

# SCHEDULE C - SCHEDULE OF SIGN REGULATIONS

## PART ONE - PURPOSE OF SIGN REGULATIONS

The purpose of this Schedule is to establish regulations providing standards for outdoor commercial and residential advertising in the interest of amenity and traffic safety, having consideration to the number, size and location of advertisements insofar as they are likely to affect:

- (a) the appearance and character of any building or locality frequented by the public,
- (b) the concentration of the motoring public and its ability to define authorized traffic signs, and
- (c) the well-maintained and attractive appearance of a community.

Further, it is recognized that aesthetics and design quality cannot be satisfactorily legislated as individual opinions vary and general public opinions vary. It is recognized, however, that a great percentage of that which is unattractive can be eliminated by sensible quality control through adequate maintenance and inspection and by reasonable guidelines formulated to minimize clutter.

## PART TWO - DEFINITIONS

Within this Schedule, in addition to the other words and defined in this Bylaw, in Provincial legislation, and in common law, certain terms or words herein shall be interpreted or defined as follows:

- (1) "**Sign**" means any building or structure carrying an advertisement. Any building or structure, or portion thereof, which is used primarily to carry, hold, maintain, support or sustain a sign is construed as being part of the sign and, except as hereinafter provided, is subject to all regulations governing signs.
- (2) "**Abandoned sign**" means a sign which no longer directly announces or advertises the business, service, activity or product which is being carried out or offered for sale in the premises to which the sign refers.
- (3) "**Advertisement**" means any word, letter, model, picture, symbol, logo, device or representation, whether illuminated or not, which is in the nature of, wholly or in part, for the purpose of advertisement, announcement or direction.
- (4) "**Awning**" means a temporary shelter supported entirely from the exterior wall of a building.
- (5) "**Billboard**" - see "Off-Premise Sign".

- (6) "**Changeable copy sign (manual)**" means a sign on which copy is changed manually in the field, i.e. reader boards with changeable letters or changeable pictorial panels.
- (7) "**Development Authority**" means the Municipal Planning Commission.
- (8) "**Free-standing sign**" means a sign erected or placed on a standard, pole, or column which is permanently attached to the ground and which is not connected in any way to any building or other structure.
- (9) "**Frontage**" means the length of the property line of any one premises parallel to and along each right-of-way of each road or highway.
- (10) "**On premises (On-site) sign**" means any sign identifying or advertising a business, person, or activity, or goods, products, or services located or provided at the premises where the sign is located. This shall also be known as a "pertinent" or an "accessory" sign.
- (11) "**Off premises (Off-site) sign**" means any outdoor signs which advertise goods, products, or services not necessarily located or provided at the premises where the sign is located. This shall include three main types as follows:
  - (a) poster panels or bulletins normally mounted on a building wall or free-standing structure with advertising copy in the form of posted paper,
  - (b) multi-prism - same as poster panels, with alternating advertising messages on the one display area, and
  - (c) printed bulletins, where the advertiser's message is painted directly on the background of a wall-mounted or free-standing display area.
- (12) "**Portable sign**" means any sign not permanently attached to the ground or a building.

## **PART THREE - PROCESSES**

### **3.1 Permits Required**

- (1) Except as otherwise provided in this Schedule, no person shall erect, construct, enlarge, move, or convert any sign in the municipality, or cause the same to be done, without first obtaining a development permit for each sign from the Development Authority.
- (2) Development permits issued for off premises signs shall only be granted for a period not to be beyond January 1<sup>st</sup> of the next year. As a result, permits for off premises signs will have to be "renewed" each year.
- (3) No new development permit is required for on premises signs which have permits and which conform with the requirements of this Bylaw until and unless the sign

is altered or relocated.

### **3.2 Applications for Development Permits for Signs**

- (1) An application for a development permit for a sign shall be made to the Development Authority, in the form required by the Development Authority.
- (2) In addition to the requirements of Sections 3.4(1), (2), and (3) of this Bylaw, each application for a development permit for a sign shall be accompanied by such information as may be required by the Development Authority to demonstrate compliance with all appropriate bylaws and regulations of the municipality.
- (3) Notwithstanding Section 3.4(2), if a development permit application is for a sign that was already erected, placed, installed, or otherwise established on any lot prior to January 9, 1989, the application fee shall be doubled.

### **3.3 Decisions on Development Permit Applications for Signs**

- (1) The Development Authority shall issue a development permit for the erection, alteration, or relocation of a sign when an application therefore has been properly made and the sign complies with all appropriate bylaws and regulations of the municipality.
- (2) The Development Authority may, in writing, suspend or revoke a development permit issued under the provisions of this Schedule whenever the permit has been issued on the basis of mis-statement of fact or fraud.

### **3.4 Effect of Issuance**

No development permit for a sign issued under this Schedule shall be deemed to constitute permission or authorization to maintain an unlawful sign nor shall any development permit issued hereunder constitute a defense in an action to abate an unlawful sign.

### **3.5 Appeals of Development Permit Decisions**

All decisions on development permits for signs may be appealed to the Subdivision and Development Appeal Board in the same manner and under the same terms as any other development permit decision as provided in this Bylaw and in the Act.

# **PART FOUR – REGULATIONS FOR SPECIFIC DISTRICTS**

## **4.1 Residential Districts**

Within any Residential District, signs are permitted as follows:

- (1) All signs shall be located a minimum of 0.9 m (3.0 ft.) from any lot line.
- (2) On each single detached dwelling or dwelling unit within a duplex, one (1) nameplate not exceeding an area of 0.2 sq. m (2.2 sq. ft.) for each dwelling unit.
- (3) On row housing, apartments, and boarding and lodging houses, one (1) sign per lot, not exceeding an area of 1.2 sq. m (21.5 sq. ft.).
- (4) For non-residential uses, one (1) identification sign and one (1) bulletin board for each lot, not exceeding a total area of 1.5 sq. m (16.1 sq. ft.) if the sign is located on the buildings. If a sign is located separate from the building, that sign must not exceed an area of 0.2 sq. m (2.2 sq. ft.).
- (5) All signs shall be placed flat against a building or designed as part of an architectural feature thereof, except that signs may be detached from the building if they do not exceed a height of 6 m (19.7 ft.) nor project into any required yard.

## **4.2 Commercial, Industrial, and Comprehensive Development Districts**

Within any Commercial, Industrial, or Comprehensive Development District, signs are permitted as follows:

- (1) No part of a sign shall be less than 3 m (9.8 ft.) above the ground or sidewalk grade, unless the sign is attached directly to the ground.
- (2) No part of a sign shall project more than 0.6 m (2.0 ft.) over a road, highway, or lane right-of-way.
- (3) No part of a sign shall project more than 1.5 m (4.9 ft.) above the top of the vertical face of the wall to which it may be attached.
- (4) The space between a sign and a supporting wall shall not be more than 0.6 m (2.0 ft.).
- (5) There shall be only one projecting sign for each business.

# **PART FIVE - REGULATIONS FOR SPECIFIC SIGNS**

## **5.1 Free-standing Signs**

Free-standing signs are permitted within the Commercial, Industrial, and Comprehensive Development Districts provided that they satisfy the following regulations:

- (1) No part of the sign shall be more than 11 m (36.1 ft.) above the ground or sidewalk grade.
- (2) No part of a sign shall project beyond a lot line.
- (3) There shall be not more than three (3) free-standing signs for each business.

## **5.2 Portable Free-standing Signs**

- (1) Portable free-standing signs are allowed within the Commercial, Industrial, and Comprehensive Development Districts solely at the discretion of the Development Authority.
- (2) All portable free-standing signs shall abide by the following regulations:
  - (a) No portable free-standing sign shall be located closer than 1.5 m (4.9 ft.) to a lot line.
  - (b) Only one (1) portable free-standing sign shall be allowed for each business establishment or vacant lot.
  - (c) Portable free-standing signs located where a business establishment exists shall advertise that business only.
  - (d) Electrical power shall be provided to portable free-standing signs only in accordance with relevant Electrical Codes or Regulations.

## **5.3 Billboard (Off premises) Signs**

- (1) Billboard (Off premises) signs will be considered by the Development Authority on the merits of each application.
- (2) All billboard (off-premises) signs shall abide by the following regulations:
  - (a) No billboard (off-premises) sign shall exceed 3.5 m (11.5 ft.) in height nor 5 m (16.4 ft.) in length.
  - (b) The vertical posts supporting the structure of the sign shall not project above the upper edge of the boardings.
  - (c) the rear of any billboard which is plainly visible from a road or highway shall be covered with wooden slats or trellis fixed against the rear face of the vertical supports.
  - (d) No part of the structure shall project over a road, highway, or lane right-of-way.
  - (e) No billboard (off-premises) sign shall be erected less than 85 m (279 ft.)

- from any existing billboard (off-premises) sign.
- (f) The billboard (off-premises) sign structure shall, at all times, be kept in good order and repair. Failure to keep the structure in good repair will result in refusal of the annual permit approval and a requirement that the sign be removed.

## **5.4 General Provisions**

All proposed signs in all Residential or Commercial Districts shall satisfy the following regulations:

- (1) No sign shall be permitted which is attached to a fence, a pole, a tree, or any object in a road, highway, lane or park.
- (2) No sign shall be permitted which is attached to or standing on the ground in any road, highway, or lane right-of-way or park.
- (3) No sign shall be erected so as to obstruct the free and clear vision of vehicular and pedestrian traffic, or at any location where it may interfere with or be confused with any authorized traffic sign, signal or device.
- (4) No sign shall be placed within a corner site.
- (5) The illumination of all signs shall be subject to the consideration and approval of the Development Authority when making a decision on a development permit application for a sign.

## **PART SIX - EXEMPTIONS**

- (1) The regulations of this Schedule will not apply to permanent signs existing as of January 9, 1989.
- (2) The regulations contained in this Schedule will apply to billboards (off-premises) signs and to portable signs.
- (3) The regulations contained in this Schedule will not apply to real estate sales signs and election signs, provided that the real estate signs are placed on private property and do not interfere with vehicular or pedestrian traffic.

## **PART SEVEN – REMOVAL OF SIGNS**

Notwithstanding any other provisions of this Bylaw, the Development Authority may order the removal of any sign which, in their opinion, is:

- (1) situated on road, highway, or lane right-of-way or other municipally-owned property, or

- (2) hazardous to vehicular traffic by reason of its siting, illumination, or structural condition, or
- (3) detrimental to the amenities of the district in which the sign is located.