

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
SIGN BYLAW 1995 NO. 3491**

A Bylaw for the regulation of signs erected on private property within the Township

WHEREAS pursuant to Section 967 of the “Municipal Act”, Council may regulate the number, size, type, form, appearance and location of any signs, and may prohibit signs subject to subsection 967(2);

AND WHEREAS pursuant to Subsection 734(1) of the “Municipal Act”, Council may regulate the construction, alteration, repair or demolition of structures;

AND WHEREAS it is deemed desirable:

- to state the Township’s sign regulations in a manner which is simple to understand and apply;**
- to enable a person, business or organization to clearly identify their location and to indicate, where appropriate the types of commodities, services, or entertainment manufactured, sold or provided at these locations;**
- to strike a balance between a clutter free community and effective communication of information by means of signs;**
- to address public safety through regulation of the design, construction and location of signs;**
- to provide for effective enforcement of sign regulations; and,**
- to recover the costs incurred by the Township in regulating signs through permit fees and an effective enforcement system for bylaw infractions;**

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS as follows:

PART 1 - ADMINISTRATION

1.1 TITLE

- 1.1.1 This bylaw may be cited for all purposes as the “Township of Langley Sign Bylaw 1995 No. 3491”.**

1.2 DEFINITIONS

1.2.1 In this bylaw:

Awning means a retractable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

Building Face or Wall means the total area of a wall of a building including openings in one plane or direction.

Building Inspector means the Chief Inspector appointed by Council and includes any authorized deputy.

Canopy or Marquee means:

- a) a roof-like shelter extending from part or all of a building face but does not include the eaves projection of a roof, or,
- b) an independent freestanding roof-like shelter supported on posts and open on all sides.

Erected means attached, altered, built, constructed, reconstructed, enlarged or moved, and shall include the painting of signs but does not include copy changes on any changeable copy sign.

Farm means a lot classified for taxation purposes on the Municipal tax roll as "Farm Class".

Highway means every highway within the meaning of the Highway Act and 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 place or passage-way owned or operated by the Municipality for the purpose of providing off-street parking or for the use of pedestrian or cycle traffic, and includes the roadway, shoulder, boulevard, ditch, sidewalk and whatever lands lie between the property lines adjacent to the highway.

Lane means a highway of less than 9 metres in width which provides a secondary means of public vehicular access to abutting lots.

Lot means any parcel, block or other area in which land is held or into which land is subdivided.

Lot Line means a property line defining the borders of a lot.

Marquee (see Canopy).

1.2 DEFINITIONS

Owner means an “owner” as defined in the “Municipal Act”.

Premises means an area of land including its building and appurtenances.

Private Property means all land and the surface of all water within the Township of Langley except for highways.

Person means and includes an association, corporation, firm, individual, organization, partnership, party, society or trust company.

Roof Line means the top edge of the roof or the top of the building face, whichever forms the top line of the building silhouette. In the case of buildings with pitched roofs, the roof line shall be at the eaves level.

Sign means a structure, device or visual display which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information.

Sign, Accessory Home Occupation means a sign identifying the name of an accessory home occupation business pursuant to the Township of Langley Zoning Bylaw No. 2500 as amended.

Sign, Area means the total area within the outer edge of the borders of a sign, and in the case of a sign without borders, the total area within the shortest line circumscribing the letters, numbers, figures or other symbols devices or representations comprising the message of the sign. In the case of a balloon sign, the sign area means the entire exterior area of the inflated three-dimensional device.

Sign, Awning means a sign erected on the surface of an awning and which does not project vertically or horizontally beyond the limits of such awning.

Sign, Balloon means an inflated three-dimensional device which is affixed or anchored to the ground or a structure and which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information.

Sign, Canopy means a sign erected on a canopy or marquee and which projects no more than 0.3 m (1 ft) from the face of the canopy or marquee.

Sign, Changeable Copy (Electronic) means a sign on which the copy can be changed automatically by means of the electronic switching of lamps or illuminated tubes.

1.2 DEFINITIONS

Sign, Changeable Copy (Manual) means a sign on which the copy can be changed manually through the use of attachable letters, numbers and pictorial panels.

Sign, Clearance means the vertical distance from the lowest point of the sign to the elevation of the finished grade adjacent to the sign.

Sign, Development means a sign advertising a new commercial, industrial, or multiple family residential development or a group of lots for sale within a new subdivision and may include but will not be limited to the name, nature, and particulars of a new development project, the names of the owners, the contractors, the sub-contractors, and professional advisors and logos or symbols identifying the project.

Sign, Directional means a sign serving solely to designate the direction to a place or area within a lot.

Sign, Election means a sign promoting a political candidate, political party, or political cause prior to an election.

Sign, Flashing means a sign containing an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source but does not include an electronic changeable copy sign.

Sign, Freestanding means a sign which is entirely self supporting and is neither attached to nor forms part of a building.

Sign, Identification means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution or the occupation of the person.

Sign, Illuminated means a sign designed to emit or reflect any artificial light, either directly from a source of light incorporated in or connected with such sign, or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.

Sign, Maximum Height means the vertical distance measured from the highest point of the sign or sign structure to the average elevation of ground immediately adjacent to the sign as established by the Building Inspector.

1.2 DEFINITIONS

Sign, Non-accessory means a sign which directs attention to a business, commodity, service or entertainment, not exclusively related to the premises at which the sign is located, or to a business commodity, service or entertainment which is conducted, sold or offered elsewhere than on the premises at which the sign is located.

Sign, Projecting means a sign which is erected on and projects from the building face of a building by more than 0.3 m (1 ft), and is normally at right angles to the building face.

Sign, Public Service Information means any sign intended primarily to convey information of general interest to the community such as time, temperature, date, weather, news, traffic control, etc.

Sign, Real Estate means a sign which contains information indicating that a property or premises on which it is located is for sale, lease or rent..

Sign, Roof means a sign erected upon the roof of a building.

Sign, Structure means any structure which supports, has supported, or is intended to support a sign, including a decorative cover.

Sign, Temporary means a sign which is permitted for a limited period of time as specified in this bylaw, and may include but is not limited to banners, pennants, flags, searchlights, twirling objects, balloons and sandwich-board signs.

Sign, Vehicle means a sign erected on or attached to a vehicle where the principal purpose of the vehicle is to serve as a sign or a sign support structure.

Sign, Window means a sign erected on the inside of a window.

Street means a highway which is greater than 9 m in width. For the purposes of calculating the number of signs permitted or the maximum area of signs permitted on a lot, Provincial Highway No. 1 shall not be considered a street.

Township means the Corporation of the Township of Langley, and where the context requires, means the geographical area under the jurisdiction of the said Corporation.

Zone means the zoning designation established pursuant the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, for each property in the Township and includes all properties regulated by a Land Use Contract.

1.2 DEFINITIONS

Zone, Commercial means all Commercial zones established pursuant to Section 600 and the “commercial” component of all Comprehensive Development zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all commercial properties regulated by a Land Use Contract.

Zone, Industrial means all Industrial zones established pursuant to Section 700 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all industrial properties regulated by a Land Use Contract.

Zone, Institutional means all Institutional zones established pursuant to Section 800 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all institutional properties regulated by a Land Use Contract.

Zone, Multi-Family means all Multiple Family Residential zones established pursuant to Section 500, all Residential Mobile Home Park and Residential Float Home zones established pursuant to Section 400 and the “multiple family residential” component of all Comprehensive Development zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all multi-family residential properties regulated by a Land Use Contract.

Zone, Rural means all Rural zones established pursuant to Section 200 and Suburban Residential Zones SR-1, SR-2, and SR-2A, established pursuant to Section 300 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all rural properties regulated by a Land Use Contract.

Zone, Single and Two Family means Suburban Residential zone SR-3 established pursuant to Section 300, all Residential R-1 and R-2 zones established pursuant to Section 400 and the “single family and two family residential” component of all Comprehensive Development zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all single and two family residential properties regulated by a Land Use Contract.

1.3 APPLICATION OF BYLAW

- 1.3.1 This bylaw regulates the erection of signs on private property within the Township of Langley. The erection of signs on highways within the Township is regulated by the “Township of Langley Highway and Traffic Bylaw 1995 No. 3500” as amended.**
- 1.3.2** No owner of a lot shall erect, permit to be erected or cause to be erected any sign on the lot unless such sign is in conformity with this bylaw.
- 1.3.3 Prohibited Signs** - Signs that are not specifically permitted in this bylaw are hereby prohibited, and without limiting the generality of the forgoing, the following signs are specifically prohibited:
- a) Flashing signs.
 - b) Vehicle signs.
- 1.3.4** A sign lawfully in existence at the time of adoption of this bylaw, although the sign does not conform to the provisions of this bylaw, may continue to be used, provided it is maintained in a structurally sound condition, but may not be rebuilt, reconstructed, altered or moved, unless in conformity with the provisions of this and all other applicable bylaws of the Township except as provided in Section 970 of the “Municipal Act”.
- 1.3.5** If any portion of this bylaw is found to be in conflict with the provisions of any other bylaw of the Township, the bylaw which establishes the more restrictive standard shall apply.

1.3 APPLICATION OF BYLAW

1.3.6 Exempt Signs - The following signs are exempt from the provisions of this bylaw including the requirement to obtain a permit:

- a) Official notices required to be maintained or posted by law, or government order, sale or regulation.
- b) Government signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his public duty.
- c) Canadian or Provincial flags.
- d) Memorial plaques, cornerstones, historical tablets and such markers.
- e) Any sign which is not visible from outside the lot on which the sign is located.
- f) Neighbourhood Watch and Block Parent signs displayed in the window of a residence.
- g) Permanent subdivision entry signs which identify a single family subdivision (i.e. "Forest Hills"), authorized by the Approving Officer as a condition of subdivision.

1.3.7 A sign located on a corner lot within a triangle formed by intersecting property lines abutting two highways and a line drawn between points on the property lines at a distance of 7.5 m (25 ft) from the intersection shall comply with the provisions of the "Township of Langley Highway and Traffic Bylaw 1995 No. 3500" as amended, with respect to construction or placement of signs in this area.

1.3.8 The following operations related to any sign shall not require a permit, provided the sign is in conformity with this Bylaw and other applicable regulations:

- a) Changing the changeable copy on an existing changeable copy sign.
- b) Painting, repainting, cleaning or other normal maintenance and repair of a sign not requiring structural change.
- c) The replacement of sign faces as required because of breakage or deterioration but not for the substitution of new or different advertiser information.

1.4 VARIANCES

1.4.1 Variances to the provisions of this bylaw may be considered through the Development Permit process outlined in Section 976 of the "Municipal Act", and through the Development Variance Permit process outlined in Section 974 of the "Municipal Act" ..

1.3 APPLICATION OF BYLAW

1.5 AUTHORITY TO REGULATE

- 1.5.1** The Building Inspector may enter any lot, building or premises at any reasonable time for the purpose of administering this bylaw.
- 1.5.2** The Building Inspector may inspect and has the authority to order the painting, repair, alteration, clean-up or removal of signs which have become deteriorated, dilapidated, abandoned or which constitute a hazard to the public safety.
- 1.5.3** The Building Inspector may order the correction of any work which is being or has been improperly done under a permit.
- 1.5.4** The Building Inspector may order the cessation of work that is proceeding in contravention of this Bylaw by the placing of a 'Stop Work Order' on the building, sign or elsewhere as appropriate on the lot on which the contravening work is taking place.

1.6 PENALTIES

- 1.6.1** Every person who commits an offence against this bylaw is liable to a fine and penalty not exceeding \$1,000.00 and costs, or in default of payment thereof, in the alternative, to imprisonment for any period not exceeding two months.
- 1.6.2** Where an offense against this bylaw is of a continuing nature it shall be lawful for the Presiding Judge in his discretion, to impose a fine against the offender, not exceeding \$1,000.00 for each day such offense is continued.
- 1.6.3** Municipal Ticket Information “tickets” pursuant to the “Township of Langley Municipal Ticket Information (MTI) Bylaw 1995 No. 3600” may also be issued to any person who commits an offence against this bylaw.

1.7 REPEAL

1.7.1 “Township of Langley Sign Control Bylaw 1975 No. 1501” and amendments thereto are hereby repealed.

1.8 VALIDITY

1.8.1 Should any clause, section or provision of this bylaw be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or any part thereof other than the clause, section or provision so declared to be invalid.

PART 2 - PERMITS, FEES & CONSTRUCTION

2.1 PERMIT REQUIREMENTS

2.1.1 Except as provided in sections 2.6 of this bylaw, every owner, before erecting a sign, or permitting a sign to be erected on a lot, shall obtain a sign permit in accordance with the provisions of this bylaw.

2.1.2 No permit for erection of a sign shall be issued until:

- a) an application has been made;
- b) the proposed work set out in the application conforms to this bylaw and all other applicable bylaws of the Township; and
- c) the applicant for the permit has paid the prescribed fee and submitted to the Township any required damage deposit.

2.1.3 Every application for a permit shall be in the form which is attached as Appendix "A" to this Bylaw, signed by the owner or an authorized agent of the owner and accompanied by a plan or plans drawn to scale, which include the following information;

- a) the structural and foundation details,
- b) the materials and specifications of the sign,
- c) the size and location of all existing signs on the premises,
- d) the proposed location of the sign in relation to the face of the building, in front of which or on which it is to be erected;
- e) the proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated;
- f) the dimensions, maker's name and weight of sign and, where applicable, the dimensions of the wall surface to which it is to be attached;
- g) the dimensions and weight of the signs supporting members;
- h) the clearance and maximum height of the sign;
- i) where the sign is to be attached to the face of an existing building, a current photograph of the face of the building to which the sign is to be attached;
- j) the estimated cost of the sign including the cost of the sign support structure and the cost of installation; and
- k) any proposed lighting for the sign.

2.1.4 Where the site conditions or the size or the complexity of a sign warrant it, the Building Inspector may require professional design and review in accordance with the B.C. Building Code and good engineering practice. Review of the work by a registered professional shall include field review as defined in the B.C. Building Code.

2.2 PERMIT FEES

- 2.2.1 Except as provided in subsection 2.2.2, a permit fee shall be payable for the issuance of a permit at the time of application.
- 2.2.2 No permit fee shall be payable for exempt signs and for signs which do not require a permit.
- 2.2.3 Permit fees and damage deposits shall be assessed in accordance with Appendix "A" to the Langley Building Bylaw 1992 No. 3210 as amended.

2.3 PERMIT CONDITIONS

- 2.3.1 Every permit is issued upon the following conditions:
 - a) The work shall commence within two months from the date of issuance of the permit.
 - b) The work shall not be discontinued or suspended for a period of more than two months.
 - c) The work shall be completed within six months from the date of issuance of the permit.
 - d) The permit shall lapse in the event that any of the above conditions are not met.
 - e) An additional fee shall be paid if the permit is renewed.
 - f) Neither the acceptance of the drawings, plans and specifications, the issuance of a permit, nor inspections performed by the Building Inspector, shall in any way relieve the owner from full responsibility for carrying out the work, or having the work carried out, in accordance with the requirements of the bylaws of the Township and any other relevant enactment.
 - g) Any owner of a property for which a permit is issued shall be responsible for the cost of repairing any damage to Municipal works that occurs, either directly or indirectly, as a result of the work covered by the permit.

2.4 CONSTRUCTION SPECIFICATIONS

- 2.4.1 Each sign for which a sign permit is issued shall have its weight, the maker's name and a Municipal Permit sticker permanently attached to or painted on the exterior of the sign in a readily visible location.

2.4.2 No sign, nor any guy, stay or attachment thereto shall be erected on rocks or trees, nor in such a manner as to interfere with any electric light, power, telephone or telegraph wires, or the supports thereof or any underground utilities.

2.4.3 Except for light weight ornamental home or farm identification signs, or to signs erected in accordance with Part 9 of this bylaw, no sign shall be suspended by chains or other devices that will allow the sign to swing due to wind action. Signs shall be anchored to prevent any movement that would cause wear on supporting members or connections.

2.5 INSPECTIONS

2.5.1 Except as specified in section 2.6, or where the sign is designed by a Professional Engineer or Architect, and Letters of Certification as set out in the Building Code have been provided, every owner of a lot or an authorized agent of the owner shall give at least 24 hours notice to the Building Inspector and obtain his inspection and acceptance of the work:

- a) after the forms for footings and/or foundations are complete but prior to placing of any concrete therein; and,
- b) after the sign is complete and ready for final inspection.

2.6 NO PERMIT OR INSPECTIONS REQUIRED

2.6.1 Signs specified in section 1.3.6 as exempt signs do not require a permit or inspections.

2.6.2 The following signs may be erected without obtaining a permit or requesting an inspection, but must adhere to all other regulations contained in this bylaw:

- a) no trespassing signs;
- b) no dumping signs;
- c) window signs;
- d) signs warning the public of the existence of danger, of a duration appropriate to the circumstances;
- e) real estate signs;
- f) event signs in institutional zones;
- g) election signs; and,
- h) farm produce signs in Rural zones.

PART 3 - GENERAL SIGN REGULATIONS

3.1 APPEARANCE

- 3.1.1 Compatibility** - The form of each permanent sign shall be compatible with the architectural form of the principal building on the lot on which the sign is located.
- 3.1.2 Landscaping** - A permanent freestanding sign shall have a landscaped area around its base the area of which equals or exceeds the total area of the sign and sign structure. Landscaping shall be in the form of shrubs and plants.

3.2 PROJECTIONS

- 3.2.1** No sign shall project above the building face or canopy on which it is erected except for temporary signs provided for in section 8.1.1.d).
- 3.2.2** No sign suspended under a canopy or roof overhang shall be greater than 0.6 m² (6.5 ft²) in area.

3.3 MAINTENANCE

- 3.3.1** Every sign and the area surrounding the sign shall be maintained at all times in a sightly and structurally sound condition. Maintenance work may include, but is not limited to the replacement of defective parts, painting, re-painting, cleaning, or other acts required for the maintenance of the sign and the area surrounding the sign.

3.4 TRAFFIC SAFETY

- 3.4.1** No sign shall, by reason of its location, colour or intensity of light, create a hazard to the safe, efficient movement of vehicular and other traffic.

3.4 TRAFFIC SAFETY

- 3.4.2** Signs shall be located in such a manner that visibility is not restricted at the intersections of roadways on private property (private roadways), at the intersections of private roadways with highways and in compliance with the setback requirements for corner lots contained in the “Township of Langley Highway and Traffic Bylaw 1995 No. 3500” and amendments thereto.
- 3.4.3** No sign shall be placed in such a manner as to obstruct any door opening, passageway, fire escape, walkway, vehicular driveway or similar feature.
- 3.4.4** No sign shall have the shape and colour of a traffic control device referred to in the Motor Vehicle Act, except those signs specifically intended for traffic control.

- 3.4.5** Where a sign projects over a pedestrian area such as a sidewalk patio or walkway, no part of the sign shall be less than 2.5 m (8.2 ft) above the sidewalk, patio, walkway or nearest finished grade.
- 3.4.6** Where a sign projects over a vehicular traffic area such as a parking lot or driveway, no part of the sign shall be less than 4.3 m (14 ft) above the finished grade below the sign.
- 3.4.8** Provincial Highway No. 1 shall not be considered a street for the purposes of calculating the number of signs or the maximum area of signs permitted in this bylaw.
- 3.4.9** No freestanding sign shall be erected facing Provincial Highway No. 1 except for temporary signs advertising farm produce.

SIGNS ON HIGHWAYS

- 3.5.1** No sign shall be erected on, within or above a highway, except as otherwise provided in other Township bylaws. Where such provision is made, and a sign, or portion thereof is erected so as to project either in whole or part over a highway, the owner of the sign structure shall obtain a Highway Use Permit in accordance with the provisions of the Township's Highway and Traffic Bylaw.

ELECTION SIGNS

- 3.6.1** Election signs may be erected in all zones, provided that:
- a) only one election sign is permitted on any one lot except in a Rural zone where there is no restriction on the number of election signs allowed on any one lot.
 - b) no election sign shall exceed 3 m² (32.3 ft²) in area nor exceed a maximum height of 1.8 m (6 ft).
 - c) election signs may not be erected prior to the writ being issued for a Provincial or Federal election, or more than twenty days prior to voting day for a Municipal election.
 - d) all election signs shall be removed within four days after voting day of such election.
 - e) no election signs shall be placed within or on fee simple property or improvements owned or leased by the Township. *(amended by Bylaw No. 4153 July 22, 2002)*

3.7 REAL ESTATE SIGNS

- 3.7.1** On-site real estate signs may be erected in all zones, provided that:

- a) on any lot with an area of 2.02 ha (5.0 acres) or less in a Rural, or Single Family and Two Family Zone only one such sign may be erected and it shall not exceed 0.6 m² (6.5 ft²) in area,
- b) on any lot with an area greater than 2.02 ha (5.0 acres) in a Rural, or Single Family and Two Family zone only two such signs may be erected with each such sign not exceed to 3 m² (32 ft²) in area,
- c) on any lot in an Institutional, Commercial and Industrial zone the combined area of such signs fronting each street shall not exceed 3 m² (32 ft²),
- d) on any lot in a Multi Family Residential zone the combined area of such signs fronting each street shall not exceed 1.3 m² (14 ft²), and
- e) the signs are removed within 7 days of the lease, rental or unconditional sale of the property to which the signs refer.

3.8 DEVELOPMENT SIGNS

3.8.1 Development signs may be erected in a Single and Two Family Residential zone, Multi Family Residential zone, Commercial zone and Industrial zone provided that:

- a) the total area of such signs shall not exceed 1% of the area of land contained within the project to which the signs refer to a maximum area of 20 m² (215.3 ft²) along each street frontage and up to a maximum of 30 m² (323 ft²) for projects fronting more than one street,
- b) only two sandwich board signs with a maximum area of 0.55 m² (6 ft²) for each face of each sign and a total area for each sign not exceeding 1.1 m² (12 ft²), shall be permitted, and such signs shall only be displayed on the property during those hours when the project sales office on site is open for business,
- c) the display of development signs shall be limited to that period of time during which a project sales office is on site or until the project is sold out, and
- d) except as provided in sub-section 3.8.1 b), freestanding development signs shall be limited to a maximum height and width of 4.5 m (14.8 ft).

3.8.2 Development signs may be erected on any lot in an Institutional zone provided that:

- a) the total area of such signs shall not exceed 1% of the area of the lot on which the signs are located to a maximum of 6 m² (64.6 ft²), and
- b) the display of such signs shall be limited to that period of time during which construction is taking place on the development project to which the sign refers.

PART 4 - SIGNS PERMITTED IN RURAL ZONES

4.1 SIGNS IN RURAL ZONES REQUIRING A PERMIT

4.1.1 The following signs may be erected on any lot in a Rural zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- a) One identification or accessory home occupation sign in the form of a fascia or freestanding sign, provided such sign shall not exceed 3 m² (32.3 ft²) in area for a fascia sign or 6 m² (64.6 ft²) in area for a free standing sign.

4.2 SIGNS IN RURAL ZONES NOT REQUIRING A PERMIT

4.2.1 The following signs may be erected on any lot in a Rural zone without a sign permit or inspections, but (with the exception of signs specified in section 1.3.6 which are exempt from the provisions of this bylaw) must comply with all other provisions of this bylaw:

- a) No trespassing or no dumping signs with each such sign not to exceed 0.2 m² (2.2 ft²) in area.
- b) Signs on private property warning the public of the existence of danger of a duration appropriate to the circumstances.
- c) On-site real estate signs as specified in section 3.7.
- d) Election signs as specified in section 3.6.
- e) Signs advertising farm produce for sale provided that:
 - i) the signs must only advertise farm produce for sale on a farm within the Township,
 - ii) the advertised produce must have been grown on the subject farm,
 - iii) a maximum of two on-site signs shall be permitted on each street on which the farm borders,
 - iv) non-accessory signs may be placed on lots in Rural, Commercial and Industrial zones,
 - v) no sign may exceed 3 m² (32.3 ft²) in area,
 - vi) signs may not be erected more than seven days prior to the advertised product being ripe and ready for sale,

- vii) signs shall be removed at the end of the harvest season or within two days of ceasing to sell the produce being harvested, whichever comes first, and
- viii) notwithstanding sub-sections 4.2.1.e vi) and vii), no sign may remain in place for more than 90 days in any calendar year.

4.3 ADDITIONAL REQUIREMENTS

- 4.3.1** No sign may be directly illuminated, and where indirectly illuminated from an artificial source, shall be so shielded that no direct illumination from the source is visible other than on the sign and in the immediate proximity thereof.
- 4.3.2** Except for election signs the maximum height and width of any freestanding sign shall be 2.5 m (8.2 ft).

PART 5 - SIGNS PERMITTED IN SINGLE AND TWO FAMILY ZONES

5.1 SIGNS IN SINGLE AND TWO FAMILY ZONES REQUIRING A PERMIT

5.1.1 The following signs may be erected on any lot in a Single and Two Family zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- a) One identification or accessory home occupation sign in the form of a fascia or freestanding sign, provided such a sign shall not exceed 0.6 m² (6.5 ft²) in area.
- b) Development signs as specified in section 3.8.

5.2 SIGNS IN SINGLE AND TWO FAMILY ZONES NOT REQUIRING A PERMIT.

5.2.1 The following signs may be erected on any lot in a Single and Two Family zone without a sign permit or inspections, but (with the exception of signs specified in section 1.3.6 which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- a) No trespassing or no dumping signs with each such sign not to exceed 0.2 m² (2.2 ft²) in area.
- b) Signs on private property warning the public of the existence of danger of a duration appropriate to the circumstances.
- c) On-site real estate signs as specified in section 3.7.
- d) Election signs as specified in section 3.6.

5.3 ADDITIONAL REQUIREMENTS

5.3.1 No sign shall be illuminated.

5.3.2 Except for development signs and election signs the maximum height and width of any freestanding sign shall be 2.5 m (8.2 ft).

PART 6 - SIGNS PERMITTED IN MULTI-FAMILY ZONES

6.1 SIGNS IN MULTI-FAMILY ZONES REQUIRING A PERMIT.

6.1.1 The following signs may be erected on any lot in a Multi-Family zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- a) One identification sign in the form of a fascia or freestanding sign, provided such a sign shall not exceed 2.3 m² (24.7 ft²) in area.
- b) Development signs as specified in section 3.8.

6.2 SIGNS IN MULTI-FAMILY ZONES NOT REQUIRING A PERMIT.

6.2.1 The following signs may be erected on any lot in a Multi-family zone provided that a sign permit is obtained, but (with the exception of signs specified in section 1.3.6 which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- a) No trespassing or no dumping signs with each such sign not to exceed 0.2 m² (2.2 ft²) in area.
- b) Signs on private property warning the public of the existence of danger of a duration appropriate to the circumstances.
- c) On-site real estate signs as specified in section 3.7.
- d) Election signs as specified in section 3.6.

6.3 ADDITIONAL REQUIREMENTS

- 6.3.1** No sign may be directly illuminated, and where indirectly illuminated from an artificial source, shall be so shielded that no direct illumination from the source is visible other than on the sign and in the immediate proximity thereof.
- 6.3.2** Except for development signs and election signs the maximum height and width of any freestanding sign shall be 2.5 m (8.2 ft).

PART 7 SIGNS PERMITTED IN INSTITUTIONAL ZONES

7.1 SIGNS IN INSTITUTIONAL ZONES REQUIRING A PERMIT

7.1.1 The following signs may be erected on any lot in an Institutional zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- a) One freestanding sign fronting each street abutting a lot, provided that:
 - i) The maximum area of each freestanding sign shall not exceed 1.5% of the area of the lot upon which the sign is located, to a maximum of 6 m² (64.6 ft²) and subject to the maximum dimensions stipulated in section 7.3.3.
 - ii) The minimum distance between freestanding signs on the same lot shall be 50 m (164 ft).
- b) A non-illuminated religious emblem may be erected as a roof sign.
- c) Fascia, canopy and projecting signs, provided that the total area of such signs shall not exceed 0.3 m² for each lineal metre (1 ft² per ft) of building face on which they are erected, minus the area of an emblem erected under the provisions of subsection 7.1.1 b).
- d) On-site directional signs not more than four in number and not exceeding a combined total area of 3 m² (32.3 ft²), identifying the location and nature of a building, structure or use which is not readily visible from the street serving such building, structure or use, provided that each sign is not more than 0.9 m² (10 ft²) in area.
- e) Development signs as specified in section 3.8.

7.2 SIGNS IN INSTITUTIONAL ZONES NOT REQUIRING A PERMIT.

7.2.1 The following signs may be erected on any lot in an Institutional zone without a sign permit, but (with the exception of signs listed in section 1.3.6 which are exempt from the provision of this bylaw) shall comply with all other provisions of this bylaw:

- a) No trespassing or no dumping signs with each such sign not to exceed 0.2 m² (2.2 ft²) in area.

7.2 SIGNS IN INSTITUTIONAL ZONES NOT REQUIRING A PERMIT.

- b) Signs on private property warning the public of the existence of danger of a duration appropriate to the circumstances.
- c) On-site real estate signs as specified in section 3.7.
- d) Election signs as specified in section 3.6.
- e) Signs pertaining to an event or cause of a civic, philanthropic, educational or religious nature, provided that:
 - i) Such signs may not be erected more than seven days prior to an event and must be removed within two days after the completion of such event.
 - ii) Such signs shall not exceed 6 m² (64 ft²) in area.

7.3 ADDITIONAL REQUIREMENTS

- 7.3.1** No permanent sign shall be permitted within 15 m (49.2 ft.) of any lot in a Rural, Single and Two Family or Multi-Family Residential zone.
- 7.3.2** No sign may be directly illuminated, and where a sign is externally illuminated from an artificial source it shall be so shielded that no direct illumination from the source is visible other than on the sign and in the immediate proximity thereof.
- 7.3.3** Except for election signs, the maximum height and width of any freestanding sign shall be 3.7 m (12.0 ft).

PART 8 - SIGNS PERMITTED IN COMMERCIAL AND INDUSTRIAL ZONES

8.1 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES REQUIRING A PERMIT

8.1.1 The following signs may be erected on any lot in a Commercial or Industrial zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- a) One freestanding sign fronting each street abutting a lot, provided that:
 - i) A freestanding sign shall not exceed an area of 1.0% of the lot area on which the sign is located, to a maximum of 20 m² (215.3 ft²) and subject to the maximum dimensions stipulated in section 8.3.2.
 - ii) The minimum distance between freestanding signs on the same lot shall be 50 m (164 ft).
- b) Fascia, canopy, awning and projecting signs, provided the total area of such signs shall not exceed 0.6 m² for each lineal metre (2 ft² per ft) of building face on which they are erected.
- c) On-site directional signs not more than four in number and not exceeding a combined total area of 3m² (32.3 ft²), identifying the location and nature of a building, structure or use which is not readily visible from the street serving such building, structure or use, provided that each sign is not more than 0.9 m² (10 ft²) in area.
- d) Temporary signs advertising a special event subject to the following conditions:
 - i) Such signs for any specific special event may only be in place for a maximum period of 30 days on any premises;
 - ii) Such signs may have a maximum combined area of 6 m² (64 ft²) on any premises except where a temporary “balloon” roof sign is installed in which case the “balloon” roof sign may have a maximum area of 30 m² (323 ft²);
 - iii) Only one temporary “balloon” roof sign may be installed on any building at any point in time regardless of the number of separate tenants which may occupy the building;
 - iv) Internally illuminated temporary signs and temporary “balloon” roof signs may only be used to advertise 4 special events on any lot in any one calendar year.

- e) One non-accessory sign, provided that:
 - i) The combined total area of signs displayed on a single premises does not exceed the total area permitted under sections 8.1.1 a) and b) of this bylaw.
 - ii) In no case shall a non-accessory sign exceed 6 m² (64.6 ft²) in area.
- f) Development signs as specified in section 3.8.

8.2 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES NOT REQUIRING A PERMIT

8.2.1. The following signs may be erected on any lot in a Commercial or Industrial zone without a sign permit, but (with the exception of signs specified in section 1.3.6 which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- a) Window signs advertising a special event or sale.
- b) No trespassing or no dumping signs with each such sign not to exceed 0.2 m² (2.2 ft²) in area.
- c) Signs on private property warning the public of the existence of danger of a duration appropriate to the circumstances.
- d) On-site real estate signs as specified in section 3.7.
- e) Election signs as specified in section 3.6.

8.3 ADDITIONAL REQUIREMENTS

- 8.3.1** No sign shall be permitted within 15 m (49.6 ft) of any lot in a Rural, Single and Two Family or Multi-Family zone.
- 8.3.2** Except for election signs and development signs as specified in sections 3.6 and 3.8 respectively, the maximum height and width of any freestanding sign shall be 7.6 m (24.9 ft).
- 8.3.3** All signs within the Fort Langley and Aldergrove Development Permit areas designated in an Official Community Plan bylaw shall comply with the provisions of Part 9 (Special Design Areas).

PART 9 - SPECIAL DESIGN AREAS

9.1 FORT LANGLEY

9.1.1 Signs within the development permit area designated in “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No 2527” shall conform to the building design guidelines adopted by Council resolution pursuant to the development permit provisions, where the regulations of this bylaw conflict with those guidelines.

9.2 ALDERGROVE

9.2.1 Signs within the development permit area designated in “Langley Official Community Plan Bylaw 1978 No. 1802 Amendment (Development Permit Area) Bylaw 1993 No 3289” shall conform to the building design guidelines adopted by Council resolution pursuant to the development permit provisions, where the regulations of this bylaw conflict with those guidelines.

READ A FIRST TIME the 6th day of November , 1995.

READ A SECOND TIME the 6th day of November , 1995.

READ A THIRD TIME the 5th day of February , 1996.

RECONSIDERED AND ADOPTED the 4th day of March , 1996.

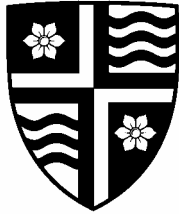
“JOHN SCHOLTENS” Mayor

“ROD EDWARDS” Clerk

Certified A True Copy:

Municipal Clerk

**Township
of Langley**



Est. 1873

SIGN PERMIT APPLICATION

**SCHEDULE "A "
TO BYLAW NO. 3491**

Date Received	_____
Legal Description	_____
Zoning	_____
Development Permit	_____
Roll Number	_____
Site Plan and Plans for Signs attached	_____

Address of site on which sign is to be located: _____

_____ Date: _____

Owner's Name: _____

Phone: _____

Address: _____

Postal Code: _____

Tenant: _____

Phone: _____

Address: _____

Postal Code: _____

Contractor: _____

Phone: _____

Address: _____

Postal Code: _____

TYPE OF SIGN:

Fascia

~ wall length _____

~ sign area _____

Free Standing

~ sign area _____

~ clearance under _____

~ maximum height _____

~ double sided _____

~ single sided _____

Sign Valuation \$ _____ \$ _____ \$ _____

Existing signs on property _____

Signature of Owner or Authorized Agent of the Owner

Date Signed

TOWNSHIP OF LANGLEY

SIGN BYLAW NO. 3491

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SIGN BYLAW 1995 NO. 3491

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY MEMO

Bylaw No. 3491 provides for the regulation of signs erected on private property within the Township of Langley

Bylaw No. 4153 amends the Township of Langley Sign Bylaw 1995 No. 3491 and the Township of Langley Highway and Traffic Bylaw 1995 No. 3500 to include:

1. prohibition on election signs from being posted on fee simple property owned by the Township;
2. **restriction on posting signs only for candidates running for office in the Township; and allowance for election signs on highways (road rights of way) as long as they do not create a hazard for vehicular traffic or pedestrians.**