



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**“SIGN BYLAW, 1992, NO. 6363”**

**CONSOLIDATED FOR CONVENIENCE – JULY 9, 2007**

Amendment Bylaw, 1994, No. 6494	Portable Signs
Amendment Bylaw, 2004, No. 7580	Construction Site Signs
Amendment Bylaw, 2007, No. 7867	Revisions – Industrial Sign District, Fascia Signs and Construction Hoarding

## TABLE OF CONTENTS

### GENERAL

SECTIONS		PAGE(S)
1.0	Short Title	5
2.0	Definitions	6-9
3.0	Application & Exemptions	10-11
4.0	Prohibitions	12
5.0	Administration	13
6.0	Permits	14-16
7.0	General Provisions	17-18
8.0	Enforcement	18
9.0	Penalty	18-19
10.0	Establishment of District Schedules	19
11.0	Permitted Signs:	
	11.1 Awning Signs	19
	11.2 Canopy Signs	20
	11.3 Under-Awning or Under-Canopy Signs	21
	11.4 Construction Site Signs	21-22
	11.5 Fascia Signs	22-23
	11.6 Flags	23-24
	11.7 Freestanding Signs	24-25
	11.8 Base Signs	25-26
	11.9 Mansard Roof Signs	26-27
	11.10 Projecting Signs	27-28
	11.11 Real Estate Signs	28
	11.12 Wall Signs	29
	11.13 Window Signs	29-30
	11.14 Banners	30
	11.15 Inflatable Display	30
12.0	Sign District provisions	31
13.0	General Specifications	31-32
14.0	Fees and Charges	32-33
15.0	Repeal and Enactment	33

# List of Schedules

Schedule A: Sign Districts

## STATEMENT OF PURPOSE

The purpose of the following sign regulations are:

- To encourage the effective use of signs as a means of communication.
- To maintain and enhance the aesthetic environment and the City's ability to attract and retain sources of economic development and growth;
- To improve pedestrian and traffic safety.
- To minimize the potential adverse effects of signs on private and public property.
- To enable the fair and consistent enforcement of sign regulations.
- To address issues of health and fire safety where applicable.
- To address issues of sign maintenance, repair, replacement and removal.

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 6363**

**A Bylaw to regulate and control signs.**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

**SECTION 1**

**Short Title**

This Bylaw may be cited for all purposes as the "**Sign Bylaw, 1992, No. 6363**".

## SECTION 2

### Definitions

"Approved" means approved by the appropriate authority having jurisdiction.

"Authority having jurisdiction" means with respect to the administration of this Bylaw, the person appointed by Council and any person authorized by him to administer this Bylaw and, with respect to electrical equipment, means that the equipment bears evidence of approval in the form of a Canadian Standards Association certification mark or Province of British Columbia approval label.

"Awning" means a light detachable system of fabric, sheet metal, plexiglass or other material, which is entirely supported from a building by a fixed or retractable frame.

"Building Inspector" or "Inspectors" mean the Building Inspector or Property Use Inspector of the Municipality appointed pursuant to the provisions of the Building Bylaw 1972, No. 4361 and includes the Director of Development Services and Assistants.

"Business Premises" means that part of a building, structure or lot owned, leased, or rented by a person or persons for the conducting of a business.

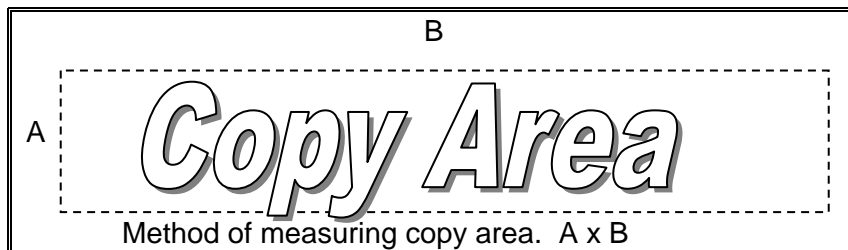
"Canopy" means any permanently fixed structure other than an awning, supported solely from the building and which projects from the face of the building.

"Clearance" means the average vertical distance measured from grade to the bottom of the sign.

"City" means The Corporation of the City of North Vancouver.

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

"Copy Area" means the area within a geometric form, or combination of forms, which encloses all of the copy for one face of the sign.



"Copy, automatic changeable" means copy which can be changed automatically by electronic switching of lamps, illuminated tubes or other means.

"Copy, manual changeable" means a copy which can be changed manually through the use of detachable letters, characters, numbers or graphics.

"Council" means the Council of The Corporation of the City of North Vancouver.

"Electrical Inspector" means the person or persons appointed to this position pursuant to the provisions of the "Electrical Bylaw, 1953, No. 2572" as amended from time to time.

"Electric Sign" means a sign or sign structure in which electrical wiring connections or fixtures are used.

"Facade" means the exterior front face, side face, or rear face of a building or business premises, whichever is the face on which the sign is to be placed and for purposes of the calculation for the percentage sign coverage shall be limited to the face of the first floor or, in the case of a second storey sign to the face of the second floor.

"Flag" means a rectangular piece of fabric that represents an organization but does not include a flag representing a country of the world or any province, Canadian territory or municipal corporation.

"Frontage" means the boundary, or length thereof, of any business premises which abuts, faces, or projects upon a street, excluding a lane, but including a private road by which principle access to the premises is gained.

"Grade" means the elevation which is established by the City Engineer for the surface of the sidewalk or boulevard adjacent to any sign abutting or encroaching into a sidewalk, or the elevation of the finished ground surface directly below a sign.

"Height" means the vertical distance from grade to the top of the sign or its supporting structure whichever is greater.

"Highway or Street" means a street, road, lane, bridge and any other way open to public use, but does not include a private right-of-way on private property.

"Landscaped Area" means an area of land which contains trees, shrubs, flowers or other planted material and may include planter boxes.

"Lot" means "parcel" as defined under the Land Title Act, RSBC 1979 C-219 including a bare land strata lot but excluding a lot created under the Condominium Act, RSBC 1979 C 61.

"Lot, Corner" means a site at the intersection or junction of two or more streets.

"Lot, Double Fronting" means a site having frontage on two streets which do not intersect.

"Mansard Roof" means a roof with a slope which does not exceed 59°.

"Municipality" means The Corporation of The City of North Vancouver.

"Permit" means an authorization in writing issued by the Building Inspector pursuant to this Bylaw.

"Residential Zone" means an area designated as a residential zone within the Zoning Bylaw No. 3778, 1967.

"Roof" means the top enclosure of a building and includes any extension or overhang of such enclosure beyond an exterior wall.

"Roof Line" means either the line which is made by the intersection of an exterior wall of a building with the roof covering, or the top of a parapet wall or a mansard roof, whichever is higher.

"Sign" means a device, notice, or medium including its supporting system and other components, which is used or is intended or capable of being used to attract attention for advertising, identification or information purposes.

"Sign Area" means the total area which is within the outer edge of the frame or border of a sign including any embellishment thereof, but where a sign has no frame, border, or background, the sign area shall be the area contained within a geometric shape, or combination of such shapes which encloses all of the copy including any embellishments.

"Sign, Animated" means a sign which has motion or colour changes to any part of the sign, but excludes a sign which displays only time, temperature or date.

"Sign, Awning" means a sign which is painted on, or affixed flat to the exterior surface of an awning.

"Sign, Balcony" means a sign supported on, against, or suspended over a balcony.

"Sign, Banner" means a temporary sign enclosed or not enclosed in a rigid frame.

"Sign, Base" means a sign that is displayed directly on the ground or on a designed base and which does not exceed a height of 1.5m.

"Sign, Billboard" means a sign used or intended to be used for the purposes of advertising or calling attention to any person, matter, thing, event or property that is not directly related to the business conducted on the property which it is located.

"Sign, Canopy" means a sign which is painted on, or affixed to the exterior surface of a canopy.

"Sign, Construction Site" means a sign used to identify a construction project, the owner, general contractor, sub-trades, architect engineers and others associated with the design, planning and development of a project under construction.

"Sign, Election" means a temporary sign erected to advertise a political party, or a registered candidate, in a federal, provincial or municipal election.

"Sign, Fascia" means a sign of a permanent nature, running parallel to the face of the building on which it is displayed or attached.

"Sign, Freestanding" means a sign standing apart from a building and having independent supports.

"Sign, Mansard Roof" means a sign which is attached to or constructed in or on the mansard roof of a building.

"Sign, Pedestrian Directional" means a sign used to direct pedestrians to a building or business premises.

"Sign, Portable" means a sign standing apart from a building, having independent supports, easily movable, and includes an "A-Frame" or Sandwich Board sign.

"Sign, Poster" means an advertising sign which is normally mounted on a building wall or freestanding structure with advertising copy in the form of pasted papers or plastic.

"Sign, Projecting" means a sign which is attached to and projects from the wall of a building face by more than 304mm (12").

"Sign, Real Estate" means a sign which offers property for sale, lease or rent.

"Sign, Roof" means a sign which is attached to the roof of a building and extends above the roof line.

"Sign, Third Party Advertising" means a sign advertising an establishment, merchandise, service or activity which is not sold, produced, manufactured, furnished or performed on the lot on which the sign is located.

"Sign, Vehicular Directional" means a sign used to direct vehicular traffic to parking areas of a building or business premises.

"Sign, Wall" means a sign which is painted on or attached parallel to the exterior wall.

"Sign, Window" means a sign, picture, symbol or combination thereof, which is painted, pasted or otherwise placed on the inside of a window.

"Sign, Under Awning" means a sign which is suspended from an awning and entirely under the awning.

"Sign, Under Canopy" means a sign which is suspended from a canopy and entirely under the canopy.

"Use" means the purpose or function to which land, buildings, or structures are put.

"Zoning Bylaw" means "Zoning Bylaw No. 3778, 1967".

## **SECTION 3**

### **Application and Exemptions**

- 3.1 a) This Bylaw applies to all signs on real property unless the regulation is in conflict with the City of North Vancouver Zoning Bylaw in which case the Zoning Bylaw regulation shall take precedence.
- b) This Bylaw applies to all signs on any real property other than streets or public parks, and to all signs encroaching over a street except as noted in Section 3.2.
- c) Nothing in this Bylaw shall be construed as bestowing upon the owner or occupier of real property or the owner or user of a sign the right of visibility over any adjacent real property or right-of-way.
- 3.2 This Bylaw exempts the following from sign permit requirements:
- a) Signs located inside a building or concealed parking area and not visible or intended to be visible from any street or any site other than the ones on which they are located;
- b) Signage which forms part of appliances and fixtures such as gas pumps, pop machines and telephone booths;
- c) Signs or public notices on streets erected or authorized to be installed by the City Engineer, City Bylaws or Provincial or Federal legislation;
- d) Re-painting, replacement of the fascia panel or normal maintenance of signs;
- e) Signs required by law;
- f) Signs denoting access and parking for the disabled;
- g) Street decorations authorized by the City Engineer;
- h) Non-advertising commemoration plaques or cornerstones;
- i) Poster signs for theatres, schools, colleges, community centres, museums and libraries;
- j) Window signs in accordance with Section 11.13 of this Bylaw;
- k) Real estate signs and construction site signs in accordance with General Provisions outlined in Section 11.4 and 11.11 of this Bylaw, respectively;
- l) Flags of a profit or non-profit organization in accordance with the Section 11.6 of this Bylaw;
- m) One vehicular directional sign at each entrance and exit to public or private parking, not exceeding 1.0 square metres in area and 2.0m in height;

- n) One pedestrian directional sign (identifying only the occupancies of a building or premises) not exceeding 0.4 square metres in area and 1.82m in height at an entrance to a building or premises;
- o) Banners in accordance with Section 11.14 of this Bylaw;
- p) Inflatable displays in accordance with Section 11.15 of this Bylaw;
- q) An unilluminated construction site sign in accordance with Section 11.4 of this Bylaw.

## **SECTION 4**

### **Prohibitions**

- 4.01 Unless permitted in another Bylaw, Order, or Provincial or Federal Statute, signs that are not expressly permitted or exempted in this Bylaw are prohibited. Without restricting or limiting the generality of the foregoing, the following signs are specifically prohibited:
- a) Billboard sign
  - b) Any signage which devotes more than 30% of its copy area to the advertisement of particular products or services sold on the premises at which the sign is displayed. This provision shall not apply where the name of the product or service is incorporated in the name of the business being conducted on the premises.
  - c) Any pennants or posters except as otherwise permitted in this Bylaw.
  - d) Unless otherwise permitted in this Bylaw, any roof signs, balcony signs and signs mounted or supported on the deck of a canopy which exceed 1.0 in height or which protrude above the roof line of the building.
  - (e) Any portable sign which exceeds a height from grade of 1.22 metres and a width of .76 metres.
  - f) Any sign which obstructs any part of a doorway, window or balcony with the exception of permitted window signs.
  - g) Subject to subsection j), any flashing, animated or chasing border signs or part thereof.
  - h) More than three sign types which require a sign permit per business.
  - i) Third party signs.
  - j) Any sign which devotes more than 30% of its sign area to manual or automatic changeable copy.

## **SECTION 5**

### **Administration**

- 5.1 Except as may be otherwise provided for by this Bylaw, the Building Inspector is authorized to receive applications for sign permits and approve or refuse such applications and to issue sign permits in accordance with the provisions of this Bylaw.
- 5.2 The Building Inspector may enter at all reasonable times on any property in order to inspect any sign installation located therein to ascertain whether the provisions of this Bylaw are being observed.
- 5.3 No person shall interfere with or obstruct any authorized person seeking entry into or onto any property for the purposes described in Section 5.2.

## **SECTION 6**

### **Permits**

#### **6.1 Application for a Sign Permit**

- (a) Subject to Section 3.2(c), a sign permit is required for the construction, placement, erection, display, alteration or relocation of a sign.
- (b) The applicant shall in no case proceed with the work referenced in Section 6.1(a) unless a sign permit has been issued.
- (c) An electrical permit in accordance with the City Electrical Bylaw is required for all electric signs and must be obtained from a City Electrical Inspector before a sign permit may be granted.
- (d) Every applicant shall apply in writing to the Building Inspector on a form provided, with the requisite fees prescribed in Section 14 of this Bylaw.

#### **6.2 Plans and Specifications**

An application shall include:

- a) The civic address of the building, structure or lot on which the sign is to be erected, altered, or relocated.
- b) A drawing to scale for each side of the sign giving all pertinent dimensions as well as the colour scheme.
- c) A drawing illustrating the position of the sign painted on or attached to the building or structure and the method of attachment.
- d) A completed electrical sign record card, available from the Department of Development Services, stating the method, type, and amount, of illumination as well as the electrical characteristics of the sign.
- e) Whenever in the opinion of the Building Inspector the character of the proposed work requires such technical knowledge, a drawing signed and sealed by a professionally certified B.C. Engineer illustrating details of attachment and assembly for freestanding, awning, canopy and projecting signs.

#### **6.3 Issuing a Sign Permit**

- a) The Building Inspector shall issue a sign permit if the application complies with all provisions of this Bylaw and all other applicable laws and enactments.
- b) A valid sign permit must be held by the person who is or will be the owner or agent of the owner of a sign that is being erected, placed or altered and a sign permit is valid:

- i) for a period not exceeding six months from the date of issue of the sign permit;
- ii) for only the sign type described in the permit.

#### **6.4 Insurance for a Sign Permit**

- a) Any person who erects, owns, maintains or who continues the use of any sign which projects on or over any street shall maintain a Bond of Indemnity or Policy of Insurance indemnifying and holding harmless the Municipality against all claims and demands, actions, suits, or other proceedings, and against all loss and costs of whatsoever kind, which may be caused by or arise out of, or in any way be attributable or incidental to the erection, construction, maintenance or use of such sign, or appurtenance thereto, or in connection therewith during the maintenance of any such sign; such Bond of Indemnity or Policy of Insurance shall be of a minimum amount of \$2 Million Dollars which shall be continued and in full force and effect until such sign is removed from the premises.

#### **6.5 Refusal of a Sign Permit**

The Building Inspector shall refuse to issue a sign permit for any sign if:

- a) The proposed sign does not comply with the provisions of this. Bylaw or any other applicable law or enactment.
- b) The building on which the sign is to be located or attached is determined to be incapable of supporting the signs, or if the information submitted regarding the construction of the building is not sufficient to enable the Inspector to adequately determine the capability of such building to give such support; or
- c) The proposed sign would, in the opinion of the Inspector who may seek the advice of the City Engineer, obstruct or otherwise interfere with any traffic control devices, or the safe driving visibility of motorists; or
- d) The sign, in combination with any other existing sign would be non-complying or would make any existing sign non-complying.
- e) An applicant has failed to provide the information required by Section 6.2 within 30 days of a request by the Building Inspector in writing.
- f) The applicant is a sign installation contractor who is not licensed in the City of North Vancouver to carry on the business of installing signs as required by the Business License Bylaw, 1973, No. 4513.

#### **6.6 Revocation of a Sign Permit**

The Building Inspector may revoke a sign permit:

- a) Where there is a violation of any condition under which the sign permit was issued; or
- b) Where there is a violation of any provision of this Bylaw or any other applicable law or enactment.
- c) If such person is satisfied that such sign permit was issued by reason of incorrect, false, or misleading information furnished by the applicant; or
- d) If the sign permit was issued in error.

#### **6.6.1**

The Building Inspector may revoke at any time a sign permit issued for a sign over any street or public property where, in the Inspector's opinion, the sign interferes with or will interfere with:

- a) The placement or use of equipment installed by the City or a utility company; or
- b) The use of the street or public property; or
- c) The visibility of any existing or planned traffic signal installations.

In such cases (as noted herein) the Inspector shall give notice of revocation to the property owner, including a time limit for removal, as he deems advisable, and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect. The sign shall be removed in accordance with Section 7.3 (a) and (b) at no cost to the City.

#### **6.7 Written Reasons for Refusal to Issue or Revocation of a Sign Permit**

The Building Inspector shall provide written reasons for the refusal to issue a Sign Permit or for revocation of a Sign Permit.

#### **6.8 Appeal to Council**

- a) An applicant for a Sign Permit or the holder of a Sign Permit may appeal to Council the decision of the Building Inspector to refuse to issue or revoke a Sign Permit.

**SECTION 7**

**General Provisions**

**7.1 Conformance**

- a) The keeping, placing or erection of any sign shall be in conformity with all of the provisions of this Bylaw and any other Municipal Bylaw, Order, or Provincial or Federal statute.

**7.2 Development Variance Permit**

- a) An application to place, erect or maintain a sign not provided for by or not conforming to this Bylaw may be considered by Council as a Development Variance Permit Application.

**7.3 Repair and Removal**

This section only applies to the extent that signs are not protected by Section 970 of the Municipal Act, RSBC 1979 C 290.

- a) When an owner, tenant or occupant of any premises vacates the premises, such person and the current owner, tenant and occupant of the premises must remove all signs which are not in compliance with this Bylaw, including any supporting system, owned by or relating to the owner, tenant or occupant vacating within 90 days of vacation of the premises.
- b) A person shall not alter or relocate a sign which is not in compliance with Bylaw unless the sign is at the same time altered or relocated to conform with this Bylaw, except that a person may change the face of the sign or repair the sign if neither change or repair exceeds 75% of the value of the sign immediately prior as determined by the Building Inspector in his absolute discretion.

**7.4 Maintenance**

- a) Every sign shall be maintained at all times in a safe condition. The exterior surface of all signs shall be well maintained at all times.

**7.5 Residential Boundaries**

- a) A sign permit for a fascia, awning, under-awning, canopy, under-canopy, base, or wall sign only, may be issued to a business or commercial premises if such premises adjoin or are on a lot, where 60% or more of the floor area is used for residential purposes.

## **7.6 Severability**

- a) If any provision of this Bylaw or amendments hereto should be found or determined to be invalid, illegal or unenforceable, it will be severable from the remainder of this Bylaw and the remainder of this Bylaw shall be construed as if such invalid, illegal or unenforceable provision had been deleted therefrom.

## **7.7 Encroachment over Street**

Where a sign is erected in whole or in part on or over the street, the privilege of continuing the sign shall expire as of December 31 in each year and shall be deemed to have been renewed annually unless such privilege has been revoked by Council.

## **SECTION 8**

### **Enforcement**

#### **8.1 Responsible Official**

The Building Inspector is empowered to enforce this Bylaw, and may order any person:

- a) To discontinue or refrain from proceeding with any work or doing anything that is in contravention of this Bylaw;
- b) To carry out any work or do anything to bring a sign into conformity with this Bylaw;
- c) To repair, alter or remove any sign, as provided in Section 7.3 (a) and (b);

**8.2** The Building Inspector may prescribe a time limit within which any order given under clause 8.1 (a), (b), or (c) is to be complied with.

#### **8.3 Re-Inspection**

- a) Where an order has been issued under Section 8.1, the person to whom the sign permit has been issued shall advise the Building Inspector when corrections have been made and shall request a re-inspection.

## **SECTION 9**

### **Penalties**

**9.1** A person who:

- a) Contravenes any of the provisions of this Bylaw; or
- b) Causes or suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this Bylaw; or
- c) Neglects or refrains from doing anything required to be done by any of the provision of this Bylaw;

is guilty of an offence and upon conviction shall be liable to a fine and penalty of not more than \$2,000 and to the cost of prosecution. Each day such offence continues shall be deemed to constitute a separate offence.

## **SECTION 10**

### **Establishment of District Schedules**

For the purpose of regulating signs pursuant to this Bylaw, the following districts are hereby designated and described on Schedule A.

#### **10.1 Marine Drive Sign District**

Shall mean and include the area shown on Schedule A, described as "Marine Drive Sign District".

#### **10.2 Central Lonsdale Sign District**

Shall mean and include the area shown on Schedule A, described as "Central Lonsdale Sign District".

#### **10.3 Industrial Area Sign District**

Shall mean and include the area shown on Schedule A, described as "Industrial Area Sign District".

## **SECTION 11**

### **Permitted Signs**

The provisions of this Section shall apply to all permitted signs except to the extent modified by the provisions of Sections 3, 4 and 10.

#### **11.1 Awning Signs**

##### **11.1.1 Number Permitted**

- a) Where more than one business premises fronts a street under a single awning there shall be not more than one awning sign per business.

##### **11.1.2 Location**

- a) An awning sign shall be located on the exterior front face of the awning and may not project more than 75mm from the face of the awning.

##### **11.1.3 Awning Placement**

- a) An awning shall be installed in accordance with the

requirements of the British Columbia Building Code and the City of North Vancouver Building Bylaw, 1972 No. 4361.

- b) Where an awning projects over a road allowance, a minimum projection from the building to which it is attached shall be 1.22 metres.
- c) Notwithstanding Section 11. 1. 3(a), an awning installed at the top of the second storey or higher may project less than 1.22m.

#### 11.1.4 Copy Area

- a) The maximum copy area is 40% of the area of the awning as measured on a drawing of the elevation or vertical plane of the awning except that an apron or skirt made of soft fabric extending below the awning of not greater than 250mm may include copy and shall not form part of the calculated copy area.

## 11.2 Canopy Signs

### 11.2.1 Number Permitted

- a) Where more than one business premises front a street under a single canopy there shall be not more than one canopy sign for each business.

### 11.2.2 Location

- a) A canopy sign may be located on the front face of a canopy and shall not project more than 75mm from the face of a canopy.
- b) A canopy sign may be placed on top of a canopy but may not exceed the height of a second storey window sill, parapet wall or roof line and no case may a canopy sign exceed 1.0m in height.

### 11.2.3 Canopy Placement Area

- a) A canopy shall be installed in accordance with the requirements of the British Columbia Building Code and the City of North Vancouver Building Bylaw, 1972, No. 4361.
- b) Where a canopy projects over a road allowance, the minimum projection from the building to which it is attached shall be 1.22 metres.

### 11.2.4 Sign Area and Dimensions

- a) Permitted canopy sign area is 0.6 square metres for every lineal metre of building frontage.

### 11.2.5 Copy Area

- a) The maximum copy area is 40% of the sign area as

measured on a drawing of the elevation or vertical plane of the canopy.

### **11.3 Under-Awning Sign or Under-Canopy Sign**

#### 11.3.1 Number Permitted

- a) One under-awning or under-canopy sign shall be permitted per entrance per business premises.

#### 11.3.2 Sign Placement Area

- a) An under-awning sign shall not project beyond the front edge of the awning or below a height of 2.44m above grade except that a sign made of soft material may have a minimum clearance of 2.29m.
- b) An under-canopy sign shall not project beyond the front edge of the canopy or below a height of 2.74m above grade except that a sign made of soft material may have a minimum clearance of 2.29m.

#### 11.3.3 Sign Area

- a) An under-awning or under-canopy sign shall be limited to a maximum of 450mm in height and 1.5m in length but may not exceed the projection of the awning or canopy.

### **11.4 Construction Site Signs**

#### 11.4.1 Exemption Provision

- a) Unilluminated construction site signs are permitted without application for a sign permit in all districts of the municipality.

#### 11.4.2 Number Permitted

- a) Only one construction site sign per frontage per development is permitted, except in the case of a construction site sign used for a single-family or two-family dwelling under construction, in which case one construction site sign only shall be permitted. Where a construction site is required to post a sign as required under the Noise Control Bylaw one additional sign is permitted.

#### 11.4.3 Location and Placement

- a) A construction sign may be placed or erected on the site, building, or on the business premises to which it relates and the height from grade to the top of the sign shall be limited to a maximum from grade of 3.65m.

#### 11.4.4 Sign Area and Dimensions

- a) A construction site sign is limited to a maximum area of 3.0 square metres except when used for advertising the construction of a single family or two family dwelling in which case the sign shall be limited to a maximum sign area of 1.5 square metres.

#### 11.4.5 Removal

- a) A construction site sign shall be removed within 15 days following receipt of an Occupancy permit.

#### 11.4.6 Temporary Construction Hoarding Graphic Murals

A graphic mural of images and text may be affixed to permitted construction hoarding that advertises or identifies a development project, and may include as part of the graphic mural any Construction Signs as allowed in this Bylaw. The graphic mural may cover the extent of any construction hoarding erected at the site. Text is limited to a maximum of 30% of the graphic mural and the mural may not be illuminated.

### 11.5 Fascia Signs

#### 11.5.1 Location

- a) A fascia sign may be located on the exterior front face, side face, and rear face of a building.

#### 11.5.2 Sign Placement Area

- a) A fascia sign shall project no further than 305mm from the building to which it is attached, except where an automatic changeable copy sign is incorporated into the fascia sign, in which case the projection shall not exceed 460mm.
- b)
  - i. A fascia sign shall be placed a minimum of 2.74m above grade except where a fascia sign projects not more than 77mm from the face of a building in which case the sign may be placed below the height requirements outlined in this section;

- ii. A fascia sign shall be placed below any second storey window sill except that if a business occupies a portion of the second storey or above, then a fascia sign relating to that business only may be placed below any third storey window sill;
- iii. If a fascia sign is placed on a single storey building it shall not project beyond the top of a parapet wall or roof line;

#### 11.5.3 Area and Dimensions

- a) A fascia sign shall be limited to 15% of the area of the facade of a building or business premises, whichever governs, and shall in no case exceed 40 square metres.
- b) A fascia sign exceeding an area of 10.0 square metres and/or 1.07m in height shall be limited to individual lettering or shapes.
- c) One fascia sign per fronting street is permitted for institutional and public assembly buildings.
- d) Where individual lettering is required in accordance with Section 11.5.3(b), the lettering shall be fixed directly to the building without a sign backing panel.

#### 11.5.4 Copy Area

- a) The maximum copy area is 40% of the sign area, and the maximum copy area for individual lettering is 15% of the area of the front, side or rear facade of the business premises, whichever governs.

#### 11.5.5 Illumination

- a) A fascia sign may be illuminated by internal illumination, external illumination, floodlighting, or neon tube.

### **11.6 Flags**

#### 11.6.1 Location

- a) Except as identified in Section 11.8.2, the location of a flag including the supporting system shall be entirely on private property and shall not interfere with fire escapes, vehicular and pedestrian traffic, utilities, or City public works.

#### 11.6.2 Number Permitted

- a) Only one flag is permitted per business premises except that where the premises are located on a site that has a minimum frontage of 30m, four flags may be permitted.

- b) Nothing in this Bylaw shall be interpreted to regulate the display of flags representing a country, province or territory of Canada or a municipal corporation.

#### 11.6.3 Flag Placement Area

- a) A flag may encroach over a street provided that the encroachment does not exceed 25% of the municipal sidewalk immediately in front of the business premises or property.
- b) A flag shall not project within 610mm of the nearest curb.
- c) A flag shall have a minimum clearance of 2.74m above grade.
- d) The height of a flag attached to the facade of a building shall not exceed the top of first or second storey parapet wall or roof line of a building, whichever governs.
- e) A flag wholly supported by a freestanding support shall be limited to a maximum height of 10.67m from grade.
- f) A flag including supporting system mounted on a roof shall be limited to a maximum height from the top of the roof to 3m.

### 11.7 Freestanding Signs

#### 11.7.1 Number Permitted

- a) Only two freestanding signs are permitted on a site provided that the site has a minimum frontage of 30m. On a corner lot both street frontages shall be used to determine the total street frontage.

#### 11.7.2 Location

- a) A freestanding sign shall not project over a property line and shall not be located within 30m of a residential zone.
- b) No part of a freestanding sign shall be located within 2m of any intersecting property lines or driveway access or within 0.91m of any building but in no case shall a freestanding sign be located so as to obstruct pedestrian or vehicular traffic.
- c) Where more than one freestanding sign is permitted on a site, a minimum spacing of 45m shall be provided between such signs, measured in a direct line.
- d) All freestanding signs shall be sited in a landscaped area as an integral part of the sign permit, such landscaped area to be at least equal in size to the sign area.

#### 11.7.3 Sign Placement, Area and Dimensions

- a) A freestanding sign, including the signage structure, shall be limited to a maximum height from grade of 7.62m.
- b) A freestanding sign shall be limited to 0.3 square metres of sign area per lineal metre of street frontage to a maximum area of 9.30 square metres per side but in no case shall the total sign area exceed 23.0 square metres.
- c) A freestanding sign for apartment and multi-family dwellings is permitted and shall be limited to a maximum area of 1.12 square metres and a maximum height from grade of 1.5m.
- d) A freestanding sign for civic, private hospital and public assembly uses is permitted and shall be limited to a maximum area of 2.3 square metres and a maximum height from grade of 1.5m.

#### 11.7.4 Copy Area

- a) The maximum copy area is 40% of the sign area of each face of a freestanding sign.

#### 11.7.5 Illumination

- a) A freestanding sign may be illuminated by internal lighting, external illumination, floodlighting and neon.

### **11.8 Base Sign**

#### 11.8.1 Number permitted

- a) Only two base signs are permitted on a site.

#### 11.8.2 Location

- a) A base sign shall be completely contained on the property.
- b) A base sign greater than 1.0m in height shall not be located within the area bounded by the driveway, the lot line and a line adjoining points along said lines 4.57m from their point of intersection.
- c) Where more than one base sign is permitted on a site, there shall be a minimum spacing of 15m between each sign measured, in a direct line.
- d) Base signs are to be sited in a landscaped area, the area of which is to be not less than the sign area.

#### 11.8.3 Sign Placement, Area and Dimensions

- a) Subject to Section 11.8.2(b) a base sign, including the signage structure shall be limited to a maximum height from grade of 1.5m.
- b) A base sign shall be limited to a maximum sign area of 2.3 square metres.

11.8.4 Copy area

- a) The maximum copy area is 50% of the sign area of each face of a base sign.

11.8.5 Illumination

- a) A base sign may be illuminated by internal lighting, external illumination, flood lighting and neon.

**11.9 Mansard Roof Signs**

11.9.1 Number permitted

- a) A maximum of 2 mansard roof signs per building shall be permitted.

11.9.2 Combination with Projecting Signs

- a) A mansard roof sign shall not be permitted in combination with a projecting sign.

11.9.3 Location

- a) Mansard roof signs shall be located only on the exterior front face, side face, or rear roof of a building or business premises.

11.9.4 Sign Placement Area

- a) A mansard roof sign shall be placed a minimum of 2.74m above grade and a minimum of 305mm below the top of the mansard roof line to a maximum height of 7.62m above grade. Such sign shall not project more than 305mm from the mansard roof face.

11.9.5 Sign Area and Dimensions

- a) A mansard roof sign shall be limited to 0.3 square metres per lineal metre of applicable building face and a vertical dimension of a 0.91m.

11.9.6 Copy Area

- a) The maximum copy area is 40% of the sign area and the maximum copy area for individual lettering is 0.19 square metres for every lineal metre of applicable roof area.

#### 11.9.7 Illumination

- a) A mansard roof sign may be illuminated by internal illumination, external illumination, floodlighting, and neon tube.

### 11.10 Projecting Signs

#### 11.10.1 Number Permitted

- a) Only one projecting sign per business premises shall be permitted.

#### 11.10.2 Combination With Other Signs

- a) A projecting sign shall not be permitted in combination with a freestanding, a mansard roof, a canopy or awning sign.

#### 11.10.3 Location

- a) A projecting sign may be located on the exterior front face, side face, or rear face of business premises.

#### 11.10.4 Sign Placement Area

- a) A projecting sign shall be placed a minimum of 2.74m above grade and shall not extend above the roof line, parapet wall, or top of the first storey by an amount greater than 30% of the vertical dimension of the sign to a maximum of 1.8m.
- b) The height of a projecting sign shall be limited to a maximum of 7.62m from grade.
- c) The maximum projection of a projecting sign over a street shall be 1.22m.
- d) A projecting sign at 45 degrees is permitted at a corner of a building with a maximum projection over a road allowance of 1.20m, with the projection being reduced if determined by corner setback.
- e) A projecting sign shall be setback a minimum of 0.60m from a curb line and a minimum of 0.91m from a curb radius.

- 11.10.5 Sign Area
- a) The sign area of a projecting sign is limited to a maximum of 0.3 square metres per lineal metre of the horizontal dimension of the face of the business premises on which the projecting sign is to be located, to a maximum of 5.5 square metres, or half that area if used in conjunction with any other sign.
- 11.0.6 Copy Area
- a) The maximum copy area shall be limited to 40% of the sign area.
- 11.10.7 Illumination
- a) A projecting sign may be illuminated by internal illumination external illumination, floodlighting and neon tube.

## **11.11 Real Estate Signs**

- 11.11.1 Number Permitted
- a) Only one real estate sign may be placed or erected on any property.
- 11.11.2 Location
- a) A real estate sign may be placed or erected only on the property to which it relates and the top of such a sign shall not exceed a height from grade of 3.66m.
- 11.11.3 Sign Area and Dimensions
- a) A real estate sign shall be limited to a maximum sign area of 3.0 square metres, except where the advertising is only for a portion of the property in which case the sign shall be limited to a maximum sign area of 1.5 square metres.
- 11.11.4 Removal
- a) Real estate signs shall be removed within 15 days after the property to which they relate is sold, rented, or leased, or otherwise removed from the market.
- 11.11.5 Illumination
- a) A real estate sign may not be illuminated.

## **11.12 Wall Signs**

### **11.12.1 Number Permitted, Combination with Other Sign Types, and Location:**

- a) Only one wall sign per building face identifying the name and identity of the business only shall be permitted provided that such sign is oriented towards a street frontage and no other type of sign is affixed to the same wall.

### **11.12.2 Sign Area and Dimensions**

- a) A wall sign shall be limited to a maximum sign area of 15 percent of the area of the facade on which the sign is to be placed and shall in no case exceed a total area of 6 square metres.
- b) A wall sign shall project no further than 25 mm from the building to which it is attached.

### **11.12.3 Illumination**

- a) A wall sign may be illuminated by external lighting and floodlighting.

## **11.13 Window Signs**

### **11.13.1 Number Permitted**

- a) The number of window signs is not restricted.

### **11.13.2 Location and Placement**

- a) A window sign shall be placed to the interior of the premises and shall be limited to windows located at the first and second storey of a building.
- b) Only window signs which identify the name of the business, including the professional designation are permitted above the first storey of a building.

### **11.13.3 Sign Area**

- a) Window signs shall not occupy more than 25 percent of the area of the window in which it is placed.

### **11.13.4 Copy Area**

- a) The copy area may be equal in size to the sign area.

11.13.5 Illumination

- a) Signs may be illuminated by internal lighting, floodlighting and neon tube.

**11.14 Banners**

11.14.1 Number Permitted

- a) Not more than 1 banner per business premises shall be displayed at any one time.
- b) No banner may be displayed for more than 30 consecutive days.
- c) Banners, in respect of a single business premises, shall not be displayed for more than a total of 6 calendar months per year.

11.14.2 Banner Placement

- a) Where a banner extends over the street, it must be at least 2.75m clear of the finished grade.

**11.15 Inflatable Display**

11.15.1 Number Permitted

- a) Not more than 1 inflatable display may be erected per business premises at a time.

11.15.2 Location

- a) An inflatable display shall not project over a property line when inflated and must be setback from any property line by an amount equal to the height of the display when inflated.
- b) In accordance with Section 10.2 of this Bylaw inflatable displays shall be permitted in the Marine Drive District only.

11.15.3 Inflatable Display Dimensions and Duration

- a) An inflatable display shall be limited to a maximum height from grade of 3m or if suspended in the air, a maximum height from grade of 5m.
- b) No inflatable display shall be erected for a period longer than 30 continuous days nor shall any number of inflatable displays be permitted in respect of any single business premises for more than a total of 3 calendar months per year.

**SECTION 12**

## **Sign District Provisions**

In addition to the requirements in Section 11 of this Bylaw, signs shall be in compliance with the applicable regulations of the sign districts described in Schedule "A" of this Bylaw.

### **12.1 Marine Drive Sign District**

All signs in the Marine Drive Sign District shall be in accordance with Section 11 of this Bylaw.

### **12.2 Central Lonsdale Sign District**

All signs as described in Section 11 of this Bylaw are permitted in the Central Lonsdale Sign District except that Automatic Changeable Copy Signs – are prohibited.

## **SECTION 13**

### **General Specifications**

#### **13.1 Design of Sign Structures**

- a) The design of sign support systems shall conform to the design procedures in Part 4 of the "British Columbia Building Code."

#### **13.2 Material and Methods of Construction of Sign Structures**

- a) Combustible material shall not be used in the construction of a sign support system supplied with electrical energy unless such material has been given C.S.A. approval.
- b) Except for electric lamps and tubing, where glass is to be used in a sign, it must be safety glass.
- c) The sign support system shall be weatherproof.
- d) Guy wires or braces, other than those giving direct lateral support, shall not be used in a sign support system.
- e) No sign shall be erected, placed or maintained by any person unless it is safely and securely fastened to the structure to which it is attached in a manner satisfactory to the Building Inspector.
- f) Any sign shall be so placed and erected such that the distance between such signs and the building or structure to which it is attached shall not be more than 305mm.

- g) A clearance of at least 610mm shall be maintained between the outer edge of any sign and any electric light, power, telephone or telegraph wires, or their supports and shall not interfere with the free use of any exit or means of egress.
- h) No supporting cable or side guy shall make an angle of less than 30 degrees with the sign which it is supporting.
- i) Turn-buckles shall be provided for all, supporting cables. Side guys may have a turn-buckle for one side of any electrical sign. Turn-buckles shall have a breaking strength equivalent to that of the cable to which they are attached.
- j) Where two cables are required for the main supports of any sign, such cables shall be independently attached to the sign and to the building or other support.

**13.3 Sign Specifications**

- a) All electrical signs shall be approved by the authority having jurisdiction.
- b) All signs shall be designed so as to provide ample strength and rigidity. A wooden sign shall have a minimum rigidity equal to 7-ply 19mm plywood.
- c) All signs shall have the maker's name and the weight of the sign permanently attached to or painted on the exterior of the sign, and the name and weight located so that they can be readily seen.

**SECTION 14**

**Fees and Charges**

The following permit fees shall be paid before a sign permit is issued:

- a) For each sign requiring a permit, where the sign area:
 

	<u>Fee</u>
(i) Does not exceed an area of 1.86 sq. metres.....	\$30.
(ii) Exceeds an area of 1.86 sq. metres.....	\$50.
- b) Where a sign installation has commenced prior to the issuance of a sign permit required under this Bylaw, an additional service charge equal to the permit fee shall be paid.
- c) The fees described above allow for one review of plans or field inspection to the initial sign application. Where additional reviews of structural drawings or field inspections as may be determined by the Building Inspector is required to complete the final approval, an additional fee per inspection equal to the original permit fee will be charged.

- d) Where a sign application has been approved or refused, no sign application fee shall be refunded but if the application is withdrawn prior to approval or refusal by the City, the Building Inspector shall refund to the applicant 50% of the fee paid.

## **SECTION 15**

### **Repeal and Enactment**

1. Bylaw No. 2933 is hereby repealed.
2. This Bylaw comes into force and takes effect on the date of its passing.

READ a first time by the Council on  
the 7th day of June, 1993.

READ a second time by the Council on  
the 28th day of June, 1993.

READ a third time and passed by the  
Council on the 28th day of June, 1993.

RECONSIDERED and finally adopted by the Council,  
signed by the Mayor and City Clerk and sealed with the  
Corporate Seal on the 12th day of July, 1993.

Signed by: Mayor John E. Loucks, Mayor


Signed by: Bruce A. Hawkshaw, City Clerk


Appendix 1 of Bylaw 7867  
"Sign Districts Schedule A"



CITY OF NORTH VANCOUVER

SIGN DISTRICTS  
SCHEDULE A

 MARINE DRIVE  
SIGN DISTRICT

 CENTRAL LONSDALE  
SIGN DISTRICT



BYLAW NO. 7867

