes to any part of the *sign*, but does not include an *electronic message board* or a *sign* displaying only time, temperature or date.

Balcony means a floor projecting beyond an exterior wall of a building and includes any associated railing, balustrade or parapet.

Balcony Sign means a *sign* supported on, against, or suspended from a *balcony*.

Banner means a piece of fabric or other light weight material secured on one or more sides to which may be applied a graphic composition, but does not include a *flag*.

Banner Sign means a *banner* containing *copy*.

Bed and Breakfast Sign means a *sign* stating the name of the bed and breakfast operation on the premises.



Bench Sign means a *sign* forming part of any bench provided for public use on public or private property.

Billboard means any *sign* with a *sign area* exceeding 17 square metres and which contains *third party advertising*.

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Boulevard is as defined in the *Motor Vehicle Act*.

Building means a structure, whether or not it is designed for human occupancy.

Bus Shelter Sign means a *sign* forming part of a shelter located at a bus stop on public or private property.

Canopy means any fixed or detachable structure, generally for the purpose of pedestrian weather protection, including an awning, which is supported from the *building* or on independent posts, and projects from the face of a *building*, but does not include a *pump island canopy*.

Canopy Sign means a *sign* painted on, attached to, or constructed into the face of a *canopy* or a *pump island canopy*.

Changeable Copy means *copy* that can be changed manually or automatically using detachable letters, characters, numbers, pictorial panels or graphics but does not include *electronic message boards*.

Clearance means the vertical distance from *grade* to the underside of the *sign* or its supporting structure, whichever is less.

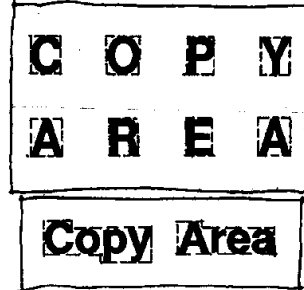
Community Activity Sign means a *temporary sign* for a special community event, charitable, civic, patriotic, or religious purpose indicating that a community activity is to be, or is being, carried on.

Comprehensive Sign Plan means an overall framework for the signage on a *site*, approved through a Development Permit.

Construction Site Sign means a *temporary sign*, or group of related *temporary signs*, used to identify a *site* as the location of a land development project being planned or under construction.

Copy means the letters, characters, numbers, and graphics which make up the message on a *sign*, but does not include the background colour.

Copy Area means the area within a square, rectangle, triangle or circle, or a combination of these figures, which encloses all the *copy* on a *sign*.



Corporation means The Corporation of Delta.

Council means the Mayor and Council of The Corporation of Delta.

Delta means The Corporation of Delta.

Delta Zoning Bylaw means "Delta Zoning Bylaw No. 2750, 1977" as amended or superceded.

Directional Sign means a *sign* directing people or traffic, or indicating the direction or route from such *sign* to a business, place, event or other establishment within the *site*.

Director means the Director of Community Planning and Development of the *Corporation* and his or her duly appointed Manager of Building and Licences, Bylaw Inspector and Plan Checker of the *Corporation*.

Electronic Message Board means *copy* on a *sign* that can be changed automatically by means of the electronic switching of individual light sources.

Engineer means the Director of Engineering of the *Corporation*.

Facade means the exterior front, side or rear face of a *building* or business premises.

Facia Directory Sign means a *facia sign* which provides the name and the address of each of the occupants of individual *premises* located on the *site*.

Facia Identification Sign means a *facia sign* which contains the name and activity of the occupant of the *premises*, but does not contain any other advertising.

Facia Sign means a *sign* mounted on a *building facade* with a *sign face* generally parallel to that *facade*.

Flag means a piece of fabric to which is applied the graphic representation of a political entity such as a country, province, municipality, corporation, or a charitable or non-profit organization.

Flashing Sign means a *sign* containing an intermittent or flashing light source, but does not include an *electronic message board sign*.

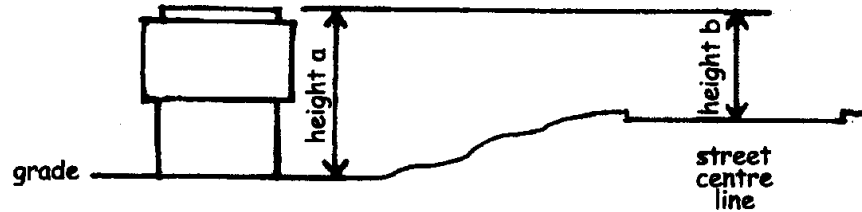
Freestanding Sign means a *sign* which is permanently attached to the ground and is independent of any *building* or structure.

Frontage means the boundary, or length thereof, of any *site* or *premises* abutting a *street*. Boundaries abutting different *streets* are considered to be different *frontages*.

Grade means the average elevation of the finished ground surface within 1.0 metre horizontally from a *sign*.

Height means the lesser of:

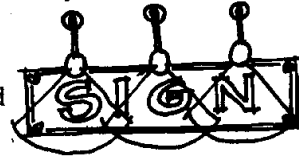
- the vertical distance from *grade* to the top of the *sign* or its supporting structure, whichever is greater; or
- the vertical distance from the centre line elevation of the abutting *street* to the top of the sign or its supporting structure, whichever is greater.



Home Occupation Sign means a *sign* which indicates that home occupation is carried out within a residential *premises*.

Illuminated, Directly means a *sign* which is internally illuminated.

Illuminated, Indirectly means a *sign* which reflects light from a source intentionally directed upon it, or externally illuminated.



Inflatable Sign means a *sign* which is applied to or incorporated into an inflatable structure.

Land Use,

Agricultural means principal uses permitted in the agricultural zones by the *Delta Zoning Bylaw*.

Commercial means principal uses permitted in the commercial and CD zones which permit similar commercial uses by the *Delta Zoning Bylaw*.

Industrial means principal uses permitted in the industrial and CD zones which permit similar industrial uses by the *Delta Zoning Bylaw*.

Institutional means principal uses permitted in the public use and personal care zones by the *Delta Zoning Bylaw*.

Multiple-family Residential means principal uses permitted in the multiple-family and CD zones which permit similar multiple-family residential uses by the *Delta Zoning Bylaw*.

Residential means principal uses permitted in the single family, duplex and CD zones which permit similar residential uses, by the *Delta Zoning Bylaw*.

Service means principal uses permitted in the service commercial and CD zones which permit similar service uses by the *Delta Zoning Bylaw*.

Logo means a symbolic representation not including any words, names or numbers unless part of a registered trademark, which is used exclusively to simplify the advertising of a product, business, service or activity, and which contains no additional identification, information or message.

Mansard Roof means any portion of a roof which has a pitch of 60° or more measured from a horizontal plane.

Mansard Roof Sign means a *sign* which is attached to or constructed in or on a *mansard roof*.

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Median means the longitudinal area of a highway separating two travel lanes, excluding left turn lanes, that is marked by cross hatching painted diagonally on the pavement, or delineated by a raised or at grade grassed or landscaped area.

Multi-tenant Complex means a *building* or group of *buildings* containing fifteen or more *premises*.

Mural means a graphic representation on the exterior of a *building* or structure which is entirely decorative and has no identification, advertising or information purpose and does not include a *wall sign*.

Neighbourhood Identification Sign means a *sign* that is displayed directly on the ground or on a designed base, which identifies a neighbourhood or area within the municipality.

Non-conforming Sign means a *sign* which does not conform with the current Delta Sign Bylaw regulations but which has a *sign permit* issued pursuant to a previous version of the Delta Sign Bylaw.

Park Identification Sign means a *sign* erected to identify a park in the Municipality.

Permit means an authorization in writing issued by the *Director* pursuant to this Bylaw.

Political Sign means a *temporary sign* containing names and messages related to an election or referendum.

Portable Sign means a *sign* which may be self-supporting, is easily moved, and is not permanently attached to the ground, a *building*, or a vehicle.

Poster means a piece of paper, plastic, or similar light material onto which has been applied a graphic design and which is usually displayed by being affixed to a wall or other rigid surface.

Poster Sign means a *poster* containing *copy*.

Premises means that part of a *building* or *site* owned, leased or rented by a person or group of persons and intended to contain a specific use.

Prohibition Sign means a *sign* which provides a warning, prohibition or penalty respecting the *site* or *premises* on which it is located.

Projecting Sign means a *sign*, other than a *facia sign* or *canopy sign*, which is attached to and projects from a *building facade*.

Public Convenience Sign means a *sign* authorized by a Highway Use Permit for attachment to a structure located on a *street*, and may include a *bench sign* and a *bus shelter sign*.

Public Notice means a *sign* displayed by Federal, Provincial, Regional or Local Government by virtue of powers granted by law and providing information, instructions or warnings related to the *site* or *premises* on which it is located.

Public Property means any land or improvements on land owned or operated by the Municipality or agency of the Municipality for public purposes, and including *streets*, community centres, community halls, fire halls, libraries, municipal hall, police stations, recreation centres and other uses similar in character.

Public Property Identification Sign means a *sign* erected to identify a *public property*.

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Pump Island Canopy means the structure at a Service Station which provides weather protection over the fuel dispensing equipment.

Real Estate Sign means a *temporary sign* which advertises property for sale, lease or rent.

Referendum Sign means a *political sign*.

Roof Line means the line made by the intersection of the exterior wall of a *building* with the roof of the *building*. In the case of a building with a parapet or a *mansard roof*, the *roof line*



shall be the top of the parapet or *mansard roof*.

Roof Sign means a *sign* which is located above the *roof line* of a *building*.

Rotating Sign means a *sign* or portion of a *sign* which moves in a rotating or similar manner.

Sandwich-board Sign means a *portable sign* consisting of two rigid surfaces attached together at one edge.

Sign means any visual communications device or medium which is visible from any *street*, which, by means of *copy*, attracts attention for advertising, identification or information purposes, and includes the structure on which the communication is located.

Sign Area means the total surface area within the physical or visual borders of a *sign*, counting all *sign faces*. Where a *sign* has no physical or visual borders, then the *sign area* is the same as the *copy area* of the *sign*.

Sign Face means a distinct side on a *sign* where *copy* may be placed. A cylinder is considered to have three *sign faces*, a sphere is considered to have six *sign faces*.

Site means an area of land consisting of one or more adjoining parcels or lots, having unified ownership, management or purpose, abutting on a *street*, and containing one or more *premises*.

Special Sign Area means an area created by this Bylaw within which distinct *sign* regulations apply.

Street means a public right-of-way, secured by public ownership, statutory authority, or otherwise, and includes a road, highway, lane, alley, bridge, viaduct and any other way providing public access.

Temporary Sign means a *sign* erected for the duration of, and containing information about, an event or activity which has a predetermined beginning and end, or for a limited period of time as stated in this bylaw.

Third Party Advertising means any *copy* on a *sign* which directs attention to products sold or services provided on *premises* other than the *premises* on which the *sign* is located.

Under-Canopy Sign means a *sign* mounted beneath a *canopy*.

Vehicle Sign means a *sign* painted on or attached to a vehicle and having a *sign area* greater than 0.4 m² for any single *sign* or 1.0 m² for all *signs* on one vehicle.

Wall Sign means a *sign* constructed of paint, mosaic or other medium which also serves as the surface treatment of a *building facade*, but does not include a *mural*.

Window Sign means a *sign* on, attached to or installed inside a window and intended for viewing from outside the *premises* in which the window is located, but does not include a display composed of the goods or services available on the *premises*.

SECTION 3 ADMINISTRATION**3.1 Application for Sign Permit**

1. Subject to Section 7, a *sign permit* is required for the construction, placement, erection, relocation, display, alteration, or major repair of a *sign*.
2. A *sign permit* application must contain the following information:
 - (a) a completed *sign permit* application form (available from the *Corporation*), together with the application fee.
 - (b) the legal description and civic address of the property, *building* or structure upon or to which the *sign* is, or is to be displayed or attached;
 - (c) the *sign* manufacturer's name and address;
 - (d) the customer's name and address;
 - (e) a scaled and dimensioned drawing of the *sign* and *sign* structure proposed, indicating the *sign area*, *copy area*, *height*, *clearance*, colours and all other details of the *sign*;
 - (f) the dimensions of the wall surface of the *building* to which it is to be attached;
 - (g) a plan and elevations showing the proposed location of the *sign* in relation to the property line and the dimensions of the *building* and/or the property upon which it is to be situated;
 - (h) size and location of all existing *signs* on the property and the *building(s)*;
 - (i) cost of the *sign*; and
 - (j) structural footing details and material specifications for the proposed *sign*.
3. When the *Director* reasonably considers that the size or complexity of a *sign* or any aspect of a *sign* warrants professional review, the *Director* may require the owner or agent at the owner's expense to provide professional plan certification. When the *Director* requires professional plan certification, the owner must, prior to the issuance of a *sign permit*, submit letters of assurance to the *Director* as required by the BC Building Code.

3.2 Application for Comprehensive Sign Plan Permit

1. A Development Permit is also required for the approval of a *comprehensive sign plan* in a Development Permit Area.
2. A *comprehensive sign plan* application must contain the following information:
 - (a) a completed development permit application form, signed by the registered owner(s) (available from the *Corporation*), together with the application fee;
 - (b) if applicable, written authority for an agent to act on behalf of the registered owner(s) of the subject property;
 - (c) legal description and civic address of any property included in the application;
 - (d) a site plan drawn at the appropriate scale showing existing *buildings* and *signs* on the property in relation to legal property boundaries;

- (e) *building* elevations showing proposed *signs*; and
- (f) the number, location, type, size, *height*, illumination and design of all proposed *signs*.

3.3 Issuance and Revocation of Permits

1. The *Director* must issue a *permit* if an application complies with all provisions of this Bylaw. A *permit* will expire if active work on the *sign* is not commenced within 6 months of the date of issuance.
2. The *Director* will refuse to issue a *sign permit* for any of the following reasons:
 - (a) The proposed *sign* does not comply with the provisions of this Bylaw.
 - (b) The *building* on which the *sign* is to be located is determined to be incapable of supporting the proposed *sign*.
3. Variances to the regulations of this Bylaw may be granted by *Council* through a Development Variance Permit.
4. The *Director* may refuse to issue a *permit* where an applicant does not hold a valid business license from the *Corporation* to install *signs* within the municipality.
5. The *Director* may revoke a *sign permit* for any of the following reasons:
 - (a) There is a violation of any condition under which a *permit* was issued.
 - (b) There is a violation of any provision of this Bylaw.
 - (c) The *permit* was issued by reason of incorrect, or false, or misleading information furnished by the applicant.
 - (d) The *permit* was issued in error.
6. The *Director* may revoke a *sign permit* for any *sign* on a *street* or *public property* where a change in the use of the *street* or *public property* will conflict with the *sign*. Such conflicts could include but are not limited to:
 - (a) changes in traffic or pedestrian patterns;
 - (b) the placement or use of equipment installed by the *Corporation* or a utility company; or
 - (c) the health or placement of a street tree.

In such cases, the *Director* must give notice of revocation to the *sign* owner, including a time limit for removal as deemed advisable. The *sign* must be removed by the owner at no cost or liability to the *Corporation*.

7. The *Director* may issue a decal and require that it be affixed to a *sign* confirming that a *permit* has been issued for that *sign*.
8. A *sign* placed on *public property* without a *permit* will be removed and disposed of.

3.4 Enforcement

1. Any person who contravenes, suffers or permits any act or thing to be done in contravention of, or neglects to do or refrains from doing anything required to be done pursuant to any provision of this Bylaw or notice issued pursuant hereto, commits an offence punishable on summary conviction. Each day that a contravention is permitted to exist will constitute a separate offence.
2. The *Director* may order any person that contravenes this Bylaw, to stop work, or to repair, alter, or remove any *sign* that contravenes this Bylaw. The *Director* may also prescribe a time limit under which the order is to be complied with.
3. An order is deemed to be served when it is delivered by any means to the owner of the *sign*, or the owner of the *site* or occupant of the *premises* where the *sign* is located, or by posting a copy of the order on the affected *premises*.
4. The recipient of an order must comply with its provisions, advise the *Director* when corrections have been made and arrange for a re-inspection.

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3.5 Permit Fees

Every person applying to the *Director* for a *permit* shall pay to the *Corporation* the appropriate fee as set out below:

1. Sign Permit Application Fees
 - a) For each sign requiring a *permit*.....\$ 50.00
 - OR**
 - b) For each sign requiring a permit where a *comprehensive sign plan* is in effect\$ 30.00
 - PLUS**
 - c) For each *sign* requiring design by a professional engineer (as per Section 6.2.2).\$ 50.00
2. Comprehensive Sign Plan Application Fee
 - a) *Comprehensive sign plan* development permit.....\$200.00
3. Additional Fees
 - a) For each additional field inspection beyond two, that is required to complete the final inspection on an installation, the fee shall be\$ 50.00
 - b) Except as exempted under Section 7, where a *sign* has been erected before a *permit* has been issued for such *sign*, then in lieu of the applicable 1(a) above, the fee shall be doubled.

SECTION 4 EXEMPTED AND PROHIBITED SIGNS

4.1 Signs Exempted From This Bylaw

The following *signs* and other public displays are not intended to be regulated by this Bylaw.

1. *Signs* having a total *sign area* less than 0.1 m².
2. *Signs* located inside a *building*, a concealed parking area, or a controlled open assembly area, and not intended to be viewed from outside the *building* or area in which they are located.
3. *Street name signs*, traffic control *signs* and *street* decorations authorized by *permit*, bylaw, or Provincial or Federal Government Statutes.
4. The *address* of a *building* to which it is affixed.
5. *Public notices* and similar *signs* required by law.
6. *Flags*.
7. *Signs*, including trademarks and instructions, which form part of appliances such as gas pumps, vending machines and telephones.
8. *Vehicle signs* except when the vehicle is stationary and visible from a *street* for a period in excess of six hours.

4.2 Signs Prohibited by this Bylaw

Signs that are not expressly permitted by or exempted from this Bylaw are prohibited. In addition, the following *signs* are specifically prohibited:

1. *Signs* which will interfere with the use of the *street* by vehicles or pedestrians, the use of any traffic control device or other equipment installed by the *Corporation* or a utility company, or the health of a street tree.
2. *Signs* which will obstruct any window, door opening, passageway, fire escape, walkway or similar feature of a *premises*.
3. *Billboards* and *third party advertising* except *community activity signs* and *public convenience signs*.
4. *Portable signs*, except temporary *portable signs* and *sandwich-board signs* as regulated in this Bylaw.
5. *Animated signs*, *rotating signs*, and *flashing signs*.
6. *Wall signs*, *roof signs*, *inflatable signs*, *balcony signs* and *poster signs*.
7. Any *sign* placed on the wall of any *building* or structure, post, utility pole, fence, street light standard, tree, except as otherwise permitted by this bylaw.
8. Private *signs* on a *street* unless authorized by the *Engineer* through a Highway Use Permit.

SECTION 5 SPECIAL SIGN AREAS

Delta has many areas with distinct character. *Council* has determined that certain areas will benefit from *sign* regulations which reflect the particular unique form and character, with the intent of encouraging signage in keeping with special community objectives in those areas. The following *special sign areas* are established and designated:

5.1 Ladner Village Special Sign Area

The regulations of Schedule A apply to the Ladner Village *Special Sign Area* shown on Map 1 in Schedule A of this Bylaw.

5.2 Tsawwassen Special Sign Area

The regulations of Schedule B will apply to the Tsawwassen *Special Sign Area* shown on Map 2 in Schedule B of this Bylaw.

5.3 Scott Road Special Sign Area

The regulations of Schedule C will apply to the Scott Road *Special Sign Area* shown on Map 3 in Schedule C of this Bylaw.

5.4 Nordel Social Heart Special Sign Area

The regulations of Schedule D will apply to the Nordel Social Heart *Special Sign Area* shown on Map 4 in Schedule D of this Bylaw.

SECTION 6 GENERAL SIGN REGULATIONS

The regulations in this section apply to *signs* in all areas of *Delta*. In addition, there are regulations which apply in *special sign areas* outlined in Schedules A through D to this Bylaw. When there is a conflict between the regulations in this section and those of a *special sign area*, the latter take precedence.

6.1 General Regulations

1. **Maximum Total Sign Area**
The combined *sign area* of all *projecting signs*, *facia signs* and *canopy signs* on any *facade* must not exceed 1.0 m² for each 1.0 m of *facade* length.
2. **Sign Types May Be Combined**
Where a *sign* is composed of more than one type of *sign* regulated in this Section, the regulations for each type of *sign* shall be applicable to the appropriate portion of the *sign*.
3. **Illumination**
 - (a) The illumination for any *sign* must not create a direct glare upon any surrounding *site* or *street*.
 - (b) The light source for a *sign* and all wiring and conduits to a *sign* must not be visible by passing vehicles or pedestrians.
 - (c) *Signs* must be non-illuminated unless permitted otherwise by this bylaw.
 - (d) A *sign* located at the rear or side of a *building* or *site* must not be illuminated if such *sign* is adjacent to any residential area.
4. **Change of Sign**
A *permit* is required for changing any part of the structural elements, *copy* and content, lighting or colour of any existing *sign*.
5. **Non-conforming Signs**
A *non-conforming sign* may be maintained or altered only to the extent that the maintenance or alteration would not involve further contravention of this Bylaw with regard to siting, size or dimensions.
6. **Signs on the Public Right-of-Way**
A *sign* located, in whole or in part, within any *street* or *public place* is required to obtain permission of the *Engineer* through a Highway Use Permit in addition to a *sign permit*.
7. **Premises With No Facade**
A commercial *premises* which has no calculable *facade*, may be permitted to locate a *sign* within the *facade* of another *premises* on the *site*.
8. **Comprehensive Sign Plans**
 - (a) A *comprehensive sign plan* is intended to coordinate a number of *signs* for a *building*, group of *buildings* or *multi-tenant complex*.
 - (b) A *comprehensive sign plan* application must be submitted for a new *building*, group of *buildings* or *multi-tenant complex* or a major renovation to an existing building, group of buildings or *multi-tenant complex* in a *Special Sign Area*.

- (c) A *comprehensive sign plan* may be submitted for an existing *building*, group of *buildings* or *multi-tenant complex* in a *Special Sign Area*.
- (d) A *comprehensive sign plan* must:
 - i) generally conform to the regulations in this Bylaw regarding size, location, and number of *signs*; and
 - ii) propose a minimum of three consistent design elements (i.e., *sign* type or design, colour, illumination, location, *height*).

9. Design Control

The design and placement of any *sign* must not detract from the character of an area or the architectural integrity of any *building* or structure it is attached to or located beside.

10. Design Review

The *Director* may refer any application for a *Comprehensive Sign Plan* or a Development Variance Permit to the Advisory Design Panel for comment.

6.2 Sign Construction

- 1. Every *sign* and *sign* structure must be designed and constructed in accordance with good engineering practice and in conformity with the requirements of all applicable bylaws and regulations of the *Corporation* and of the Province of British Columbia in effect at the time of application.
- 2. The *Director* may require the structural design of any *sign* to be performed by a professional engineer.
- 3. All *signs* requiring an electrical connection must be constructed and installed in accordance with the Canadian Electrical Code and approved by the Provincial Electrical Inspector.

6.3 Sign Maintenance and Removal

- 1. All *signs* must be maintained in a safe condition and free from defects.
- 2. The normal painting, repair and maintenance of a *sign* is allowed without a *permit*.
- 3. Where any *sign*
 - (a) is a hazard to public safety;
 - (b) contravenes this bylaw; or
 - (c) no longer correctly advertises a business or activity associated with the *premises*,the *Director* may give the *sign* owner or property owner written notice specifying the danger or contravention and ordering that the *sign* be removed or repaired within 24 hours.
- 4. In the event of failure to comply with an order given under this Section, the *Director* may have the *sign* removed or repaired by the *Corporation*. The resulting costs of removal, repair, transportation and storage of any such *sign* will be a debt due and recoverable from the sign owner or property owner in any court of competent jurisdiction.

6.4 Sign Copy Area and Electronic Message Boards

1. Copy Area

The *copy area* of any *sign* must not exceed 50% of the *sign area* on each *sign face*.

2. Changeable Copy Area

Changeable copy, not exceeding 50% of the *copy area*, is permitted on *freestanding signs, projecting signs, and fascia signs*.

Changeable copy, not exceeding 80% of the *copy area*, is permitted on *signs* for museums, theatres, cinemas, arenas, and other similar places of culture, entertainment and recreation.

3. Electronic Message Boards

Electronic message boards, not exceeding 50% of the permitted *copy area*, are permitted on *freestanding signs* in commercial *multi-tenant complexes*.

Electronic message boards, not exceeding 80% of the permitted *copy area*, are permitted on *signs* for museums, theatres, cinemas, arenas, and other similar places of culture, entertainment and recreation.

SECTION 7 REGULATIONS FOR SIGNS ALLOWED WITHOUT PERMIT

Some types of *signs* are permitted without a *permit* when they are associated with specific *land uses*, and when the conditions set out in this bylaw are met. *Signs* that do not require a *permit*, but that are regulated as described under each subsection below, include:

7.1 Neighbourhood Identification Sign

For all *land uses*;

One non-illuminated or *indirectly illuminated neighbourhood identification sign* is permitted provided it does not exceed 5.0 m² in total *sign area* and 1.25 m in *height*.

7.2 Community Activity Sign

For all *land uses*;

One non-illuminated *community activity sign* is permitted per *site frontage* provided that it:

- (a) does not exceed one *sign face* and 3.0 m² in total *sign area*;
- (b) is not located on a road median;
- (c) is displayed for no more than 30 consecutive days before the date and 7 days after the conclusion of the event;
- (d) includes the date of installation on the *sign*; and
- (e) obtains a Highway Use Permit if located on a municipal right-of-way.

7.3 Directional Sign

For all but *residential land uses*;

Up to two *indirectly illuminated* or non-illuminated *directional signs* are permitted provided each does not exceed 0.4 m² in *sign area*, and if freestanding, 1.0 m in *height*. For *agricultural land uses*, a *directional sign* may be increased to 1.5m in *height*.

7.4 Facia Identification Sign

For all *land uses*;

One *facia identification sign* not exceeding 0.3 m² in total *sign area*, is permitted. For civic, institutional, and religious *buildings*, the *sign area* may be increased to 1.0 m² if the *sign* consists of individual letters or a logo.

7.5 Facia Directory Sign

For all but *agricultural and residential land uses*;

One *facia directory sign* not exceeding 1.0 m² in total *sign area* is permitted.

7.6 Banner Sign

For *commercial, service, and institutional land uses*;

Banner signs in conjunction with specific events, such as a sale, promotion, new product introduction, are permitted but may not to be displayed on one *site* for more than 60 days in a calendar year; and

Banner signs used by *Delta* or nonprofit community organizations are permitted provided that they are used exclusively for the promotion of a special event or for *street* beautification purposes.

7.7 Home Occupation and Bed and Breakfast Sign

For *residential* and *agricultural land uses*;

One non-illuminated *home occupation* or *bed and breakfast* *facia* or *freestanding sign* is permitted provided it does not exceed 0.18 m² in total *sign area* on one *sign face*; or, if a *freestanding sign*, 1.2 m in *height*.

BL6273, 2005

7.8 Political Sign

For all land uses;

Political signs are permitted provided they:

- (a) comply with provisions of the *Local Government Act*, the *Motor Vehicle Act*, the *Highway Act*, and any other applicable Provincial or Federal Statutes, orders or regulations relating thereto;
- (b) are non-illuminated, do not exceed two *sign faces*, 3m² *sign area* on each *sign face*, 3.0 m in *height*, and are no closer than 0.3m in any direction to any other *sign*;
- (c) are displayed no more than 30 days before the date of and 7 days after the conclusion of, an election or referendum;
- (d) are not placed in or on telephone or hydro poles or rights-of-way, on or adjoining roadways planned for construction activity, under construction , or on newly planted *boulevard* and *median* areas, municipal buildings, facility grounds, or on street light standards, street *boulevards* adjoining municipal parks, recreation facilities or other civic *buildings* such as municipal hall, libraries, fire halls, museums or similar facilities; and
- (e) are not placed on:
 - i) Ladner Trunk Road *medians* between Highway 17 and 57 Street
 - ii) Nordel Way *median* in the 11900 block
 - iii) Scott Road *medians* between Highway 10 and 96 Avenue
 - iv) 56 Street *medians* between Highway 17 and 6 Avenue
 - v) 12 Avenue *medians* between 56 and 55 Street.

7.9 Prohibition Sign

For all land uses;

Prohibition signs spaced at least 10.0 m apart, are permitted provided that each does not exceed one *sign face*, 0.4 m² in total *sign area*, and 2.0 m in *height*.

7.10 Small Real Estate Sign

For all land uses;

Up to two non-illuminated freestanding *real estate signs* for each *premises*, are permitted provided each *sign* does not exceed two *sign faces*, 2.0 m² in total *sign area*, and 1.5 m in *height*.

7.11 Large Real Estate Sign

For all but *residential land uses*;

Up to two non-illuminated *real estate signs* for each *premises* are permitted, provided each *sign* does not exceed two *sign faces*, 6.0 m² in total *sign area*, and 3.0 m in *height*.

7.12 Real Estate Open House Directional Sign

For all *land uses*;
Real estate open house directional signs are permitted for the duration of open house hours.

7.13 Residential Identification Sign

For *multiple-family residential land uses*;
One *freestanding sign* is permitted, provided it does not exceed two *sign faces*, 5m² in total *sign area* and 1.8m in *height*.

7.14 Window Sign

For all but *agricultural and residential land uses*;
Window signs with a *sign area* not exceeding 25% of the area of the windows are permitted.

7.15 Construction Site Sign

For all *land uses*;
Non-illuminated *construction site signs* for a construction project proceeding under a *permit*, are permitted provided that:

- (a) there is only one *sign* for each *street frontage*;
- (b) each *sign* does not exceed 6.0 m² in total *sign area*; and
- (c) each *sign* is displayed only for the construction period.

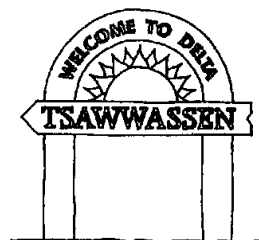
The *sign(s)* may include a graphic rendering of the project, and may identify the owner, sources of financing, general contractor, sub-trades architects, engineers and others associated with the planning, design and development of the project.

7.16 Public Convenience Sign

Signs on streets in connection with public conveniences, including *bench signs* and *bus shelter signs*, are permitted provided each is authorized by a Highway Use Permit.

7.17 Welcome to Delta Sign

Municipality of *Delta* welcome *signs* approved by *Council* are permitted.



7.18 Park and Public Property Identification Sign

Park and public property identification signs are permitted provided they meet all regulations of this bylaw.

SECTION 8 REGULATIONS FOR SIGNS ALLOWED BY PERMIT

The following *signs* are permitted throughout the Municipality, provided that each meets the requirements of Section 6 and the applicable Schedules of this Bylaw. Subject to Section 7, each *sign* requires a *sign permit*.

8.1 Freestanding Sign



Freestanding Sign means a *sign* which is permanently attached to the ground and is independent of any *building* or structure.

1. Land Uses

Freestanding signs are permitted in association with *agricultural, service, commercial, industrial, and institutional land uses*. *Freestanding signs* are not permitted with *residential land uses*, except for *home occupation signs, bed and breakfast signs, and small real estate signs*.

2. Number

- (a) For each *service* or *institutional site*, one *freestanding sign* is permitted.
- (b) For each *frontage* of an *agricultural site*, one *freestanding sign* is permitted.
- (c) For all other *land uses*,
 - i) for *sites* with *frontages* between 12m and 100m, one *freestanding sign* is permitted per *frontage*,
 - ii) for *sites* with *frontages* greater than 100m, one *freestanding sign* is permitted per 100m of *frontage* to a maximum of three *signs* per *site frontage*.

3. Location

- (a) A *freestanding sign* must be located so that it does not obstruct visibility from or to driveways, as determined by the *Engineer*.
- (b) A *freestanding sign* must be located a minimum of 25m from any other *freestanding sign* on a *site*.

4. Sign Area and Height

- (a) For *commercial* and *industrial land uses*, a *freestanding sign* must not exceed a total *sign area* of 14.4m² and a *height* of 3.5m.
- (b) For *institutional land uses*, a *freestanding sign* must not exceed a total *sign area* of 11m² and a *height* of 3.5m.
- (c) For *service land uses*, a *freestanding sign* must not exceed a *height* of 3.5 m and a total *sign area* of 11.6m².
- (d) For *agricultural land uses*, a *freestanding sign* must not exceed a *height* of 4.5 m and a total *sign area* of 11m².
- (e) For *commercial* and *industrial land uses*, the total *sign area* of a *freestanding sign* may be increased by 0.65m² for each lineal metre of *frontage* beyond 30m, up to a maximum of 27.5m² ; and

- (f) For all but *agricultural land uses*, the *height* of a *freestanding sign* may be increased by 0.08m for each lineal metre of *frontage* beyond 30m to a maximum of 6.0m.

5. Illumination

A *freestanding sign* may be *illuminated* subject to the regulations of Section 6. 1. 3.

8.2 Projecting Sign



Projecting Sign means a *sign*, other than a *facia sign* or *canopy sign*, which is attached to and projects from a *building facade*.

1. Land Uses

Projecting signs are permitted in association with *service, commercial, industrial, and institutional land uses*.

2. Number

One *projecting sign* is permitted for each *facade* of a *premises*.

3. Location

A *projecting sign* must be located at or near the centre of the length of the *premises facade* or over the *premises entrance*. Where two *facades* meet at a common corner, that corner may be considered to be the centre of the two *facades*.

4. Sign Area and Height

(a) A *projecting sign* must have two *sign faces*, and not exceed a total *sign area* of 0.5 m² for each 1.0 m length of *premises facade*, to a maximum of 12.0 m² on each *facade*.

(b) A *projecting sign* must not exceed a *height* of 5.0 m or the *roof line*, whichever is the lesser.

(c) A *projecting sign* must have a minimum *clearance* of 2.4 m.

(d) A *projecting sign* must not exceed a horizontal projection from the *facade* of 3.0 m.

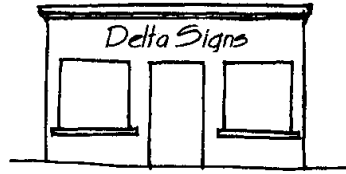
(e) Where a single *projecting sign* is located at the junction of two *facades*, the maximum *sign area* and maximum *sign projection* of one sign may be increased by 25% in lieu of having two *signs*.

(f) Where a *projecting sign* encroaches into a *street* or other vehicle manoeuvring area, the *sign* must be located a minimum of 0.6 m from the vehicle areas as determined by the *Engineer*.

5. Illumination

A *projecting sign* may be *illuminated* subject to the regulations of Section 6.1.3.

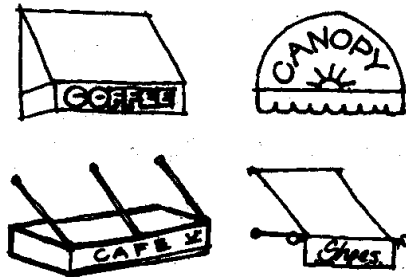
8.3 Facia Sign



Facia Sign means a sign mounted on a building facade with a sign face generally parallel to that facade.

1. Land Uses
Facia signs are permitted in association with *service, commercial, industrial, and institutional land uses*.
2. Location
A *facia sign* must be located on the *premises facade* and contained entirely within an area below either the *roof line* of a single-storey building, or the top of the second storey windows of a multi-storey building.
3. Sign Area and Height
 - (a) A *facia sign* must not exceed a *sign area* of 1.0 m² for each 1.0 m length of *premises facade*.
 - (b) A *facia sign* must not exceed a maximum projection from the *facade* of 0.5 m.
4. Illumination
A *facia sign* may be illuminated to the regulations of Section 6.1. 3.

8.4 Canopy Sign



Canopy Sign means a sign painted on, attached to, or constructed into the face of a canopy or a pump island canopy.

1. Land Uses
Canopy signs and *under-canopy signs* are permitted in association with *service, commercial, and institutional land uses*.
2. Number
 - (a) One *canopy sign* is permitted on each face of any *canopy* of which at least 80% projects at least 1.2 m from the *building facade*.
 - (b) One *under-canopy sign* is permitted for each *premises*.
 - (c) One *canopy sign* is permitted on two *canopy* faces of a *pump island canopy* associated with a *service land use*.
3. Location
 - (a) A *canopy sign* may be located on any face of a *canopy*, and must not extend vertically or horizontally beyond the limits of the *canopy* it is on.
 - (b) *Canopy signs* and *under-canopy signs* must have a minimum *clearance* of 2.4 m and a minimum setback of 0.6 m from the curb line of a *street*.

- (c) An *under-canopy sign* must not project beyond any edge of a *canopy*.
- (d) An *under-canopy sign* must be located perpendicular to the *facade* to which the *canopy* is attached.

4. Size

- (a) A *canopy sign* must not exceed a *sign area* of 1.0 m² for each 1.0 m of *canopy* length.
- (b) A *canopy sign* on a *pump island canopy* must not exceed a *sign area* of 0.3m² for each metre of *canopy* length.
- (c) Where a *canopy* consists of fabric or other flexible material stretched over a rigid frame, the *copy area* of a *sign* must not exceed 0.5m² for each one metre of *canopy* length.
- (d) An *under-canopy sign* must not exceed a *sign area* of 0.15m².

5. Illumination

- (a) A *canopy sign* may be illuminated subject to the regulations of Section 6. 1. 3.
- (b) A *directly illuminated canopy* which consists of fabric or other flexible material stretched over a rigid frame, must have an opaque background and may have translucent *copy*.
- (c) An *under-canopy sign* must be *indirectly illuminated* or non-illuminated.

8.5 Mansard Roof Sign



Mansard Roof Sign means a *sign* which is attached to or constructed in or on a *mansard roof*.

1. Land Uses

Mansard roof signs are permitted with *service, commercial, industrial, and institutional land uses*.

2. Number

One *mansard roof sign* may be permitted in lieu of any permitted *facia sign*.

3. Location

A *mansard roof sign* must be contained entirely within an area that is between the ends and above the gutter line of a *mansard roof*, and below the *roof line*.

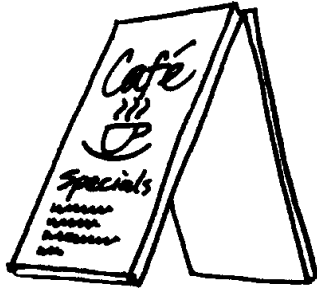
4. Size

- (a) A *mansard roof sign* must not exceed a *sign area* of 1.0 m² for each 1.0 m length of *mansard roof*, measured at the gutter line.
- (b) A *mansard roof sign* must not exceed a maximum vertical dimension of 2.0 m.

5. Illumination

A *mansard roof sign* may be illuminated subject to the regulations of Section 6.1.3.

8.6 Sandwich-board Sign



Sandwich-board Sign means a *portable sign* consisting of two rigid surfaces attached together at one edge.

1. Land Uses
Sandwich-board signs are permitted in association with *commercial* and *agricultural land uses*.
2. Number
One *sandwich-board sign* is permitted for each *premises*.
3. Location
 - (a) A *sandwich-board sign* must be located on the *site* within 3.0m of the *premise* entrance or, for an *agricultural site*, within 3.0m of the *site* entrance.
 - (b) If there is not adequate room on the *site*, a *sandwich-board sign* may be located in a *street*. If located in a *street*, the *sign* must be positioned so that a minimum 1.5 m wide, unimpeded pedestrian passageway and adequate *site* lines exist.
 - (c) The placement of a *sandwich-board sign* in a *street* requires a Highway Use Permit.
4. Size
 - (a) A *sandwich-board sign* must have two *sign faces* of equal size, and must not exceed a total *sign area* of 1.5 m².
 - (b) A *sandwich-board sign* must not exceed a *height* of 1.0 m.
5. Illumination
A *sandwich-board sign* must be non-illuminated.
6. Other
 - (a) A *sandwich-board sign* must be designed to be stable and have enough weight so as not to be blown over in a heavy wind.
 - (b) *Sandwich-board signs* must be removed when the business is closed.

8.7 Temporary Sign

Temporary Sign means a *sign* erected for the duration of, and containing information about, an event or activity which has a predetermined beginning and end, or for a limited period of time as stated in this bylaw for a new business.

1. Land Uses
One *temporary sign* identifying a new business *premises* or change in use or ownership is permitted in association with *service, commercial* and *agricultural land uses*.

2. Location
A temporary sign must be located on the site or business premises, not on a public street or public property.
3. Size
A temporary sign must not exceed 3.0m² in sign area.
4. Illumination
A temporary sign must not be illuminated.
5. Other
A temporary sign may be displayed for a maximum of 30 days.

SECTION 9 REPEAL AND ENACTMENT

9.1 The "Delta Sign Bylaw No. 4235, 1988" is hereby repealed.

READ A FIRST TIME the 6th day of March, 2001

READ A SECOND TIME the 6th day of March, 2001

READ A THIRD TIME the 6th day of March, 2001

THIRD READING RESCINDED the 10th day of April, 2001

READ A THIRD TIME AS AMENDED the 10th day of April, 2001

FINALLY CONSIDERED AND ADOPTED the 24th day of April, 2001.

"LOISE JACKSON"

Lois E. Jackson
Mayor

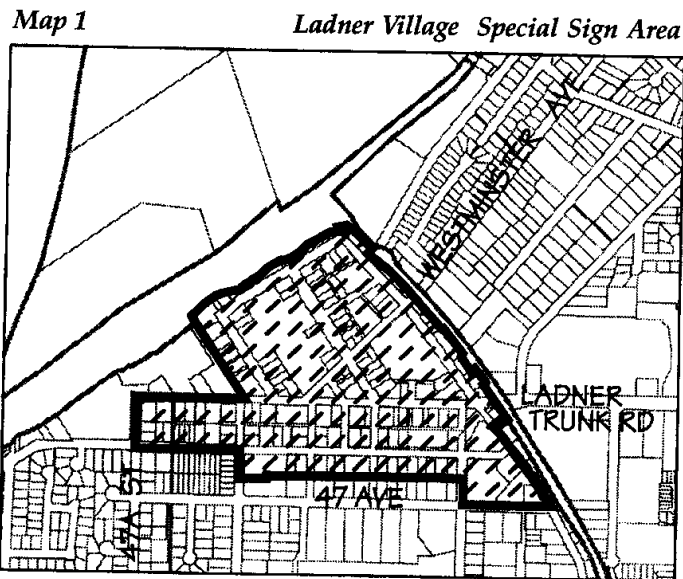
"GIL MERVYN"

Gil Mervyn
Municipal Clerk

SCHEDULE A LADNER VILLAGE SPECIAL SIGN AREA

Intent

Ladner Village is an early twentieth century commercial area, the original commercial centre for Ladner. The architecture and *street* pattern are from a time when commercial areas were designed for fewer cars. *Signs* play an important role in reinforcing a pedestrian scale and village atmosphere. The following regulations are intended to encourage *signs* which complement the *building* architecture and *streets*, and reduce the total number of *signs*. Creative *sign* design which contributes to the historic character of Ladner core is encouraged. Signage for common facilities such as gateways and directional *signs* locating common parking must also comply with these regulations.



Regulations

The regulations of this bylaw apply to the Ladner Village *Special Sign Area* unless expressly varied by this Schedule as follows:

1. A *sign* must not disfigure or obscure any important architectural feature of any *facade*.
2. *Signs* are limited to any combination of the following materials or durable imitations of the following materials:
 - wood (painted, stained, natural, sandblasted, or carved);
 - metal (painted, enamelled, embossed, or cast);
 - fabric (canvas or other durable natural material);
 - painted glass, acrylic, or other durable plastics.
3. *Signs* must be *indirectly illuminated* or non-illuminated.
4. *Direct illumination* by means of skeleton or outline neon tubing may be considered for any *sign* approved through a *comprehensive sign plan*.
5. *Electronic message boards* are not permitted.

6. The regulations of Section 7: Regulations for Signs Allowed Without Permit, apply in the Ladner Village *Special Sign Area* except that:
 - (a) *Facia identification sign* relaxations for civic, institutional and religious buildings under Section 7.4 do not apply.
 - (b) A large *real estate sign* under Section 7.11 is not allowed.
7. The regulations of Section 8: Signs Allowed by Permit, apply in the Ladner Village *Special Sign Area* except that:
 - (a) The *freestanding sign* regulations under Section 8.1 are varied as follows:
 - For all land uses:
 - one *freestanding sign* is permitted per site
 - maximum *height* 1.8m
 - maximum *sign area* 5m²
 - (b) The *projecting sign* regulations of Section 8.2 are varied as follows:
 - A *projecting sign* must have two *sign faces*, and not exceed a total *sign area* of 0.2 m² for each 1.0 m length of *premises facade*, to a maximum of 2.0 m² on each *facade*. A *projecting sign* must not exceed a horizontal projection from the *facade* of 1.25 m.
 - (c) The *facia sign* regulations of Section 8.3 are varied as follows:
 - A *facia sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m length of *premises facade*, nor a maximum projection from the *facade* of 15 cm.
 - (d) The *canopy and under-canopy sign* regulations of Section 8.4 are varied as follows:
 - A *canopy sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m of *canopy length*, and must have a minimum *clearance* of 2.2 m.
 - Where a *canopy* consists of fabric or other flexible material stretched over a rigid frame, the *copy area* of a *sign* must not exceed 0.2m² for each one metre of *canopy length*.
 - One *under-canopy sign* is permitted for each 4.5 m of *facade frontage*, and must have a minimum *clearance* of 2.2 m.
 - (e) The *mansard roof sign* regulations of Section 8.5 are varied as follows:
 - A *mansard roof sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m length of *mansard roof*, measured at the gutter line, nor a maximum vertical dimension of 0.6 m.



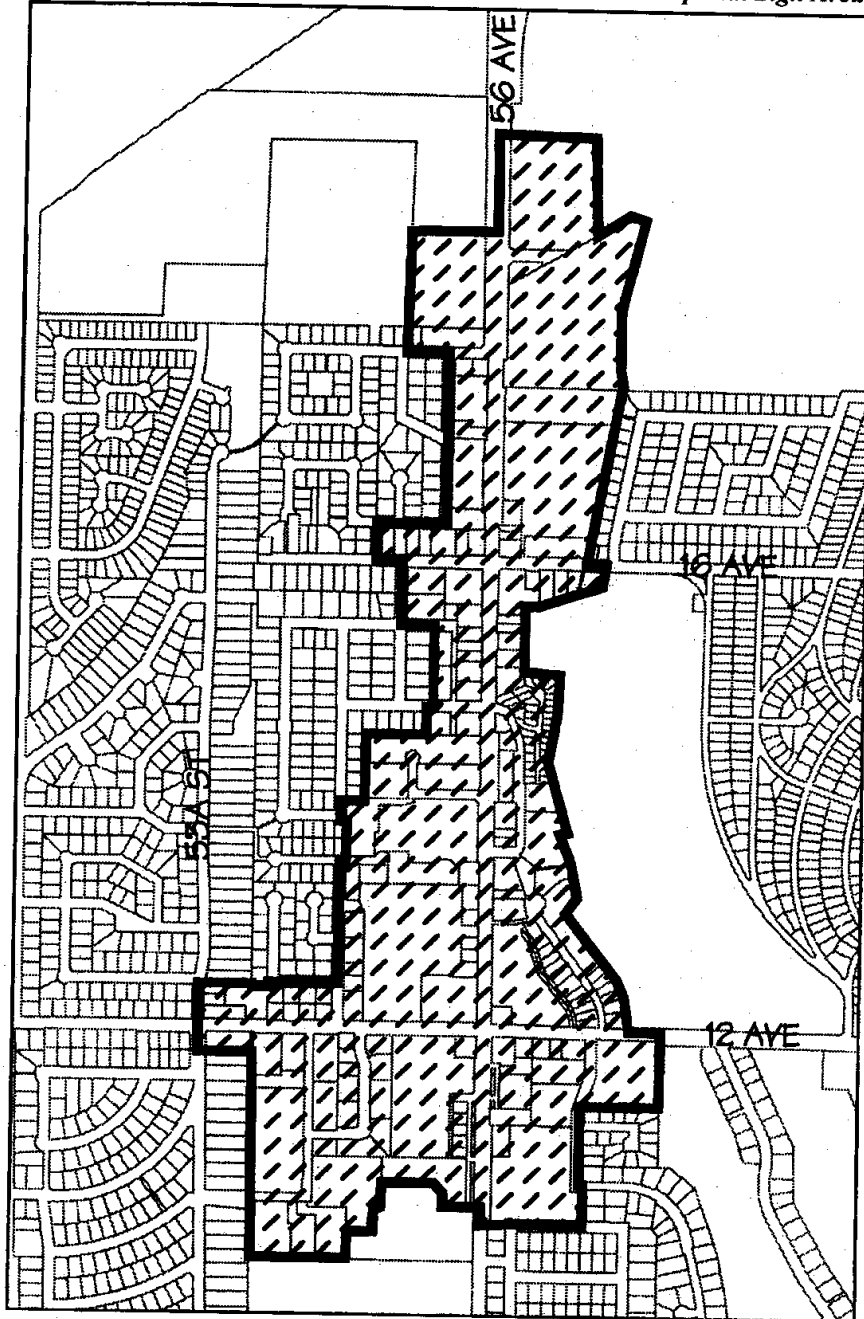
SCHEDULE B TSAWWASSEN SPECIAL SIGN AREA

Intent

Delta's Official Community Plan outlines a new direction for the commercial areas of Tsawwassen which focus on 12th Avenue and 56th Street. Originally developed with an automobile orientation, redevelopment is changing the focus for the benefit of pedestrians, and striving to create a small town or village character in Tsawwassen. *Signs* play an important role in creating the desired small town character. The following regulations for *signs* in Tsawwassen are intended to reinforce the OCP policy by reducing the number, scale, and size of *signs* and the number of messages on *signs*. High quality, creative *signs* are encouraged.

Map 2

Tsawwassen Special Sign Area



Regulations

The regulations of this Bylaw apply to the Tsawwassen *Special Sign Area* unless expressly varied by this Schedule.

1. Sign Illumination

All *directly illuminated signs* must have opaque backgrounds and may have translucent copy.

2. Signs Allowed By Permit

The regulations of Section 8: Signs Allowed by Permit, apply in the Tsawwassen *Special Sign Area* except that:

(a) The *freestanding sign* regulations under Section 8.1 are varied as follows:

- For *commercial land uses* in the form of *multi-tenant complexes* with *frontages* of 50m or more:
 - one *freestanding sign* per *frontage* is permitted
 - maximum *sign area* 15m²
 - maximum *height* 4.5m
 - *copy* is limited to the name of the complex and one additional message or, the name of the complex and one *electronic message board*.
- For *service land uses*:
 - one *freestanding sign* per *site* is permitted
 - maximum *sign area* 11.6m²
 - maximum *height* 2.3m.
- For all other *land uses*:
 - one *freestanding sign* is permitted
 - maximum *sign area* 11m²
 - maximum *height* 3m.
 - *copy* is limited to one message.
- For all other *land uses* with *frontages* less than 30m:
 - one *freestanding sign* is permitted
 - maximum *sign area* 5m²
 - maximum *height* 2.4m.
 - *copy* is limited to one message.

(b) The *projecting sign* regulations of Section 8.2 are varied as follows:

- A *projecting sign* must have two *sign faces*, and not exceed a total *sign area* of 0.2 m² for each 1.0 m length of *premises facade*, to a maximum of 2.0 m² on each *facade*. A *projecting sign* must not exceed a horizontal projection from the *facade* of 1.25 m.

BL5991, 2001

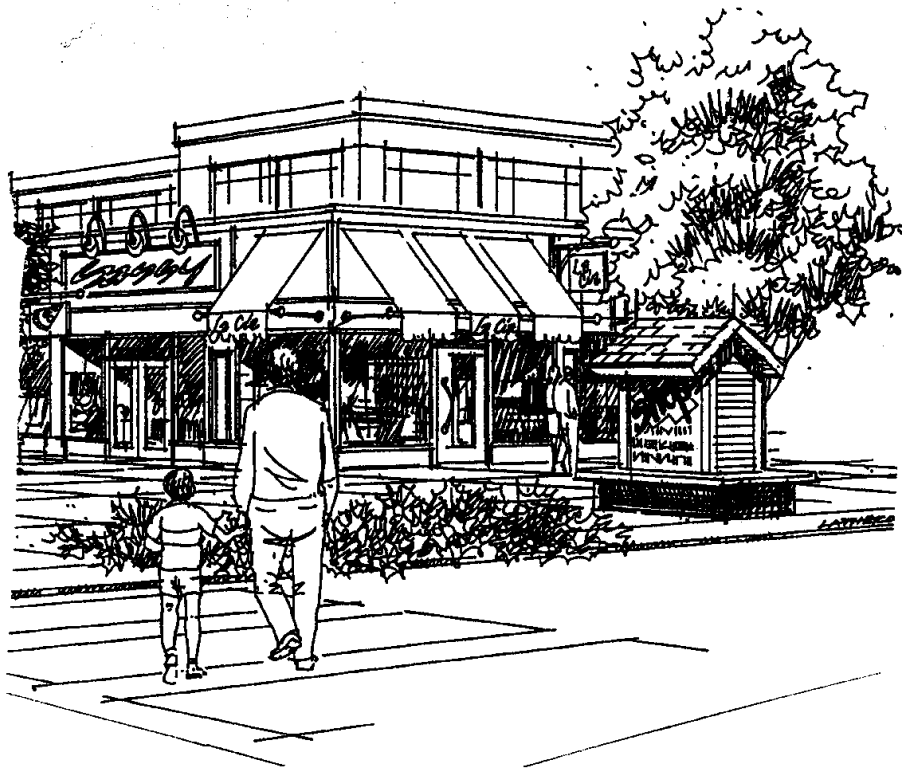
(c) The *facia sign* regulations of Section 8.3 are varied as follows:

- A *facia sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m length of *premises facade*.

(d) The *canopy sign* regulations of Section 8.4 are varied as follows:

- A *canopy sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m of *canopy* length, and maintain a *clearance* of at least 2.2 m.
- Where a *canopy* consists of fabric or other flexible material stretched over a rigid

- Where a *canopy* consists of fabric or other flexible material stretched over a rigid frame, the *copy area* of a *sign* must not exceed 0.2m^2 for each one metre of *canopy* length.
 - One *under-canopy* sign shall be permitted for each 4.5 m of *facade frontage*, and must have a minimum *clearance* of 2.2 m.
- (e) The *mansard roof sign* regulations of Section 8.5 are varied as follows:
- A *mansard roof sign* must not exceed a *sign area* of 0.4 m^2 for each 1.0 m length of *mansard roof*, measured at the gutter line, nor a maximum vertical dimension of 0.6 m.

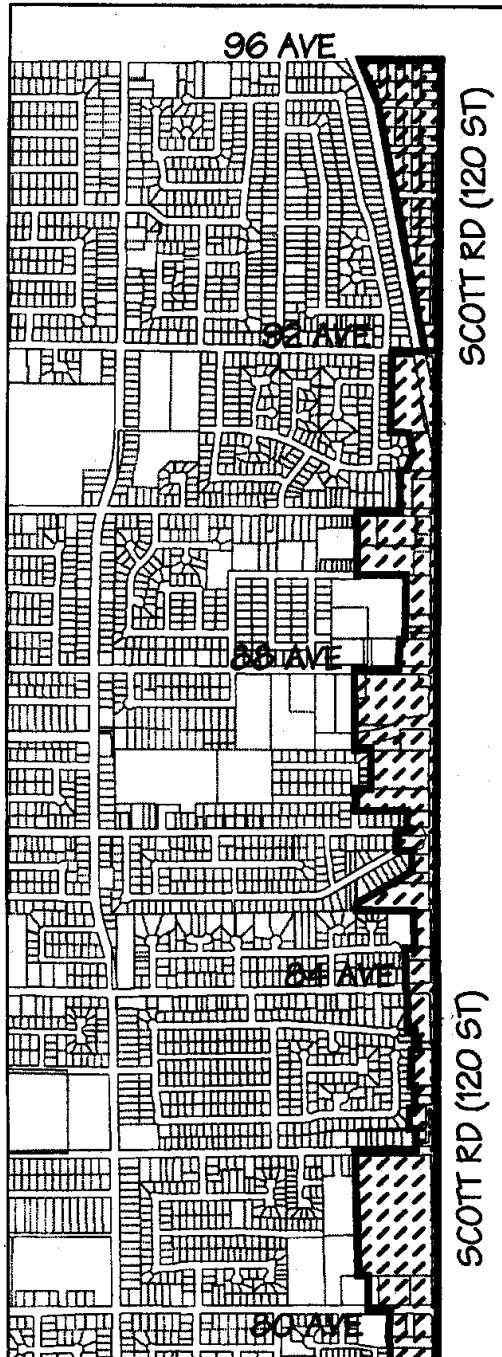


SCHEDULE C SCOTT ROAD SPECIAL SIGN AREA

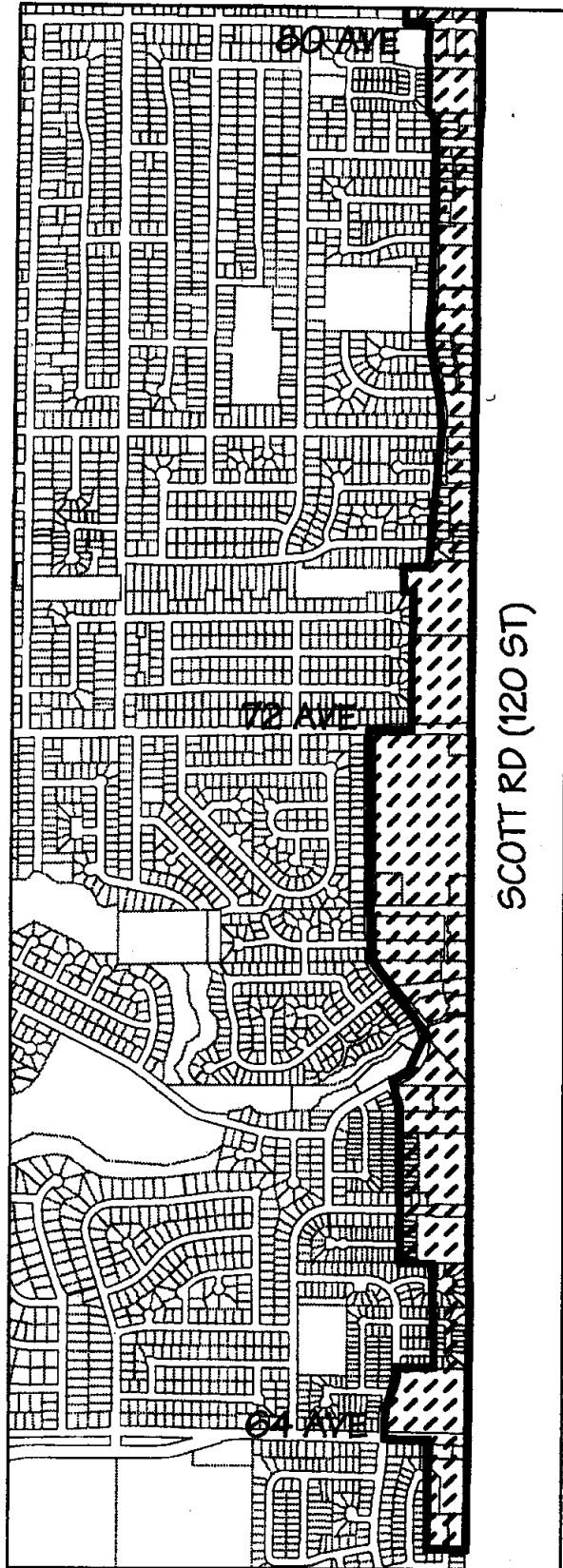
Intent

Scott Road is the commercial centre of North Delta as well as a regional shopping destination. It is also a major highway and on the border with another municipality. Long range plans are to establish more intensive mixed-use nodes along this corridor with pedestrian friendly environments. *Signs* should reflect this new form and scale of development. In the meantime, regulations are harmonized with Surrey regulations on the other side of Scott Road.

Map 3 Scott Road Special Sign Area



Map 3 cont'd Scott Road Special Sign Area



Regulations

The regulations of this Bylaw apply to the Scott Road *Special Sign Area* unless expressly varied by this Schedule as follows:

1. Signs Allowed by Permit

The regulations of Section 8: Signs Allowed by Permit, apply in the Scott Road *Special Sign Area*, except that:

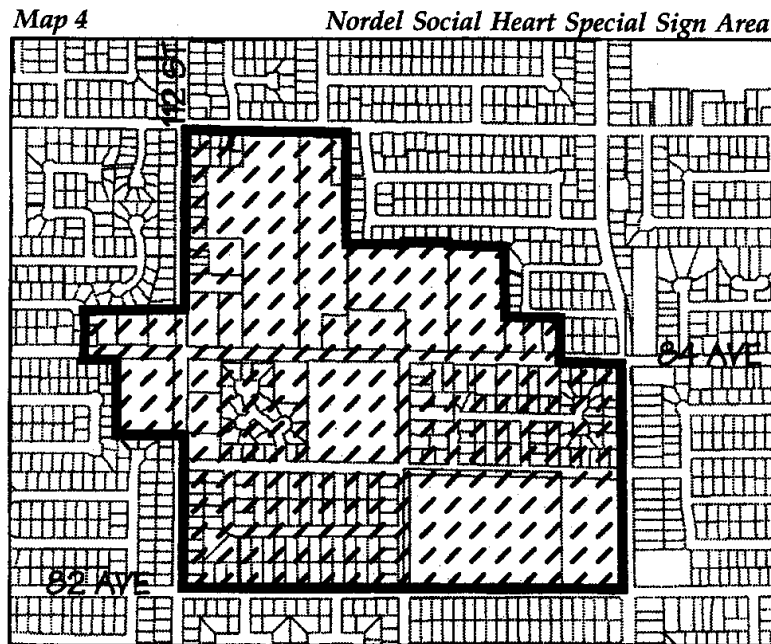
- (a) The *freestanding sign* regulations under Section 8.1.4(f) are varied as follows:
- For *commercial and industrial land uses*, the maximum height of a *freestanding sign* may be increased by 0.08m for each lineal metre of *frontage* beyond 30m to a maximum of 7.5m.



SCHEDULE D NORDEL SOCIAL HEART SPECIAL SIGN AREA

Intent

Delta's Official Community Plan identifies Nordel as North Delta's "Social Heart", a node of commercial, recreational, cultural, and educational facilities around 84th Avenue and 112th Street. Guidelines for revitalizing the character and function of Nordel as the "Social Heart" focus on creating a comfortable pedestrian atmosphere. *Signs* are an important part of this character. The following regulations are intended to encourage pedestrian-oriented signage, reduce the number of large *signs* and the number of messages on *signs* to reinforce the desired character.



Regulations

The regulations of this bylaw apply to the Nordel Social Heart *Special Sign Area* unless expressly varied by this as follows:

1. A *sign* must not disfigure or obscure any important architectural feature of any *facade*.
2. Each individual business may have a maximum of two of the *signs* permitted in Section 8 of this Bylaw.
3. *Signs* are limited to any combination of the following materials or of durable imitations of the following materials:
 - wood (painted, stained, natural, sandblasted, or carved);
 - metal (painted, enamelled, embossed, or cast);
 - fabric (canvas or other durable natural material);
 - painted glass, acrylic or other durable plastics.
4. *Signs* must be *indirectly illuminated*, *non-illuminated*, or *directly illuminated* by means of skeleton or outline neon tubing.
5. *Electronic message boards* are not permitted.

6. The regulations of Section 7: Signs Allowed Without Permit, apply in the Nordel Social Heart *Special Sign Area*, except that:
- (a) *Facia identification sign* relaxations for civic, institutional and religious *buildings* under Section 7.4 do not apply.
 - (b) A *large real estate sign* under Section 7.11 is not permitted.
7. The regulations of Section 8: Signs Allowed By Permit, apply in the Nordel Social Heart *Special Sign Area*, except that:
- (a) The *freestanding sign* regulations under Section 8.1 are varied as follows:
 - For all *land uses*:
 - one *freestanding sign* is permitted per *site*
 - maximum *height* 1.8m
 - maximum *sign area* 5m²
 - (b) The *projecting sign* regulations of Section 8.2 are varied as follows:
 - A *projecting sign* must have two *sign faces*, and not exceed a total *sign area* of 0.2 m² for each 1.0 m length of *premises facade*, to a maximum of 2.0 m² on each *facade*. A *projecting sign* shall not exceed a horizontal projection from the *facade* of 1.25 m.
 - (c) The *facia sign* regulations of Section 8.3 are varied as follows:
 - A *facia sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m length of *premises facade*, nor a maximum projection from the *facade* of 15 cm.
 - (d) The *canopy sign* and *under-canopy sign* regulations of Section 8.4 are varied as follows:
 - A *canopy sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m of *canopy* length, and shall have a minimum *clearance* of 2.2 m.
 - Where a *canopy* consists of fabric or other flexible material stretched over a rigid frame, the *copy area* of a *sign* must not exceed 0.2m² for each one metre of *canopy* length.
 - One *under-canopy sign* shall be permitted for each 4.5 m of *facade frontage*, and shall have a minimum *clearance* of 2.2 m.
 - (e) The *mansard roof sign* regulations of Section 8.5 are varied as follows:
 - A *mansard roof sign* must not exceed a *sign area* of 0.4 m² for each 1.0 m length of *mansard roof*, measured at the gutter line, nor a maximum vertical dimension of 0.6 m.

