

City of Fort St. John

BYLAW NO. 1872, 2006

A Bylaw to Regulate Signs

WHEREAS pursuant to Section 908 of the *Local Government Act*, Council may regulate the number, size, type, form, appearance and location of any signs, and may prohibit signs subject to Section 908;

AND WHEREAS pursuant to Section 65 of the *Community Charter*, Council may regulate the erection of signs;

AND WHEREAS pursuant to Section 8(3) of the *Community Charter*, Council may regulate the construction, alteration, repair or demolition of structures;

AND WHEREAS it is deemed desirable:

- (1) to enable local businesses to promote their places of business and the goods supplied and services provided on their premises;
- (2) to protect the appearance of the City from the impact of signs that are inappropriate on the basis of their size, design or location;
- (3) to protect the public from the impact of signs that conflict with directional signs;
- (4) to protect the public from the dangers of poorly constructed signs; and
- (5) to protect the public from the impact of improperly sited signs.

NOW THEREFORE pursuant to the above-recited and other authority, the Council of the City of Fort St. John, in open meeting assembled, enacts as follows:

1. Title

This Bylaw may be cited as “Sign Bylaw No. 1872, 2006”.

2. Sign Procedures

Sign procedures for the City are established, as set out in Schedule “A” attached to and forming part of this Bylaw.

3. Repeal

The following bylaw is repealed:

- (a) Sign Bylaw No. 1702, 2004.

READ A FIRST TIME THIS 28th DAY OF August, 2006

READ A SECOND TIME THIS 28th DAY OF August, 2006

READ FOR A THIRD TIME THIS 28th DAY OF August, 2006

ADOPTED THIS 30th DAY OF August, 2006

Jim Eglinski, Mayor

Carol Susak, Director of Corporate
Administration

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DIVISION 1 -DEFINITIONS AND INTERPRETATION

1.1 Definitions:

In this Bylaw:

“Balloon Sign”	means a sign that primarily consists of balloons;
“Banner Sign”	means a flexible plastic or fabric sign, excluding an awning or canopy sign;
“Bench Sign”	means a sign that forms part of a bench located on public land;
“Building”	includes a wall or other structure and part of a building, wall or other structure;
“Building Inspector”	means the municipal official appointed by Council from time to time to administer the building and plumbing bylaws that apply throughout the City;
“Business”	means carrying on a commercial or industrial undertaking of any kind or providing professional, personal or other services for the purpose of gain or profit;
“Business Sign”	means a sign relating to a business;
“Bylaw Enforcement Technician”	means an official appointed from time to time to enforce compliance with the bylaws that apply throughout the City;
“Canopy”	means a permanent hood, cover or shelter, including the apron, which projects from a building;
“Canopy Sign”	means a sign displayed on a canopy;
“Changeable Copy Area”	means an area within a sign where the copy can be changed manually or electrically;
“Changeable Copy Sign”	means a sign with a changeable copy area.
“City”	means the City of Fort St. John;
“Clearance”	means the unobstructed space between the bottom part of a sign and the ground;

DIVISION 1 - DEFINITIONS AND INTERPRETATION

1.2 1.1 Definitions:

“Community Activity”	means a service or activity carried on by a non-profit organization for the betterment of the community, and includes a patriotic, religious, charitable or civic event or cause;
“Community Sign”	means a sign that promotes a community activity;
“Copy”	means the text, illustrations and symbols on a sign;
“Copy Area”	means the area within the shortest line surrounding the copy;
“Corner Site”	means a premise at the intersection of two or more highways;
“Council”	means the municipal Council of the City;
“Development Application Sign”	means a sign required as part of a rezoning or development permit application that provides information about a proposed development;
“Development Sign”	means a sign that markets the sale of a premise in a subdivision or an individual unit in a building, or indicates that a construction or development project is proposed or underway;
“Directional Sign”	means a sign that communicates information regarding pedestrian or vehicular movement on the premises on which the sign is located;
“Director of Public Works and Utilities”	means the municipal official appointed by Council from time to time to administer the City’s public works services;
“Director of Protective Services”	means the municipal official appointed by Council from time to time to administer public safety and regulatory control of the City;
“Election Sign”	means a sign that promotes a candidate or party for a municipal or other government election;
“Erect”	includes to place, display, maintain, demolish and remove;

DIVISION 1 - DEFINITIONS AND INTERPRETATION

1.3 1.1 Definitions:

“Fascia Sign”	means a sign on a building that neither extends beyond the width nor above the roof line of the building;
“Flashing Sign”	means a sign that includes or reflects an intermittent or flashing light source but excludes an automatic changeable copy sign indicating time, temperature, date or other electronic message;
“Freestanding Sign”	means a sign supported by a sign structure fixed to the ground and independent of a building;
“Frontage”	means the length of a premises boundary adjoining a highway;
“Grade”	means the average ground surface elevation within 6.5 m. (21.33 ft) around a sign;
“Height”	means the vertical distance from the grade to the highest point of a sign;
“Highway”	means every highway within the <i>Highways Act</i> ; every road, street, lane or right of way designed or intended for or used by the general public for the passage of vehicles; and every private place or passageway to which the public, for the purpose of the parking or servicing of vehicles, has access or is invited;
“Home Based Business Sign”	means a sign advertising a business operated from a residential dwelling on that premises;
“Moving Vehicle Sign”	means a sign on a motor vehicle, whether or not the motor vehicle is actually moving;
“Painted Wall Sign”	means a sign painted on the outside surface of a building for the direct or indirect purpose of advertising;
“Political Sign”	means a sign that conveys messages relating to a public election, referendum, recall campaign or current political issue;
“Portable Sign”	means a sign not affixed to the ground or a building;

DIVISION 1 - DEFINITIONS AND INTERPRETATION

1.4 1.1 Definitions:

“Premises”	means the smallest unit of ownership or occupation of real property, whichever is the lesser;
“Primary Freestanding Sign”	means the first freestanding sign on a premises;
“Projecting Sign”	means a sign on a building that projects more than 0.3m (1ft) from the building, but does not include a canopy or fascia sign;
“Promotional Sign”	means a sign that advertises a new business grand opening or a change in the management or location of a business or in the use of a premises;
“Public Land”	means land owned or managed by the City;
“Real Estate Directional Sign”	means a sign on the ground, which directs the public to a premises that is for sale or lease;
“Real Estate Sign”	means a sign on the ground of a premises that is for sale or lease, which informs the public who to contact for further information;
“Roof Line”	means the line formed by the intersection of the exterior walls and roof, including a false roof of a building;
“Roof Sign”	means a sign wholly or partly above the roof line of a building;
“Sandwich Board Sign”	means a portable sign that is not illuminated and consists of two flat surfaces joined at one end;
“Secondary Freestanding Sign”	means a freestanding sign on a premises that already contains one or more freestanding signs;
“Setback”	means the minimum distance required under this bylaw between a sign and a boundary of a premises;
“Sign”	means a structure, device or visual display, including a poster, which communicates information or attracts the attention of persons for any purpose;

DIVISION 1 - DEFINITIONS AND INTERPRETATION

1.5 1.1 Definitions:

“Sign Area”	means the total area within the outer edge of the frame or border of a sign, but where a sign has no frame or border, it means the copy area;
“Sign Permit”	means a permit issued in accordance with this Bylaw;
“Sign Structure”	means a structure that supports a sign;
“Subdivision Entry Sign”	means a sign on the ground that identifies a residential subdivision;
“Vehicle Sign”	means a sign erected on or attached to a vehicle or trailer where the principal purpose of the vehicle or trailer is to serve as a sign or a sign support structure;
“Window Sign”	means a sign inside a window, for viewing from outside the building;
“Zone”	means a zone established pursuant to the provisions of the Zoning Bylaw that applies throughout the City.

1.6 Interpretation

The singular includes the plural and vice versa and words importing a gender include the other gender and corporations.

1.7 Corresponding Meanings

Other grammatical forms of defined words or expressions have corresponding meanings.

1.8 Measurements

All measurements in this Bylaw are expressed in the Standard International Units (metric) system. The approximate equivalent in the Imperial system, shown in brackets following each metric standard, is included for convenience only and does not form part of this Bylaw.

1.9 Severability

If any section or portion of this Bylaw is held to be invalid by any court, the invalid section or portion shall be severed and shall not affect the validity of the remainder of this Bylaw.

DIVISION 1 - DEFINITIONS AND INTERPRETATION

1.10 Zoning Bylaw

If there is a conflict between the provisions of this Bylaw and the provisions of the Zoning Bylaw, the provisions of the Zoning Bylaw shall prevail.

DIVISION 2 - GENERAL REGULATIONS

2.1 Application of Bylaw

- (1) A sign shall not be erected within the City except in conformity with the provisions of this Bylaw.
- (2) A sign that is not specifically permitted in this Bylaw is prohibited.
- (3) Nothing in this Bylaw relieves a person from complying with other applicable bylaws.

2.2 Exemptions

This Bylaw does not apply to:

- (a) a notice issued by the Government of Canada, the Government of British Columbia, a court or Council;
- (b) a traffic control device provided for in the *Motor Vehicle Act*;
- (c) a sign on or over a highway installed or authorized by the Director of Public Works and Utilities for the control of traffic and parking or for street names and directions;
- (d) a sign located in the interior of a building and not visible from a highway.

2.3 Maintenance of Signs

- (1) A sign shall be maintained to be structurally sound and free from all hazards caused or resulting from decay or failure of structural members, fixtures, lighting or appurtenances. The sign area, background, copy and lighting shall be maintained in readable and clean condition, and the premises on which the sign has been erected shall be maintained free of weeds, debris and rubbish.
- (2) The maintenance of a sign, including the replacement of the copy, lighting, or refurbishment of a sign shall not require a sign permit, but shall conform to all other requirements of this Bylaw.

DIVISION 2 - GENERAL REGULATIONS

2.4 Maximum Sign Area

The sign area of a sign shall not exceed 14.0 m² (150.7 sq. ft.), except as specifically permitted or limited in this Bylaw.

2.5 Maximum Copy Area

The copy area of a sign shall not exceed 75% of the sign area, except as specifically permitted or limited in this Bylaw.

2.6 Maximum Projections

- (1) The projection of a sign, measured from the exterior wall of a building to which the sign is attached, shall not exceed 3.0 m (9.8 ft.).
- (2) A sign shall not project to within 0.6 m (2.0 ft.) of the vertical extension of the curb line of a highway.

2.7 Hazardous Signs

- (1) A sign shall not create a hazard to the safe and efficient movement of vehicular or pedestrian traffic.
- (2) A sign shall not be erected in a manner that may obstruct a window opening, door opening, passageway, fire escape, walkway, vehicular driveway or similar feature.

2.8 Traffic Control Sign

A sign shall not have the appearance of a traffic control device referred to in the *Motor Vehicle Act*.

2.9 Business Signs on or over a Highway or Public Land

A business sign, unless a projecting sign, shall not be erected on or over a highway or public land.

2.10 Redundant Signs

- (1) A community sign that relates to a particular community activity shall be removed within two (2) days of the conclusion of the community activity.
- (2) A political sign that relates to a particular event shall be removed within two (2) days of the conclusion of the event.

DIVISION 2 - GENERAL REGULATIONS

2.10 Redundant Signs (continued)

- (3) An election sign shall be removed within two (2) days of the conclusion of the election.
- (4) A development application sign shall be removed immediately after the application has been determined by Council.

2.11 Election Signs

- (1) Every candidate in an election wishing to post or display an Election Sign shall, prior to posting or displaying any signs, apply to the Director of Corporate Administration for an Election Sign(s) permit on the form provided by the City and shall at the time of application deposit One Hundred Dollars (\$100.00) This security may be used as per 10.2 for removal of redundant election signage.
- (2) No Election Sign shall be posted or displayed during any period other than the election period pertaining to the sign and subject to the following restrictions:
- (3) Pursuant to the Local Government Act no person shall display or distribute an Election Sign at or within one hundred (100) metres of a building, structure or any other place where voting procedures are being conducted at the time.
- (4) No person shall post, display or distribute an Election Sign at or within one hundred (100) metres of the City Hall.
- (5) No person shall attach or affix an Election Sign to any tree, utility pole, lamp standard or traffic control device.
- (6) No person shall post or display an Election Sign on or near a public highway in any manner which obstructs motorist visibility.
- (7) No Election Signs advertising a candidate shall be posted until the candidate has filed his or her nomination papers with the Chief Election Officer.
- (8) No Election Sign may exceed an area of 3 square metres (32 square feet)
- (9) No freestanding Election Sign may exceed a height of 3 metres (10.04 feet).
- (10) Election Signs may only be erected in the following locations:
 - (i) On private property with the permission of the owner or occupier;
 - (ii) On a municipal boulevard fronting private property, but only with the permission of the owner or occupier of the private property in front of which the sign is to be placed..

(11) Notwithstanding (9) above, no Election Sign may be placed in a location which may create a safety hazard to vehicles, pedestrians or other persons.

(12) No Election Signs may be posted on public property, on a boulevard fronting public property, or in a park.

DIVISION 3 -PROHIBITED SIGNS

3.1 Types of Prohibited Signs

The following signs shall not be erected within the City:

- (a) Signs that emit sound, odour or matter;
- (b) Portable signs mounted on vehicles;
- (c) Portable changeable copy signs mounted on vehicles; and
- (d) Vehicle signs.

DIVISION 4 - REGULATION OF SIGNS BY PHYSICAL TYPE

4.1 Canopy Signs

- (1) No more than one canopy sign shall be erected on each side of a canopy.
- (2) All canopy signs and their fastening arrangements shall be designed by a Professional Engineer.
- (3) The copy area of a canopy sign shall not exceed 50% of the area of a canopy.
- (4) A canopy sign that is erected on the apron of a canopy shall have a clearance of not less than 2.5 m (8.2 ft.).
- (5) Canopy signs erected on the same building shall be of uniform height and clearance.
- (6) A canopy sign shall not be erected where the length of the canopy is less than the distance that the canopy projects from the building.
- (7) A canopy sign may be illuminated.

4.2 DIVISION 4 - REGULATION OF SIGNS BY PHYSICAL TYPE

4.3 Changeable Copy Signs

- (1) The sign area for each face of a changeable copy sign shall not exceed 3.8 m² (40.9 sq. ft.).
- (2) A changeable copy sign shall not have a hand written message.
- (3) The height of a changeable copy sign shall not exceed 2.0 m (6.6 ft.).
- (4) A changeable copy sign shall not obstruct vehicular or pedestrian visibility.
- (5) A changeable copy sign shall not interfere with vehicular movements, sight lines, or parking.
- (6) No more than one changeable copy sign or portable changeable copy sign, excluding a freestanding sign, promotional sign or projecting sign, shall be erected on a parcel.
- (7) A changeable copy sign, except for a portable changeable copy sign, shall have a front setback of at least 1.0 m (3.3 ft.), and a side setback of at least 3.0 m (9.8 ft.).
- (8) A portable changeable copy sign:
 - a) Shall not be illuminated or energized in any way;
 - b) Shall not be erected on a roof;
 - c) For promoting a community activity may be erected on public land;
 - d) For promoting a community activity may be erected on premises if:
 - i) a sign permit is issued;
 - ii) written authorization from the owner or occupier is received with the sign permit application; and
 - iii) it does not encroach onto a City boulevard.
 - e) Will not require a sign permit application fee where promoting a community activity.
 - f) *Only one portable changeable copy sign permit will be issued for each parcel.*
 - g) A changeable copy sign shall only be supplied with electricity through an underground connection.

4.4

DIVISION 4 - REGULATION OF SIGNS BY PHYSICAL TYPE

4.5 4.2 Changeable Copy Signs (continued)

- (1) An illuminated or energized changeable copy sign shall not have flashing, oscillating or directional lighting.
- (2) No portable sign or portable changeable copy sign shall be placed on a vehicle or trailer for display purposes.
- (3) No portable sign or portable changeable copy sign shall be used for real estate purposes (buy, sell or lease).

4.6 Fascia Signs

- (1) The combined sign area of fascia signs erected on a building shall not exceed 1.0 m² (10.8 sq. ft.) for each linear metre (3.3 ft.) of the wall of the building.
- (2) A fascia sign which projects more than 15 cm (5.9 in.) from the face of a building shall have a clearance of 2.5 m. (8.2 ft.) or greater.
- (3) A fascia sign shall not project more than 30 cm (11.8 in.) from the face of a building.
- (4) A fascia sign shall not extend above the sill of a window.
- (5) A fascia sign may be illuminated.

4.7 Painted Wall Signs

- (1) No more than one painted wall sign for each business operating inside a building shall be erected on the same wall of a building.
- (2) The sign area of a painted wall sign shall not exceed 25% of the surface area of the wall.

4.8 Projecting Signs

- (1) The sign area of a projecting sign shall not exceed 2.8 m² (30.0 sq. ft.).
- (2) A projecting sign shall not extend above the roof line of the building on which the sign is erected.
- (3) A projecting sign shall have a clearance of 2.5 m. (8.2 ft.).
- (4) A projecting sign shall not project more than 3.0 m (9.8 ft.) from the building on which it is erected.

DIVISION 4 - REGULATION OF SIGNS BY PHYSICAL TYPE

4.9 Sandwich Board Signs

- (1) The sign area of each face of a sandwich board sign located on public land shall not exceed 1.0 m² (10.8 sq. ft.).
- (2) The sign area of each face of a sandwich board sign located on the premises shall not exceed 2.2 m² (23.7 sq. ft.).
- (3) No sign shall be located within 7.5 m (24.6 ft) of an intersection, measured from the nearest curb line of the intersecting street or road.
- (4) Only one sandwich board sign is allowed per business, unless the sandwich board signs are at least 30.5 m (100.0 ft) apart.
- (5) A sandwich board sign shall not be erected so that it becomes a nuisance or interferes with pedestrian traffic.
- (6) A sandwich board sign shall not remain erected outside of the business hours of the business to which the sign relates.
- (7) A sandwich board sign shall not be illuminated.

4.10 Balloon Signs

- (1) A balloon sign shall not be inflated by gases other than an inert gas or hot air.
- (2) A balloon sign shall be securely anchored to a base, which shall be securely anchored to the surface on which it rests.
- (3) The height of a balloon sign shall not exceed 8.0 m (26.2 ft.) above the base of its supporting structure.
- (4) A balloon sign on a premises shall not be erected for more than 30 days in any calendar year.
- (5) A balloon sign shall not be erected so that if it collapses, vehicular or pedestrian access will be impeded.
- (6) A balloon sign may be illuminated but shall not contain flashing lights or animation devices, or vary the intensity of lighting. Illumination shall be from a steady light source that is directed at the balloon sign and is shielded to eliminate glare when viewed by oncoming traffic.
- (7) No more than one balloon sign shall be erected for each business on a premises.

DIVISION 4 - REGULATION OF SIGNS BY PHYSICAL TYPE

4.11 Bench Sign

- (1) A bench sign shall be maintained and if damaged, shall be repaired immediately.
- (2) The sign area of a bench sign on a bench at a bus stop shall not exceed 1.5 m² (16.1 sq. ft.).

4.12 Window Sign

- (1) No more than two window signs shall be erected from the inside surface of a single window, showcase or similar facility.
- (2) The copy area of a window sign shall not exceed 25% of the total window area.

4.13 Moving Vehicle Sign

- (1) The sign area of a moving vehicle sign shall not exceed 0.4 m² (4.3 sq. ft.).
- (2) A motor vehicle may have more than one moving vehicle sign.
- (3) The combined sign areas of moving vehicle signs on one motor vehicle shall not exceed 1.0 m² (10.76 sq. ft.).

DIVISION 5 - REGULATION OF SIGNS BY PURPOSE

5.1 Promotional Signs

- (1) A promotional sign shall be in the form of a portable sign, fascia sign, freestanding sign or balloon sign.
- (2) A promotional sign shall not be erected for more than 30 days.
- (3) The sign area of a promotional sign shall not exceed 3.8 m² (40.9 sq. ft.).
- (4) A portable promotional sign shall not be erected on a highway or public land.

5.2 Community Signs

- (1) The sign area of a community sign shall not exceed 3.0 m² (32.3 sq. ft.).
- (2) Subject to sub-sections (3) and (4), a community sign shall not be erected on the same premises more than 30 days in a calendar year.

DIVISION 5 – REGULATION OF SIGNS BY PURPOSE

5.2 Community Signs (continued)

- (3) A non-profit preschool shall not erect a community sign that advertises its registration dates more than twice a year.
- (4) The Director of Protective Services may authorize the erection of a community sign to promote public safety, security or health in designated locations on public land or on a highway for any duration.

5.3 Subdivision Entry Signs

- (1) The width of the base of a subdivision entry sign shall not be less than 75% of the greatest width of the sign.
- (2) No more than two subdivision entry signs shall be erected to front the same highway.
- (3) No more than four subdivision entry signs shall be erected for each subdivision.
- (4) A subdivision entry sign shall not exceed a height of 1.5 m (4.9 ft.), measured from the ground or from the curb elevation of the highway, whichever is higher.
- (5) A subdivision entry sign that is erected on a corner site shall be angled to minimize view obstruction down both highways.
- (6) A subdivision entry sign shall not be illuminated unless by an external light source.
- (7) The illumination of a subdivision entry sign shall not cause a nuisance to any person.
- (8) A subdivision entry sign shall not be erected upon a highway or public land unless the applicant for a sign permit has entered into a separate encroachment agreement with Council for that purpose.
- (9) Sign area for each face of a subdivision entry sign shall not exceed 3.7 m² (39.8 sq. ft.).

5.4 Development Signs

- (1) A development sign shall not be a freestanding or portable sign.

DIVISION 5 – REGULATION OF SIGNS BY PURPOSE

5.5 5.4 Development Signs (continued)

- (1) No more than one development sign shall be erected to front the same highway.
- (2) No more than four development signs shall be erected for each development project.
- (3) The sign area for each face of a development sign shall not exceed .25% of the parcel area or 9.3 sq. meters whichever is the lesser.
- (4) The height of a development sign shall not exceed 4.0 m (13.1 ft.).
- (5) A development sign shall be removed within one month after the issuance of the occupancy permit by Council, or in the case of a subdivision development of a multi-family residential development, upon the sale of 90% of the subdivided lots or individual units.

5.6 Directional Signs

- (1) A directional sign shall be a fascia or freestanding sign.
- (2) The sign area of a directional sign shall not exceed 0.6 m² (6.5 sq. ft.).
- (3) A directional sign shall have a front setback of at least 1.0 m (3.3 ft.), and a side setback and a rear setback of at least 3.0 m (9.8 ft.).
- (4) The height of a directional sign shall not exceed 1.22 m (4.0 ft.).
- (5) If a directional sign is illuminated, that illumination shall be from a steady source of light that is directed at the directional sign and is shielded to eliminate glare when viewed by oncoming traffic.

5.7 Development Application Sign

- (1) A development application sign shall be a fascia or freestanding sign.
- (2) No more than one development application sign shall be erected to front the same highway.
- (3) No more than two development application signs shall be erected for each development project.
- (4) The sign area of a development application sign shall not exceed a height of 1.2 m (3.9 ft.) and a width of 2.4 m (7.8 ft.).

DIVISION 5 – REGULATION OF SIGNS BY PURPOSE

5.8 5.6 Development Application Sign (continued)

- (1) The height of a freestanding development application sign shall not exceed 2.4 m (7.8 ft.).

5.9 Real Estate Signs

- (1) A real estate sign shall be a fascia, freestanding or window sign.
- (2) No more than one real estate sign shall be erected to front the same highway.
- (3) No more than four real estate signs shall be erected for one building or premises.
- (4) The sign area of each face of a real estate sign shall not exceed 0.6 m² (6.5 sq. ft.) on a developed premises or 3.0 m² (32.3 sq. ft.) on a vacant premises.

5.10 Real Estate Directional Signs

- (1) A real estate directional sign shall be a freestanding or sandwich board sign.
- (2) The sign area of each face of a real estate directional sign shall not exceed 0.37 m² (4.0 sq. ft.)
- (3) A real estate directional sign shall not be erected between dusk and dawn.
- (4) A real estate directional sign shall not be illuminated.
- (5) A real estate directional sign shall not be erected on a highway unless:
 - (a) the real estate directional sign is erected on a side boulevard;
 - (b) the person who owns the sign holds a valid municipal business licence;
 - (c) no more than three real estate directional signs are erected for each premises that is for sale or lease; and
 - (d) vehicular or pedestrian traffic is not obstructed by any of the real estate directional signs.

DIVISION 6 - REGULATION OF SIGNS BY METHOD OF ERECTION

6.1 Freestanding Signs

- (1) The width of the sign structure or base of a freestanding sign shall be at least 75% of the greatest width of the sign.
- (2) All freestanding signs shall comply with the B.C. Building Code with regards to foundation supports.
- (3) No more than one freestanding sign shall be erected on a premises unless the freestanding signs are at least 50.0 m (164.0 ft.) apart.
- (4) Where a premises fronts one highway, the sign area of a secondary freestanding sign shall not exceed 50% of the sign area of the primary freestanding sign or 10.0 m² (107.6 sq. ft.), whichever is less.
- (5) Where a premises fronts more than one highway, the sign area of a secondary freestanding sign shall not exceed the sign area of the primary freestanding sign.
- (6) The sign area of a freestanding sign shall not exceed 1.5% of the premises area on which the sign is erected or 20.0 m² (215.3 sq. ft.), whichever is less.
- (7) Subject to subsection (8)(a), where both a freestanding sign and another sign, which is not a freestanding sign, are erected on a premises, the sign area of the freestanding sign shall not exceed 0.75% of the premises area or 20.0 m² (215.3 sq. ft.), whichever is less.
- (8) On a premises that is at least 2 ha. (4.9 acres) in area:
 - (a) The sign area of a primary freestanding sign may be increased by 1.0 m² (10.8 sq. ft.) for each metre (3.3 ft.) that the outer edge of the sign is set back from the front boundary of a premises, up to a maximum of 40.0 m² (430.5 sq. ft.);
 - (b) The height of a freestanding sign shall not exceed 10.6 m (34.8 ft.);
and
 - (c) The copy area of a freestanding sign shall not exceed 50% of the sign area.
- (9) Subject to subsection (8)(b), a freestanding sign shall not exceed a height of 11.0 m (36.1 ft.) measured from the site grading of the ground surface or from the curb elevation of the highway on which its faces, whichever is higher.

DIVISION 6 - REGULATION OF SIGNS BY METHOD OF ERECTION

6.2 6.1 Freestanding Signs (continued)

- (1) A freestanding sign shall have a side yard setback of at least 3.05 m (10.0 ft.) and a rear setback of at least 6.0 m (19.7 ft.).
- (2) The area extending 0.6 m (2.0 ft.) around the base of a freestanding sign shall be landscaped.
- (3) Where a freestanding sign projects over a pedestrian traffic area such as a walkway or internal sidewalk, no part of the sign shall be less than 2.5 m (8.2 ft.) above the grade.
- (4) A freestanding sign may rotate.
- (5) A freestanding sign may be illuminated.
- (6) A freestanding sign shall not project over the property line.

6.3 Roof Signs

- (1) All roof signs and their framework, supports and bracing, shall be made of metal or other non-combustible material, if the building to which they are attached or adjacent to is:
 - (a) within any fire zone as defined in the Building Bylaw, or
 - (b) more than one storey in height.
- (2) Except as required by Section 6.2(1), any roof sign and its framework, support and bracing may be of wood, as long as the wood is creosoted, pressure treated or painted. All connections shall be by means of galvanized bolts.
- (3) The base of every roof sign shall be not less than 1.5 m (4.9 ft) above the roof line and not less than 0.5 m (1.6 ft) inside the vertical projection of any external wall facing a street.
- (4) The maximum height of any roof sign as measured from the roof line to the top of the sign shall not exceed 7.5 m (24.6 ft). For the purposes of this section the roof line shall not include any penthouse, tower or other projection.
- (5) The sign area of a roof sign shall not exceed 20 m² (215.3 sq. ft.).

DIVISION 6 - REGULATION OF SIGNS BY METHOD OF ERECTION

6.2 Roof Signs (continued)

- (6) The copy area of a roof sign shall not exceed 50% of the sign area.

DIVISION 7 - REGULATION OF SIGNS BY LOCATION

7.1 Properties Zoned for Residential Occupancy

- (1) No sign other than a Block Parent sign, political sign, election sign, real estate directional sign, real estate sign, subdivision entry sign or home based business sign shall be erected in the A1 (Agricultural), CR1 (Country Residential) or R (Residential) zones.
- (2) No more than one Block Parent or Neighbourhood Watch sign shall be erected on a premises.
- (3) A Block Parent or Neighbourhood Watch sign shall not:
 - (a) have a sign area that exceeds 0.2 m² (2.2 sq. ft.); or
 - (b) be illuminated.
- (4) A home based business sign shall not:
 - (a) have a sign area that exceeds 0.28 m² (3.0 sq. ft.); or
 - (b) be illuminated unless by an external light source.

7.2 Properties Zoned for Commercial, Industrial and Institutional Occupancy

- (1) No sign other than a Canopy Sign, Changeable Copy Sign, Development Application Sign, Fascia Sign, Primary and Secondary Freestanding Sign, Painted Wall Sign, Promotional Sign, Real Estate Directional Sign, Real Estate Sign, Sandwich Board Sign, Political sign, Election Sign or Window Sign shall be erected in the Commercial (C1, C2, C2gs, C3, CD1), Industrial, (M1, M2), Parks and Public (P1, P2), or Residential (CR1, R1, R1A, R2, R3, R4, R5, RM1, RM2,) zones.
- (2) All signs and signboards in the in the Commercial (C1, C2, C2gs, C3, CD1), Industrial, (M1,M2) , Parks and Public, (P1, P2) or Residential (CR1, R1, R1A, R2, R3, R4, R5, RM1, RM2,) zones must be advertisements advertising the name of the building or property, the occupier or the principal products sold in the building or property.

DIVISION 8 -REQUIREMENTS FOR NOTICE AND SIGN PERMITS

8.1 Notice Requirements

- (1) A person shall not erect or alter a sign unless application has been made to the Building Inspection Department and a sign permit has been issued.
- (2) Notwithstanding clause (1), written notice is not required to change the copy on a changeable copy sign.
- (3) A person shall not connect a sign, except a promotional sign, to an electrical energy source unless written notice has been provided to the Building Inspection Department confirming that the Electrical Safety Branch of the Provincial Government has approved the electrical energy source.

8.2 Change of Sign

A change of copy or colour of an existing sign, including a change in the name of the owner or business, shall not require a sign permit.

8.3 Signs Not Requiring a Sign Permit

A sign permit is not required for the following types of signs, provided that the sign shall conform in all other respects to the requirements of this Bylaw:

- (1) A flag or emblem of a political, civic, philanthropic, educational or religious organization;
- (2) A memorial plaque, cornerstone or historical tablet;
- (3) A real estate sign; and
- (4) A moving vehicle sign.

8.4 Application for Sign Permit

- (1) An application for a sign permit shall be made to the Building Inspection Department in the form generally prescribed by the Building Inspector as shown in Schedule B.
- (2) Every applicant for a permit under this Bylaw shall, with each such application, pay to the City the fee of \$40.00.
- (3) An applicant for a sign permit shall provide the following information:
 - (a) The legal description and civic address of the premises on which the proposed sign is to be erected, or the vehicle type and license plate number of the moving vehicle it will be installed on.

- (b) The name, address, telephone number and fax number (if any) of the applicant for a sign permit;
- (c) The name, address, telephone number and fax number (if any) of the owner of the premises;
- (d) If the applicant is not the owner of the premises, the owner's written consent to the application;
- (e) If the builder or supplier of the sign is not the applicant, the name, address, telephone number and fax number (if any) of the builder or supplier of the sign;
- (f) A description of the proposed sign;
- (g) A drawing of the proposed sign showing the copy, sign area and dimensions of the sign and any sign structure;
- (h) The proposed weight, height and clearance of the sign;
- (i) The specifications of the structural and footing details and materials for the proposed sign;
- (j) If the proposed sign is intended to be connected to an electrical energy source, written notice confirming that the Electrical Safety Branch of British Columbia has approved that connection; and
- (k) A site plan showing:
 - (i) the location of the proposed sign in relation to the boundary of the premises, any building on the premises, any building to be constructed on the premises, and any existing sign on the premises;
 - (ii) the elevation of the face of any building, constructed or proposed;
 - (iii) the dimensions of the wall surface of any building, constructed or proposed;

8.5 Request for Further Information

The Building Inspection Department has the right to request further information to assist in the determination of an application for a sign permit.

DIVISION 8 - REQUIREMENTS FOR NOTICE AND SIGN PERMITS

8.6 No Exemption

A sign permit shall not exempt a person from complying with the Building Bylaw, the British Columbia Building Code or any other applicable bylaws.

8.7 Issue of Sign Permit

If an applicant for a sign permit complies with all requirements of this Bylaw and other applicable bylaws, the Building Inspector may issue a sign permit. The sign permit shall be in a general form as prescribed by the Building Inspector as shown in Schedule C.

DIVISION 9 - CANCELLATION OF A SIGN PERMIT

9.1 The Power to Cancel a Sign Permit

The Director of Protective Services has the power to cancel a sign permit if he or she believes:

- (1) that a false representation was made in respect of an application for a sign permit; or
- (2) the sign was erected contrary to this Bylaw or another applicable bylaw.

9.2 Removal of a Sign Following Cancellation

A sign permit holder who receives written notice that the Director of Protective Services has exercised the power to cancel a sign permit shall remove the sign within two (2) days.

DIVISION 10 - ENFORCEMENT AND PENALTIES

10.1 Inspections for Compliance

- (1) A Building Inspector, Bylaw Enforcement Technician and the Director of Protective Services are authorized to enter at all reasonable times upon a premises to ascertain whether or not the regulations or directions in this Bylaw are being obeyed.
- (2) A person shall not obstruct a Building Inspector, Bylaw Enforcement Technician or Director of Protective Services from entering a premises at a reasonable time, to ascertain whether or not there has been a violation of this Bylaw.

DIVISION 10 - ENFORCEMENT AND PENALTIES

10.2 Removal of Signs – Highways and Public Land

- (1) A portable changeable copy sign erected on a highway or public land without a sign permit may be removed immediately by the City.
- (2) An unlawful sign or a sign unlawfully occupying a portion of a highway or public land may be removed by a Building Inspector, Bylaw Enforcement Technician or a designate nominated by the City of Fort St. John.
- (3) A fee of \$100.00 and the costs of removal shall be payable for recovery of any sign removed by the City or its nominees.
- (4) If a sign is not recovered within 30 days of removal, Council may dispose of the sign or sell the sign at public auction, retaining sufficient proceeds to pay the fees and costs imposed by this section and the costs of the sale.

10.3 Penalty

- (1) A person who contravenes any provision of this Bylaw commits an offence and is liable to the penalties imposed under this Bylaw of not less than \$100.00 and not more than \$1,000.00.
- (2) The provisions of the Municipal Ticket Information (MTI) System Bylaw shall apply to all offence tickets issued under this Bylaw.



APPLICATION FORM FOR A SIGN PERMIT

Application Date: _____

Sign Permit Fee: \$40.00

I/We make application under the provisions of Sign Bylaw No. 1872, 2006, to:

erect

alter

the following sign and agree to all the requirements of that Bylaw and other applicable bylaws.

Civic Address _____

Legal Description: Lot _____ Block _____ Plan _____

Applicant: Name _____ Telephone: _____

Address _____ Fax Number: _____

City _____ Postal Code: _____

Relationship to Owner: _____

Registered Owner: Name _____ Telephone: _____

(if different from Applicant)

Address _____ Fax Number: _____

City _____ Postal Code: _____

Lot Area: _____ Sign Height: _____ Copy Area: _____

Height: _____ Sign Clearance: _____

