

CITY OF SURREY

BY-LAW NO. 13656

SURREY SIGN BY-LAW, 1999

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As amended by By-law No. 13823, 09/13/99; 14580, 12/03/01; 14635, 02/18/02; 14655, 03/25/02; 14934, 03/24/03; 15057, 06/16/03; 15025, 06/23/03; 15178, 12/01/03; 15216, 06/07/04; 15467, 07/26/04, 15474, 07/28/04, 15666, 05/18/05; 15937, 02/13/06; 16209, 01/15/07; 16530, 01/14/08; 16857, 01/19/09; 17080, 12/14/09

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

WHEREAS pursuant to Section 908 of the Municipal Act, R.S.B.C. 1996, Chapter 323, the Council may, by By-law regulate the number, size, type, form, appearance and location of any signs;

AND WHEREAS it is deemed desirable to repeal Part 6 - Signs of the Surrey Zoning By-law, 1993, No. 12000 as amended;

NOW THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACT AS FOLLOWS:

INTENT OF BY-LAW

- (a) To protect the public from the potential hazards associated with signs that conflict with signs and lights erected for the direction of vehicular and pedestrian traffic;
- (b) To protect the public from the dangers of signs of inferior construction and from the public nuisance or hazard arising from improperly sited signs;

- (c) To enable businesses to identify their businesses and services and to indicate to the extent permitted by this By-law the types and trade names of goods and services manufactured or sold on the premises or off the premises;
- (d) To protect the City from the negative effects of signs which may be inappropriate as to appearance, size, height, design and location; and
- (e) To simplify the administration of the Sign By-law.

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PART 1

INTRODUCTORY PROVISIONS

TITLE

1. This By-law may be cited for all purposes as the "Surrey Sign By-law, 1999, No. 13656."

PURPOSE

2. The purpose of this By-law is to replace the *sign* regulations currently contained in Surrey Zoning By-law, 1993, No. 12000, as amended.

AUTHORITY

3. (1) Except as provided otherwise by this By-law, the General Manager, Planning & Development is authorized to implement the *sign* regulations contained herein.
(2) The General Manager, Planning & Development or his or her designate is authorized to receive applications for *sign* permits, approve with or without conditions, or reject such applications, to collect fees and to issue permits in accordance with Sections 12 and 13 of this By-law.

DEFINITIONS

4. (1) In this By-law:

Advertising Sign means a *sign* which advertises or identifies a business, profession, or event conducted upon the *lot* on which the *sign* is located, or which advertises or identifies goods, products, services or other things produced, displayed, offered for sale or otherwise obtainable upon the *lot*.

Agriculture Zone is a zone intended to control and accommodate general and intensive agriculture on land outside or within the Agricultural Land Reserve (ALR) and to protect the agricultural land from intrusion of uses not compatible with farm practices.

Awning means a weather protection composed of non-rigid material supported entirely from the exterior wall of a building by a fixed or retractable frame.

Awning Sign means a *sign* painted on, attached to, or constructed in the surface of an *awning*.

Banner sign includes a *sign* of light weight, vinyl, canvas, flexible fabric or material mounted to a pole, structure or building and does not include national, provincial or municipal flags.

Billboard Sign means a *free-standing sign* or *fascia sign* with a *sign area* exceeding 17 square meters and which contains *third party advertising* only.

Block Watch Sign means a *sign* advertising the police department's "Block Watch" program of property surveillance by the community.

Bus Shelter means a structure intended to shelter bus patrons and situated on land which adjoins a bus stop in ordinary use by buses operated by a public transit authority.

Canopy means a rigid weather protection extending from a building face and supported from the building or on independent posts, but does not include roof eaves.

Canopy Sign means a *sign* painted on, attached to, or constructed in the faces of a *canopy*.

Changeable Copy Sign means a *sign* in or on which the information that is displayed can be changed manually or automatically using detachable letters, characters, numbers, pictorial panels or graphics.

Clearance means the vertical distance between the lowest point of the *sign* and the *grade*.

Community Activity Sign means a *sign* advertising that a community activity or event such as a fair, rodeo or fund drive, is about to be, is being, or has been carried on.

Copy includes the letters, characters, numbers or graphics which make up the messages on a *sign*, but does not include the background colour.

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

Development Sign means a *sign* advertising a new land development project which may include the name, nature and particulars of the development project, the names of the developer, contractors, subcontractors, consultants, and *logo* identifying the development.

Directional Sign means a *sign* indicating the name and direction to a business, place, event or other establishment which is located on the *premises* to which it pertains.

Directory Sign means a *sign* which provides address information on the tenants contained in a multi-tenant development.

Electronic message Board Sign means a *sign* in or on which the information that is displayed can be changed automatically by means of the electronic switching of lamps or illuminated tubes.

Fascia Sign means a *sign* displayed on a building face on a plane generally parallel to and projecting no more than 0.5 m [1.6 ft.] from the building face.

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

Free-standing Sign includes a *sign* which is attached to the ground and is independent of any building or structure located on the same *lot* but does not include a *billboard sign*.

Frontage means the length of the common boundary shared by the *front lot line* of that lot and a *highway* adjacent to the lot excluding a lane. On a corner *lot*, the frontage shall be the shorter of the *highway* boundaries, regardless of the direction the *buildings* on the *lot* face.

Front Lot Line means the *lot line* common to a *lot* and an abutting *highway* excluding a lane.

Grade of a sign means the elevation of the finished ground surface directly below the *sign* as determined by the General Manager, Engineering.

Height of a sign means the vertical distance from *grade* to the highest part of the *sign*.

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

Home Occupation Sign means a *sign* indicating that a home occupation is carried out in the *building* to which the *sign* is affixed.

Identification Sign means a *sign* which contains the name, address and number of a building, institution or person and describes the activity carried on in the building or the occupation of the person, but does not contain any other advertising.

Inflatable Sign includes an inflated three-dimensional device which incorporates a *sign* and is anchored, affixed to or suspended from a *building*, or a *lot*, or an air borne object.

Lane means a *highway* with a right-of-way or road dedication width of up to 7 m [25 ft.] abutting the rear or side boundary of a parcel of land and which is intended primarily to provide access to the rear or side yard of such parcel.

Landscape Logo Sign means a sign using flowers and plants as materials for composition of a *logo*.

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

Lot means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Titles Office.

Lot line means any line which forms the boundary of a *lot*.

Mural means a graphic representation on the face of a building or structure whose purpose is not the identification of a land use or the sale of a product or service.

Notice Board Sign means a City-owned *free-standing sign* or *fascia sign* on which the public may affix short duration notices such as events or items for sale or rental or employment opportunities.

Political Sign means a *sign* erected to promote the voting at a municipal, provincial or federal election, or the election of a particular candidate or the voting for or support of a particular cause at a municipal, provincial or federal election.

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

Premise Frontage means the linear horizontal dimension of the side of a building which contains the main entrance to the building.

Premises means a site, building or structure or portion thereof or the land occupied by an establishment. When a tenant or occupant is not the sole occupier of a building or structure, premises is deemed to extend to the centre lines of walls, partitions, floor levels and ceiling levels dividing the space occupied by such tenant or occupant from any other occupier of the same building.

Prohibitory Sign includes a *sign* erected by Federal, Provincial, Regional or Municipal Government prohibiting certain uses or activities on *premises* by virtue of powers granted by law to the relevant authority.

Projecting Sign means a *sign* which is attached to the wall of a building face and projects from the wall by more than 500 mm [1.64 ft.].

Pump Island means a base upon which gasoline dispensing equipment is mounted.

Pump Island Canopy means the structure at a gas station that provides weather protection over the fuel dispensing equipment.

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

Roof Line means the horizontal line made by the intersection of the wall of the building with the roof of the building. In the case of a building with a pitched roof, the *roof line* shall be at the level of the eaves.

Roof Sign includes a *sign* erected upon or above a roof line of a building, or a *sign* affixed to a building and extending above the *roof line* of the building, but shall not include a *projecting sign*.

Sandwich-board Sign means a *portable sign* with a maximum area of 1.2 square meters [12 sq. ft.] and a maximum height of 1.2 meters [4 ft.], with advertising information on one or both faces.

Sign includes any visual communication device including its structure visible from any *highway* or other private property used to attract attention for advertising, identification, or information purposes, but does not include a flag, *mural*, traffic control device, or any element which is an integral part of the design of a building.

Sign Area means the total area within the outer edge of the borders of a *sign*, counting all faces, and where the *sign* has no frame, border or background, the *sign area* means the area contained within the shortest perimeter surrounding the *copy*.

Sign Owner means the person or his or her authorized agent in lawful control of a *sign*.

Special Sign Areas include the *special sign areas* identified in the *special sign areas* height maps (attached as Schedules 1, 1.a, 1.b, 1.c, 1.d, 1.e, 1.f, 1.g, 1.h, 1.i and 1.j), and all comprehensive development zoned sites and development permit areas.

Temporary Off-Site Real Estate Development/Construction Sign means a *development sign* erected on a *lot*, other than the *lot* on which the real estate development project to which the sign refers is located, to market or advertise the real estate development project.

Temporary On-Site Real Estate Development/Construction Sign means a *development sign* erected to market a real estate development project and which is located on the *lot* on which the real estate development project is located.

Temporary Sign means a *sign* which is permitted for a limited period of time as specified in this By-law.

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

Under Canopy Sign means a *sign* which is suspended beneath a *canopy* or beneath a portion of a building.

Under-Awning Sign means a *sign* which is suspended from an *awning* and is situated entirely under the *awning*.

Vehicle Sign means any *sign* or *signs* painted on or attached to a vehicle having an area in excess of 0.4 sq. m [4 sq. ft.] for any single sign or where there is more than one painted/attached *sign* on the vehicle, a cumulative area in excess of 1.0 sq. m [10.8 sq. ft.].

Window Sign means a *sign* painted on or attached to or installed inside a window for viewing from outside the *premises*.

Other Definitions

- (2) For words not defined in this By-law, the definitions contained in Surrey Zoning By-law, 1993, No. 12000, and the Highway and Traffic By-law, 1997, No. 13007 as amended from time to time, shall apply.

Contradicting Definitions

- (3) Where the same words are defined in more than one by-law, the definition in this By-law shall apply for purposes of administering this By-law.

APPLICATION

5. (1) This By-law regulates all *signs* located on private property within the City of Surrey other than highways.
- (2) No sign, except for the *third party advertising signs* on *bus shelters* and *courtesy bus shelters* approved by the General Manager, Engineering Department and the permit exempted signs listed under Section 7 of this By-law, shall be permitted on lands dedicated as highway right-of-way.
- (3) *Signs* located within the right-of-way of a Provincial *highway* shall meet the requirements of the Ministry of Transportation and Highways.
- (4) No owner of a *lot* or *premises* shall erect, allow or cause to be erected any *sign* on the *lot* unless the *sign* fully complies with the provisions of this By-law.
- (5) No owner of a *lot* or *premises* shall erect, allow or cause to be erected a *mural* unless such *mural* has received approval from Council or from any Committee appointed by Council to approve such *mural*.
- (6) No *advertising signs* shall be tacked, posted or otherwise affixed to the surface of any structure, tree, pole, hydrant, bridge, fence owned by the City or utility companies.

GENERAL PROVISIONS

6. (1) The design of every *sign* shall be aesthetically pleasing and shall not detract from the architectural integrity of any *building* or structure to which it is attached, or beside which it is located. The arrangement and grouping of *signs* on a building shall be integrated with the architecture of the said building. Structural supports, bracing and ties for *signs* shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the *sign* itself.
- (2) All *signs* together with their supporting *structures* and any electrical equipment, shall be kept fully operable, in good repair and maintained in a safe and clean condition.
- (3) No *sign* shall be erected, rebuilt, enlarged, extended, relocated or attached to, suspended from, or supported on any structure or the lands on a *lot* unless the *sign* fully complies with the provisions of "Surrey Building By-law, 1987, No. 9011" and this By-law.
- (4) No *sign* shall be erected or lighted in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist

visibility at an access to or egress from a *highway* or so as to be unsafe to the public in the vicinity of such sign.

- (5) No sign visible from highways No. 1 and No. 99 shall be erected within 150 metres [500 ft.] of any boundary of the right-of-way of the said highways unless the sign is located upon the premises on which the products advertised are located, sold, assembled or manufactured or the services advertised are provided.
- (6) No *free-standing sign* shall be permitted within 60 metres [200 feet] of the right-of-way limit of Highway No. 1 or Highway No. 99.
- (7) Where clause (6) of this section precludes the installation of a *free-standing sign* on a *lot* that would otherwise be eligible for a *free-standing sign* on a street other than Highway No. 1 or Highway No. 99 under other provisions of the Sign By-law, a *free-standing sign* may be installed fronting a *highway* other than Highway No. 1 or Highway No. 99 at a location and with dimensions that satisfy all other provisions of this By-law and further such that the maximum perpendicular separation between the *free-standing sign* and the right-of-way limit of Highway No. 1 or Highway No. 99 is achieved.
- (8) For any *lot* adjacent to or which abuts Highway No. 1 or Highway No. 99, no *fascia sign* shall be permitted on a building wall or face that is oriented to Highway No. 1 or Highway No. 99.
- (9) *Signs* projecting over a pedestrian area shall have a *clearance* to the underside of the projection of at least 2.4 m [8.0 ft.] above *grade* or sidewalk while *signs* projecting over an area frequented by vehicular traffic shall have a *clearance* to the underside of the projection of at least 4.5 m [15 ft.] above *grade*. No *sign* shall project over the travelled portion of a *highway*.
- (10) The illumination for any *sign* shall not create a direct glare upon any surrounding *lot* or *premises*.
- (11) *Third party advertising signs*, excluding *temporary off-site Real Estate Construction/ Development signs*, are allowed in Commercial and Industrial Zones only, and shall be limited to 30% of the allowable *copy area* of a *non-temporary sign* permitted on a *lot* or *premise*. This Section 6(8) shall not apply to *Temporary Off-site Real Estate Construction/Development signs* and electronic message boards.

EXEMPTION

7. A permit is not required for the following *signs*:

- (1) A *sign* required by law including *prohibitory signs*;
- (2) Public notice issued by Federal, Provincial, Regional or Municipal Government or the School Board;
- (3) *Political Sign* provided that:
 - (a) the *sign area* does not exceed 6.0 sq. m [64 sq. ft.] ; and
 - (b) the *sign* is removed within 14 days after the election;
- (4) *Sign* depicting danger, hazard or other safety conditions erected by an individual authorized by a public agency in the performance of his or her duty;
- (5) Memorial plaque, historical tablet and similar marker provided it does not exceed 2.2 sq. m [24 sq. ft.] in area and 2.4 m [8 ft.] in *height*;
- (6) Neighbourhood Watch or Block Parent *sign*;
- (7) Permanent subdivision *identification sign* such as an entry gate *sign* provided the sign is authorized by a Development Permit or by the Approving Officer at the time of subdivision approval;
- (8) *Real estate sign* erected on *premises* offered for sale for the duration the *premises* is for sale;
- (9) One on-site *real estate sign* per *premise frontage* advertising the lease, sale or rental of the *lot* or *premises* upon which the sign is located provided that:
 - (a) in Residential Zones the *sign area* shall not exceed 0.7 sq. m [8 sq. ft.]; and
 - (b) in Commercial and Industrial Zones the *sign area* shall not exceed 2.2 sq. m [24 sq. ft.].
- (10) *Sign* erected by the City for municipal purposes;
- (11) Sponsorship *signs* (for the purpose of acknowledging sponsors but not for advertising sponsor's products) erected by the City Parks, Recreation & Culture Department and/or Community Groups provided the *sign area* does not exceed 3.0 sq. m [32 sq. ft.];
- (12) *Window sign* provided the *sign* does not cover more than 25% of the window area;

- (13) *Banner sign* used by the City and non-profit and community organizations for special event and fund raising activities, provided:
 - (a) the *banner* is used exclusively for:
 - (i) promotion of a special event
 - (ii) street beautification purposes in the City Centre and Town Centres;
 - (b) the *sign area* of the *banner* does not exceed 2.2 sq. m [24 sq. ft.];
- (14) *Temporary sign* advertising a special event for a community cause or charitable fund raising campaign not exceeding an area of 2.2 sq. m [24 sq. ft.];
- (15) *Temporary sign* advertising an opening date of a place of business or a change of proprietorship provided:
 - (a) the *sign area* does not exceed 2.2 sq. m [24 sq. ft.]; and
 - (b) the display of the *sign* is limited to no more than 30 days;
- (16) On-site *Directional Signs*, not exceeding 0.4 sq. m [4 sq. ft.] in area intended to facilitate the movement of pedestrians and vehicles within the *lot* or *premises* upon which the *directional sign* is located;
- (17) City of Surrey welcome *sign* or transit information *sign*;
- (18) Real Estate open house *directional sign* for the duration of open house hours;
- (19) *Vehicle Sign* except when the vehicle is stationary and visible from a *highway* for a period in excess of 6 hours; and
- (20) *Sign* located in the interior of a *building* or a lot and not visible from a *highway* or an adjacent lot.

8. Removal of Temporary Signs

Political signs, real estate signs, community activity signs and similar *temporary signs* which are displayed on any *lot* shall be removed by the owner of the *lot* within fourteen (14) days of the termination of the event identified in the *sign* or the completion of the sale of the real estate.

VARIANCE

9. Variances to the provisions of this By-law may be granted by Council through a Development Variance Permit in accordance with "Surrey Development Application Procedure By-law, 1997, No. 13196".

PROHIBITED SIGNS

10. The following *signs* are prohibited:
 - (1) *Flashing sign*, except in *special sign areas*;
 - (2) *Roof sign*;
 - (3) *Portable sign*, excluding *sandwich-board signs*;
 - (4) *Revolving sign*, except in *special sign areas*;
 - (5) *Billboard sign*;
 - (6) *Gas inflated signs* supported from the ground or roof by rope or wireline; and
 - (7) Any other *sign* not specifically permitted under this By-law.

VALIDITY

11. Should any section, clause or provision of this By-law be declared invalid by a competent court, such decision shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared.

PART 2

GENERAL PROVISIONS

PERMITS

12. (1) Except as provided in this By-law, every *sign owner*, before erecting, rebuilding, enlarging, extending, or relocating a *sign* or permitting or causing a *sign* to be erected, enlarged, extended or relocated on a *lot*, shall obtain a *sign* permit in accordance with the provisions of this By-law.

- (2) Every application for a *sign* permit shall be made using the City of Surrey standard Sign Application Form and shall include the following information:
 - (a) Scaled drawings of the *lot* and improvements thereon;
 - (b) Details of any existing *signs* on the *lot*;
 - (c) Scaled drawings showing location, type, size, weight, construction, colour, finishing material and estimated costs of all proposed *signs*, or proposed changes to existing signs and supporting structures;
 - (d) Names and addresses of the proposed *sign owner* and of the *lot*, the manufacturer of the *sign* and the contractor for the construction of the *sign*;
 - (e) A letter of authorization from the *lot* owner if the applicant is not the *lot* owner; and
 - (f) Any other information that is relevant to the issuance of the *sign* permit.
- (3) No *sign* permit shall be issued by the City until:
 - (a) An application complete with all information has been received by the City;
 - (b) The proposed *sign* and its associated construction works conform to this and other By-laws of the City; and
 - (c) The prescribed fee, insurance coverage bond and damage deposit, if required under the provisions of this By-law, have been received by the City.
- (4) Where the site conditions, size or complexity of the proposed *sign* so warrant or where the General Manager, Planning & Development has concern for the structural integrity of the *sign*, he or she may require that all designs, drawings and specifications be prepared and sealed by, and the construction carried out under, the supervision of a Professional Engineer registered to practice in the Province of British Columbia.

FEES

13. (1) Permit fees and damage deposits for *sign* permits shall be assessed in accordance with the following schedule:

- (a) Each applicant for a *sign* permit shall submit a non-refundable processing fee of \$58.00 plus applicable taxes. If the *sign* is approved, this fee will be credited towards the appropriate permit fee as set out below.
- (b) The following permit fee, plus applicable taxes, will be assessed for all new *signs* based on total *sign area*. For multi-faced *signs*, the total *sign area* shall be the aggregate of *sign area* on all faces.

Up to 3 sq. m [32 sq. ft.]	\$123.00
Larger than 3 sq. m [32 sq. ft.] up to 6 sq. m [64 sq. ft.]	\$182.00
Larger than 6 sq. m [64 sq. ft.] up to 10 sq. m [110 sq. ft.]	\$242.00
Larger than 10 sq. m [110 sq. ft.] up to 15 sq. m [160 sq. ft.]	\$305.00
Larger than 15 sq. m [160 sq. ft.] up to 18.6 sq. m [200 sq. ft.]	\$366.00
Over 18.6 sq. m [200 sq. ft.]	\$486.00
- (c) If an applicant proposes to relocate or alter an existing *sign* (excluding a *temporary on-site real estate development/construction sign* or *temporary off-site real estate development/construction sign*) on the same *lot* without enlarging it, a relocation or alteration fee of \$113.00 plus applicable taxes will be charged.
- (d) Enlargement, rebuilding, relocation and extension of an existing sign (in *height*, *sign area* or both) amounts to an erection of a new *sign* and requires a *sign* permit.
- (e) *Temporary on-site real estate development/construction signs* and *temporary off-site real estate development/construction signs* shall be assessed the permit fee stipulated in Section 13(1)(b) above and a removal deposit of \$500.00 shall be paid by the applicant. This deposit is refundable if the applicant removes the *sign* within the stipulated period. If the applicant fails to remove the *sign* to the satisfaction of the City, the removal deposit shall be forfeited and the City may use the money to offset the cost incurred by the City to remove the *sign*.

- (2) Third party liability insurance coverage shall be provided by the applicant in accordance with the following:

When a *sign* or any part thereof is suspended or projects over a *highway* right-of-way, a public place or over a sidewalk or walkway where public access is allowed, the *sign owner* shall deposit with the City and maintain in full force and effect throughout the life of the *sign* a policy of insurance in a sum of at least \$3,000,000.00 indemnifying the City against all loss, cost, damage or expense incurred by the City arising from the construction, erection, maintenance and existence of the *sign*.

- (3) No permit fee is payable for *signs* listed in Section 7 of this By-law.

INSPECTION

14. (1) Where a *sign* is designed and certified by a Professional Engineer, the *sign owner* shall cause the construction of the *sign* to be inspected by a Professional Engineer registered in the Province of British Columbia and shall submit a certificate from the Engineer confirming the structural soundness of the *sign* in a form satisfactory to the City.
- (2) Where a *sign* is not designed and certified by a Professional Engineer registered in the Province of British Columbia the General Manager, Planning & Development or his or her designated staff may inspect the *sign* to ensure that the *sign* complies with all the requirements contained in the *sign* permit and charge the applicant for the inspection service at a rate comparable to the prevailing schedule of rates of Professional Engineers.
- (3) All *signs* requiring an electrical connection shall be approved, constructed and installed in accordance with "Surrey Electrical Inspection Safety By-law, 1976, No. 4832".
- (4) Immediately upon completion of the electrical installation of any electric *sign* for which a permit has been issued, the person to whom the permit has been granted shall notify the Building Division of the Planning & Development Department that the installation of the *sign* has been completed in accordance with "Surrey Electrical Inspection Safety By-law, 1976, No. 4832".
- (5) No inspections are required for *signs* listed in Section 7 of this By-law.

VIOLATION AND ENFORCEMENT

15. (1) The General Manager, Planning & Development, the General Manager, Engineering, a By-law Enforcement Officer and their respective designates are authorized to enter upon any *lot*, building or *premises* at all reasonable times in order to ascertain whether the provisions of this By-law are being obeyed.
- (2) It is unlawful for any person to prevent or obstruct, or seek or attempt to prevent or obstruct, the entry of any person as authorized under Section 15(1).

PENALTIES

16. (1) Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this By-law commits an offense and shall be liable to a penalty of not less than \$100.00 and not more than \$2,000.00 for each offense.
- (2) Where an offense against this By-law is of a continuing nature, each day that a violation is permitted to exist shall constitute a separate offense.

PART 3

SIGNS IN AGRICULTURAL ZONES

APPLICATION

17. (1) The regulations in this Part apply to all *signs* located on *lots* zoned General Agriculture Zone (A-1) or Intensive Agriculture Zone (A-2) under the City of Surrey Zoning By-law, No. 12000.
- (2) Any *sign* not specifically permitted under this Part shall be prohibited on *lots* described in Section 17(1).

PERMIT NOT REQUIRED

18. The following *signs* may be erected without a *sign* permit or inspection but must comply with all other provisions of this By-law:
 - (1) "Beware of Dog," "No Trespassing," "No discharge of Firearms" and "No Dumping" *signs*, and *signs* warning the public of the existence of danger erected for a period not exceeding 1 month, provided the *sign* shall not exceed 0.2 sq. m [2.0 sq. ft.] in *sign area*;

- (2) One *temporary sign* per *lot* advertising the sale of farm produce grown on the *premises* for the duration of the growing season provided the *sign* shall not exceed 3.0 sq. m [32 sq. ft.] in *sign area*;
- (3) Two *directory signs* per *lot* provided each *sign*;
 - (a) shall not exceed 3 sq. m [32 sq. ft.] in *sign area*; and
 - (b) shall not have more than 0.6 sq. m [6 sq. ft.] of *sign area* apportioned to listing any one *premises* or activity; and
- (4) The *signs* listed in Section 7 of this By-law.

PERMIT REQUIRED

19. The following *signs* may be erected provided a *sign* permit is obtained:

19. The following *signs* may be erected provided a *sign* permit is obtained:

1. Farm without Farm-Based Winery:

- (a) One *identification sign* per *lot* not exceeding 3.0 sq. m [32 sq. ft.] in *sign area* either as a *free-standing sign* or as a *fascia sign*;
- (b) *Signs* advertising the sale of farm produce not grown on the *premises* provided the *sign* does not exceed 3.0 sq. m [32 sq. ft.] in *sign area*;
- (c) One *Home Occupation Sign* per *lot* not exceeding 0.6 sq. m [6 sq. ft.] in *sign area*.

2. Farm with Farm-Based Winery:

- (a) One *free-standing advertising sign* not exceeding 13.9 sq. m [150 sq. ft.] in *sign area* for each *highway frontage*;
- (b) One *fascia sign* not exceeding 13.9 sq. m [150 sq. ft.] in *sign area*;
- (c) One *Home Occupation Sign* not exceeding 0.6 sq. m [6 sq. ft.] in *sign area*.

SPECIFIC REGULATIONS

20. The *height* of a *sign* permitted under this Part shall not exceed 4.6 m [15 ft.].

PART 4

SIGNS IN RESIDENTIAL ZONES

APPLICATION

21. (1) The regulations in this Part apply to all *signs* located on *lots* zoned RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-G, RF-SS, RF-12, RF-12C, RF-9, RF-9C, RF-9S, RF-SD, RM-19, RM-D, RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1, RMS-2 or CD (residential component only) under the City of Surrey Zoning By-law No. 12000.
- (2) On *lots* in RMC-135 and RMC-150 Zones as defined by the City of Surrey Zoning By-law No. 12000 which allow mixed residential and commercial developments, the regulations in this Part apply only to the residential components of the development, and the *signs* permitted shall not be located on floor levels containing only commercial uses.
- (3) Any *sign* not specifically permitted under this Part shall be prohibited on all *lots* described in Section 21(1) and the residential component of all *lots* described in Section 21(2).

PERMIT NOT REQUIRED

22. The following *signs* may be erected without a *sign* permit or inspection but must comply with all other provisions of this By-law:
- (1) "Beware of Dog," "No Trespassing," "No discharge of Firearms" and "No Dumping" *signs*, and *signs* warning the public of the existence of danger erected for a period not exceeding 1 month, provided the *sign* does not exceed 0.2 sq. m [2.0 sq. ft.] in *sign area*; and
- (2) The *signs* listed in Section 7 of this By-law.

PERMIT REQUIRED

23. The following *signs* may be erected provided a *sign* permit is obtained:
- (1) One *identification sign* per *lot* not exceeding 0.6 sq. m [6 sq. ft.] in *sign area* either as a *free-standing sign* or as a *fascia sign* in RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-G, RF-12, RF-12C, RF-9, RF-9C, RF-9S, RF-SD, RM-19 and RF-SS zones;

- (2) One *identification sign* per *lot* not exceeding 2.3 sq. m [24 sq. ft.] in *sign area* either as a *free-standing sign* or as a *fascia sign* in RM-D, RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1 and RMS-2 zones;
- (3) One *Home Occupation sign* per *lot* not exceeding 0.6 sq. m [6 sq. ft.] in *sign area* for each residential unit;
- (4) One *temporary on-site real estate development/construction sign* not exceeding 13.9 sq. m [150 sq. ft.] in *sign area* and 4.6 m [15 ft.] in *height* along each *highway frontage* of the *lot* (the *sign* may be either a *free-standing sign* or a *fascia sign*); and
- (5) *Temporary off-site real estate development/construction signs* not exceeding 3 sq. m [32 sq. ft.] in *sign area* and 4.6 m [15 ft.] in *height* on lots abutting road intersections under the following conditions:
 - (a) such *sign* shall be located within a 1.6 km [1 mile] radius of the *lot* to which the *sign* pertains;
 - (b) the maximum number of such *signs* permitted per development is four (4);
 - (c) only one (1) *temporary off-site real estate development/construction sign* per development may be located at a road intersection corner;
 - (d) the applicant shall submit with his or her *sign* permit application a letter of disclaimer, signed by the owner of the *lot* on which the *sign* is to be located, which authorizes the City to enter the subject *lot* and remove the *sign* any time after the *temporary sign* permit has expired;
 - (e) a refundable bond of \$500 shall be posted by applicant for each such *sign*;
 - (f) a fee of \$166.00 plus applicable taxes per year shall be paid by the *sign* permit applicant with a renewal fee of \$82.00 plus applicable taxes for each additional 6 month period beyond the first year;
 - (g) a *sign* not removed by the expiry date may be removed by the City in which case the bond will be forfeited to the City;
 - (h) an L-shaped or angularly connected *sign* facing two different *highways* shall be considered as two *signs*;
 - (i) the *sign* shall be placed at a minimum of 2.3 m [7.5 ft.] set back from the *lot line*;

- (j) the *signs* shall be set back 4.6 m [15 ft.] from the corner of the road intersection;
- (k) the *sign* shall not interfere with any line of vision for motorists on the adjacent or nearby highways or on driveways in the vicinity of the sign; and
- (l) if the back of the *sign* faces a residential zone the portion of the *sign* facing that zone must be painted off white in colour.

SPECIFIC REGULATIONS

- 24. Except as otherwise specified, the *height* of a *sign* permitted under this Part shall not exceed 3.3 m [12 ft.].

PART 5

SIGNS IN COMMERCIAL/INDUSTRIAL ZONES

APPLICATION

- 25. (1) The regulations in this Part apply to all *signs* on *lots* zoned C-4, C-5, C-8, C-8A, C-8B, C-15, C-35, CHI, CTA, CPR, CPG, or CPM under the City of Surrey Zoning By-law, No. 12000, except on any *lot* used as a gas service station.
- (2) The regulations in this Part shall also apply to all *signs* on *lots* zoned IB, IL, IL-1, IH, or IA under the City of Surrey Zoning By-law, No. 12000.
- (3) On *lots* zoned RMC-135 or RMC-150 under the City of Surrey Zoning By-law No. 12000, which allow mixed residential and commercial developments, the regulations in this Part apply only to the commercial components of the development, and the *signs* permitted shall not be located on floors containing only residential uses.
- (4) Any *sign* not specifically permitted under this Part shall be prohibited on all *lots* described in Sections 25(1), 25(2) and the commercial component of all *lots* described in Section 25(3).

PERMIT NOT REQUIRED

- 26. The following *signs* may be erected without a *sign* permit or inspection but must comply with all other provisions of this By-law:

- (1) "Beware of Dog," "No Trespassing," "No discharge of Firearms" and "No Dumping" *signs*, and *signs* warning the public of the existence of danger erected for a period not exceeding 1 month, provided the *sign* does not exceed 0.2 sq. m [2.0 sq. ft.] in *sign area*; and
- (2) The *signs* listed in Section 7 of this By-law.

PERMIT REQUIRED

27. The following *signs* may be erected provided a *sign* permit is obtained:

- (1) *Free-standing signs* provided that:
 - (a) the design and location of freestanding signs shall be architecturally co-ordinated into the overall building design of the buildings on the same lot and landscaping and shall be mounted on a permanent base;
 - (b) for multiple-tenant commercial/industrial buildings all signs located in the same lot shall be designed to present a unified appearance;
 - (c) only one *freestanding sign* shall be permitted for each *highway frontage* unless the *frontage* exceeds 30 m [100 ft.] in which case one additional *freestanding sign* per 30 m [100 ft.] frontage may be permitted;
 - (d) L-shaped or angularly connected signs visible from two different highways shall be considered as two signs;
 - (e) the *sign* shall be located upon the *premises* on which the products or services identified on the sign are provided, and shall be at a minimum of 2.0m [6.6 ft.] set back from any *lot line*;
 - (f) the minimum distance between *free-standing signs* on the same *lot* shall be 30 m [100 ft.];
 - (g) the *sign area* of a *free standing sign* along a *frontage* excluding the *sign* areas of *free standing signs* located in the *special sign areas* shall not exceed 13.9 sq. m [150 sq. ft.] for single faced signs and 27.8 sq. m [300 sq. ft.] for double faced or angularly connected *signs*;
 - (h) In *special sign areas* the width of a *free standing sign* shall not exceed two-thirds (2/3rds) of the height of the *free standing sign*.
 - (i) *copy area* shall not exceed 50% of *sign area*;
 - (j) "snap-on" *signs* attached to light *fixtures* are prohibited;

(k) the maximum *height* of any sign permitted under this part is 4.5 m [15 ft.] except:

1. on the following *highways*, excluding portions of the *highways* falling within the *special sign areas*, the *height* of the *sign* shall not exceed 6 m [20 ft.];

Avenues

- a. 108 Ave. between King George Hwy. and 152 St.
- b. 96 Ave. between Scott Rd. and 152 St.
- c. 96 Ave. between 184 St. and 196 St.
- d. 88 Ave. between Scott Rd. and 152 St.
- e. 80 Ave. between Scott Rd. and King George Hwy.
- f. 72 Ave. between Scott Rd. and 144 St.
- g. 64 Ave. between Scott Rd. and 192 St.

Streets

- a. 128 St. between 80 Ave. and 96 Ave.
- b. 132 St. between 80 Ave. and 88 Ave.
- c. 152 Street
- d. 160 St. between 88 Ave. and 104 Ave.
- e. 176 St. between 0 Ave. and Hwy. #1.

2. on the following major *highways*, excluding portions of the *highways* falling within the *special sign areas*, the *height* of the *sign* shall not exceed 7.6 m [25 ft.]:

- a. Fraser Hwy.
- b. King George Hwy.
- c. Scott Road between 64 Avenue and 96 Avenue
- d. Hwy. # 10
- e. 104 Avenue between King George Highway and 160 Street;

(2) *Fascia signs* provided that:

- (a) only one (1) *fascia sign* is permitted for each *premise* or *lot frontage*.
- (b) the combined *sign area* of all *signs* on a *lot*, excluding *freestanding signs*, shall not exceed 0.3 sq. m [3 sq. ft.] per linear foot of *premise frontage*.
- (c) the *copy area* shall not exceed 50% of *sign area*;
- (d) the *sign* shall not extend horizontally beyond the end of the building face to which it is attached;

- (e) the *sign* shall not extend above the *roof line* of the building face to which it is attached; and
 - (f) the *sign* shall not project more than 0.5 m [1.6 ft.] in front of the building face to which it is attached.
- (3) *Awning signs* provided that:
- (a) only one *sign* is permitted for each business within the *premises*;
 - (b) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 0.3 m [3 sq. ft.] per linear foot of *premise frontage*;
 - (c) the *copy area* of the *sign* shall not exceed 50% of *sign area*;
 - (d) the *sign* shall not extend beyond the outer perimeter of the *awning* to which it is affixed;
 - (e) where the *awning* has more than one face, the *sign* may continue around the perimeter of the *awning* and shall be considered as one *sign*;
 - (f) only one *sign* in respect of any *premises* shall be permitted on each face of the *awning*;
 - (g) no *sign* shall be permitted unless 80 percent of the length of the *awning* projects at least 1.2 m [4.0 ft.] from the building; and
 - (h) the *sign* shall be located only on the exterior of an *awning* and the *sign* shall not project more than 0.075 m [0.25 ft.] from the *awning*.
- (4) *Under-awning signs* provided that:
- (a) the *sign* shall be located perpendicular to the wall to which the *awning* is attached and shall not project beyond the front edge of the *awning*;
 - (b) the *clearance* of the *sign* shall not be less than 2.4 m [8.0 ft.]; and
 - (c) the vertical and horizontal dimensions of the *sign* shall not exceed 0.3 m [1 ft.] and 1.5 m [4.9 ft.] respectively.

- (5) *Projecting signs* provided that:
- (a) only one *projecting sign* per *highway frontage* per *lot* or one *projecting sign per premise* in the case of multi-tenant buildings, provided the business does not already have any two of the *signs* permitted under Section 27 of this By-law;
 - (b) a *projecting sign* shall be attached to the *premise* to which it pertains;
 - (c) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 0.3 m [3 sq. ft.] per linear footage of *premise frontage*;
 - (d) the *sign area* shall not exceed 3.0 sq. m [32 sq. ft.];
 - (e) the underside *clearance* of a *projecting sign* shall not be less than 2.4 m [8.0 ft.];
 - (f) the *copy area* of the *sign* shall not exceed 50% of the *sign area*;
 - (g) the *sign* shall not project closer than 0.6 m [2 ft.] to the curb line or the edge of any road intended for use by vehicles;
 - (h) the *sign* shall not extend more than 0.45 m [1.48 ft.] above the *roof line* of the building to which it is attached, except that where the lowest portion of the *sign* is not less than 3.5 m [11 ft.] above *grade* or sidewalk the *sign* may extend up to 50% of its *height* above the *roof line* to a maximum of 2 m [6 ft.];
 - (i) the horizontal dimension of the *sign* shall not be more than double the vertical dimension of the *sign*.
 - (j) the supporting structure of the *sign* shall not extend more than 0.3 m [1 ft.] above the *roof line* of the building to which it is attached; and
 - (k) the distance between the *sign* and the exterior wall of the building to which it is attached, shall not exceed 0.3 m [1 ft.].
- (6) One *directional sign* not exceeding 0.4 sq. m [4.3 sq. ft.] in *sign area* and 1.2 m [4.0 ft.] in *height* is permitted at each entrance from a highway to a *lot* or *premises* and at each exit from a *lot* or *premises* to a highway.
- (7) *Sandwich board signs* provided that:
- (a) only one *sign* is permitted for each business;

- (b) the *sign* shall be displayed only during the operating hours of the business to which it pertains;
 - (c) the *sign area* shall not exceed 1.2 sq. m [12 sq. ft.];
 - (d) the *height* shall not exceed 1.2 m [4 ft.];
 - (e) the *sign* shall not cause a nuisance or obstruct pedestrian or vehicular movement, as determined by the City Engineer or his or her designate; and
 - (f) the *sign* shall be kept clean and in good repair.
- (8) One *temporary on-site real estate development/construction sign* not exceeding 13.9 sq. m [150 sq. ft.] in *sign area* and 4.6 m [15 ft.] in *height* along each *highway frontage* of the development *lot*. The *sign* may be either a *free-standing sign* or a *fascia sign*.
- (9) *Temporary off-site real estate development/construction signs* not exceeding 3 sq. m [32 sq. ft.] in *sign area* and 4.6 m [15 ft.] in *height* at road intersections under the following conditions:
- (a) the *sign* shall be located within a 1.6 km [1 mile] radius of the *lot* on which the development is located and to which the *sign* pertains;
 - (b) the maximum number of *signs* permitted per development shall not exceed four (4);
 - (c) the total maximum number of off-site development/construction sign permitted at a 4-way road intersection is not to exceed four.
 - (d) only (1) one *temporary off-site real estate development/construction sign* may be located at any road intersection corner;
 - (e) the applicant shall submit with his or her *sign* permit application a letter of authorization, signed by the owner of the lot on which the *sign* is to be located, which authorizes the City to enter the subject lot and remove the *sign* any time 30 days after the *temporary sign* permit has expired;
 - (f) a refundable bond of \$500.00 shall be posted by applicant for each *sign* location;
 - (g) a fee of \$166.00 plus applicable taxes per year shall be paid by the *sign* permit applicant with a renewal fee of \$82.00 plus applicable taxes for each additional 6 month period beyond the first year;

- (h) a *sign* not removed by the expiry date may be removed by the City in which case the bond will be forfeited to the City;
 - (i) an L-shaped or angularly connected *sign* facing two different *highways* shall be considered as two *signs*;
 - (j) the *sign* shall be placed at a minimum of 2.3 m [7.5 ft.] set back from the *lot line*;
 - (k) the *sign* shall be set back 4.6 m [15 ft.] from the intersection point of the boundaries of the intersecting highways;
 - (l) the *sign* shall not obstruct the vision of motorists or pedestrians in such a way so as to render unsafe the operation of the intersection; and
 - (m) if the back of the *sign* faces a lot in a residential zone the back of the *sign* facing that zone must be painted off white in colour.
- (10) One *canopy sign* in respect of each *premise frontage* or separate entrance of any *premises*, provided that:
- (a) no *canopy sign* shall be permitted unless 80 percent of the length of the *canopy* projects at least 1.2 m [4.0 ft.] from the building;
 - (b) the *sign* shall not be located on the *canopy* roof but may be located on any face of a *canopy*;
 - (c) the *sign* shall not extend horizontally beyond the face of the canopy to which it is affixed;
 - (d) the *sign* shall not extend above the *roof line* of the building face to which it is attached;
 - (e) the *sign* shall not project more than 0.4 m [1.3 ft.] from the face of the *canopy* or within 0.6 m [2.0 ft.] of any curb line of a road used by vehicles or where there is no curb, the edge of pavement;
 - (f) the combined *sign area* of all *signs* on a *lot* excluding *free-standing signs* shall not exceed 0.3 m [3 sq. ft.] per lin. ft. of *premise frontage*;
 - (g) the *copy area* shall not exceed 50% of the *sign area*;
 - (h) the *clearance* shall not be less than 2.75 m [9.0 ft.]; and

- (i) The vertical dimension of the *sign* shall not exceed 1 m [3.3 ft.] except that the maximum permitted vertical dimension of the *sign* may be increased in the case of a theatre and cinema to 3 m [9.8 ft.], provided that:
 - i. the portion or portions of the *sign* which exceeds 1 m (3.3 ft.) in vertical dimension shall not in any case exceed 20% of the horizontal dimension of the *canopy*; and
 - ii. no portion of the *sign* shall project more than 1 m [3.3 ft.] above the face of the *canopy*; and
- (11) *Under canopy signs* provided that:
 - (a) not more than one *under canopy sign* shall be permitted for each *premises*;
 - (b) the lowest part of the *sign* or supporting structure shall be at least 2.4m [8 ft.] above the *grade* of the sidewalk;
 - (c) the *sign* shall not exceed 0.6 sq. m. [6 sq. ft.] in *sign area* and 0.3 m [1 ft.] in its vertical dimension;
 - (d) the *sign* shall not extend horizontally beyond the limits of the *canopy* to which it is affixed; and
 - (e) the clearance between the top of the *sign* and the underside of the *canopy* to which it is affixed shall not exceed 5 cm. [2 in.].

SPECIFIC REGULATIONS

- 28. Sharing of a *free-standing sign* by a number of businesses or users on any lot is permitted, provided that if a business *sign* is added to an existing *free-standing sign*, each additional business *sign* on the free standing sign shall be required to secure a sign permit in accordance with the provisions of this By-law.

PART 6

SIGN REQUIREMENTS FOR GAS SERVICE STATIONS

APPLICATION

29. (1) The regulations in this Part apply to all *signs* located on *lots* zoned Service Stations CG-1 Self Service Gasoline Service Station and CG-2 Combined Service Gasoline Station zones under the City of Surrey Zoning By-law, No. 12000.
- (2) Any *sign* not specifically permitted under this Part shall be prohibited on all *lots* described in Section 29(1).

PERMIT NOT REQUIRED

30. The following *signs* may be erected without a *sign* permit provided the *sign area* does not exceed 0.55 sq. m [6 sq. ft.] and the *sign* is mounted on a permanent or fixed base.
- (1) informational *signs*: limited to air & water, no parking, no smoking, open 24 hours, no exit, right turn only, vacuum, please use other island, self serve island, full serve island, handicap parking, cash counter and car wash; and
- (2) the *signs* listed in Section 7 of this By-law.

PERMIT REQUIRED

31. The following *signs* may be erected provided a *sign* permit is obtained:
- (1) *Free-standing signs* under the following conditions:
- (a) only one (1) *freestanding sign per lot highway frontage* is permitted;
- (b) L-shaped or angularly connected signs visible from two different highways shall be considered as two signs;
- (c) the *sign* shall be located upon the *premises* on which the products or services identified on the sign are provided, at a minimum of 2.3 m [7.5 ft.] set back from the *lot line*;
- (d) the design and location of freestanding signs shall be architecturally co-ordinated into the overall building design and landscaping on the same lot and shall be mounted on a permanent base;
- (e) *changeable copy signs* shall be mounted on a permanent base;

- (f) pole signs supported by one or two vertical posts and snap-on signs attached to light poles or other structures are prohibited;
 - (g)
 - (i) the *sign area* in locations listed in Section 27(1)(j) shall not exceed 9.3 sq. m [100 sq. ft.] for any single face of a sign and 18.6 sq. m [200 sq. ft.] in total for all sign faces on any sign; and
 - (ii) the *sign area* for all other signs shall not exceed 5.6 sq. m [60 sq. ft.] for any single face of any sign and 11.2 sq. m [120 sq. ft.] in total for all faces of any sign.
 - (h) *copy area* shall not exceed 50% of *sign area*; and
 - (i) The *height* of the *sign* shall be determined in accordance with Section 27(1)(j) except that the *height* of a *sign* shall not exceed 3.6 m [12 ft.] when the adjacent lots are developed with residential uses or if the adjacent lots are not developed, the lots are zoned or designated for residential use.
- (2) *Fascia signs* provided that:
- (a) only one *sign* is permitted for each *highway frontage*;
 - (b) the combined sign area of all signs on a lot, excluding freestanding signs, shall not exceed 0.3 sq. m [3 sq. ft.] per linear foot of premise frontage;
 - (c) the *sign area* shall not exceed 3 sq. m [32 sq. ft.];
 - (d) the *copy area* shall not exceed 50% of the *sign area*;
 - (e) the *sign* shall not extend more than 0.4 m (1.3 ft.) beyond the building face to which it is attached; and
 - (f) the *sign* shall not extend above the *roof line* of the building face to which it is attached;
- (3) *Pump island canopy signs* provided that:
- (a) only one *pump island canopy sign* in respect of each *premise frontage* or separate entrance of any *premises* is permitted;
 - (b) no *pump island canopy sign* shall be permitted unless 80 percent of the length of the *canopy* projects 1.2 m [4.0 ft.] or more from the building;

- (c) the *sign* may be located on any face of a *canopy* but not on the *canopy* roof and shall not project more than 0.4 m [1.3 ft.] from the face of the *canopy* or within 0.6 m [2.0 ft.] of any curb line or edge of pavement along any road used by vehicles;
 - (d) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 0.3 sq. m [3 sq. ft.] per lin. ft. of *premise frontage*;
 - (e) the *copy area* shall not exceed 50% of the *sign area*;
 - (f) the *clearance* shall not be less than 2.75 m [9.0 ft.]; and
 - (g) the vertical dimension of the *sign* shall not exceed 1 m [3.3 ft.].
- (4) *Under canopy sign* provided that:
- (a) not more than 1 *under canopy sign* shall be permitted for each *premise*;
 - (b) the lowest part of the *sign* or supporting structure shall be at least 2.4 m [8 ft.] above the *grade* of the sidewalk;
 - (c) the *sign* shall not exceed 0.6 sq. m. [6 sq. ft.] in *sign area* and 0.3 m [1 ft.] in its vertical dimension;
 - (d) the *sign* shall not extend horizontally beyond the limits of the *canopy* to which it is affixed; and
 - (e) the *clearance* between the top of the *sign* and the underside of the *canopy* to which it is affixed, shall not exceed 5 cm. [2 in.];
- (5) *Sandwich board signs* provided that:
- (a) only one sandwich *board sign* is permitted for each business on a lot;
 - (b) the *sign* shall be displayed only during the operating hours of the business to which it pertains;
 - (c) the *sign area* shall not exceed 1.2 sq. m [12 sq. ft.];
 - (d) the height shall not exceed 1.2 m [4 ft.];
 - (e) the *sign* shall not cause a nuisance or obstruct pedestrian or vehicular movement to the satisfaction of the General Manager, Engineering; and
 - (f) the sign shall be kept clean and in good repair.

SPECIFIC REGULATIONS

32. No *sign* shall be illuminated other than by an indirect light source which shall be shielded so that no direct illumination from the light source is visible from a *highway*.

PART 7

SIGNS IN INSTITUTIONAL ZONES

APPLICATION

33. (1) The regulations in this Part apply to all *signs* on *lots* zoned PC, PA-1, PA-2, PI, or CCR under the City of Surrey Zoning By-law No. 12000.
- (2) Any *sign* not specifically permitted under this Part shall be prohibited on *lots* described in Section 33(1).

PERMIT NOT REQUIRED

34. The following *signs* may be erected without a *sign* permit or inspection but must comply with all other provisions of this By-law:
- (1) "Beware of Dog," "No Trespassing," "No discharge of Firearms" and "No Dumping" *signs*, and *signs* warning the public of the existence of danger erected for a period not exceeding 1 month provided the *sign* does not exceed 0.2 sq. m [2.0 sq. ft.] in *sign area*; and
- (2) The *signs* listed in Section 7 of this By-law.

PERMIT REQUIRED

35. The following *signs* may be erected provided a *sign* permit is obtained:
- (1) *Free-standing signs* provided that:
- (a) the *sign* shall be located upon the *lot* (at a minimum of 2.3 m [7.5 ft.] set back from *lot line*) on which the advertised business is located or the advertised service or product is provided.
- (b) only one *sign* is permitted for each *highway frontage*;

- (c) L-shaped or angularly connected signs visible from two different highways shall be considered as two signs;
 - (d) the *sign area* shall not exceed 4.5 sq. m [50 sq. ft.];
 - (e) the *copy area* shall not exceed 50% of the *sign area*; and
 - (f) the *height* of the *sign* shall not exceed 4.6 m [15.0 ft]; and
- (2) *Fascia signs* provided that:
- (a) only one *fascia sign* is permitted for each *highway frontage*;
 - (b) the *sign area* shall not exceed 3 sq. m [32 sq. ft.];
 - (c) the *copy area* shall not exceed 50% of the *sign area*;
 - (d) the *sign* shall not extend beyond the building face to which it is attached; and
 - (e) the *sign* shall not extend above the *roof line* of the building face to which it is attached.
- (3) One *temporary on-site real estate development/construction sign* not exceeding 13.9 sq. m [150 sq. ft.] in *sign area* and 4.6 m [15 ft.] in *height* along each *highway frontage* of the *lot* (the *sign* may be either a *free-standing sign* or a *fascia sign*);

SPECIFIC REGULATIONS

36. No *sign* shall be illuminated other than by an indirect light source which shall be shielded so that no direct illumination from the light source is visible from a *highway*.

PART 8

SPECIAL SIGN AREAS

APPLICATION

37. This Part applies to *special sign areas*, Comprehensive Development Zones and Development Permit Areas. Where the provisions of this Part are inconsistent with any other provision of this By-law the provisions of this Part shall apply.

HEIGHT RESTRICTIONS

38. The regulations in Part 5 of this By-law apply to all *lots* except with respect to height on *lots* within the *special sign areas* in which case the *height* restrictions illustrated on Schedules 1, 1.a, 1.b, 1.c, 1.d, 1.e, 1.f, 1.g, 1.h, 1.i and 1.j apply.

COMPREHENSIVE DEVELOPMENT ZONES

39. This Zone facilitates the development of a mixture of uses as an integrated unit based on a comprehensive plan and in conformance with the provisions of the Official Community Plan. Section J(2)(d) of Part 52 Comprehensive Development Zone of Surrey Zoning By-law, 1993, No. 12000 permits the inclusion of an integrated sign schedule for lots in such zones based on the specific comprehensive development project proposed for the lot.

On any *lot* containing a large mixed-use development which has been granted CD Comprehensive Development Zoning by Council, *sign* regulations contained in this By-law may be varied by the individual Comprehensive Development Zoning By-law.

DEVELOPMENT PERMIT AREAS

40. (1) On lands which have been designated Development Permit Areas, *sign* regulations contained in this By-law may be varied through the application and approval of a Development Variance Permit by Council.
- (2) The erection of a new sign or the replacement, alteration or modification of an existing *sign* (a sign permitted and constructed through a Development Permit), which has been included in an existing Development Permit (DP), shall require an amendment to the Development Permit.

PART 9

SPECIAL PERMIT SIGNS

APPLICATION

41. The following *signs* are considered experimental in nature and may be permitted on a trial basis, subject to the following conditions:
- (1) *Landscape logo signs* provided that:

- (a) *landscape logo signs* shall be permitted on City-owned *lots* only;
 - (b) the *sign* permit shall be for a period not exceeding a maximum of 3 years from the date of issuance of the first Development Permit;
 - (c) the *sign* shall be located in such a manner so that it does not interfere with the operation of any adjacent *highway*;
 - (d) a minimum of 50% of the *sign* must be composed of flowers;
 - (e) the *sign* shall be professionally designed by a landscape architect to enhance the aesthetics of the general area and to complement the surrounding areas;
 - (f) the *sign* shall be managed and maintained throughout the year;
 - (g) the *sign area* shall not exceed 111 sq. m [1,200 sq. ft.];
 - (h) the *copy area* shall not exceed 50% of the *sign area*; and
- (2) *Electronic Message Board Sign* provided that:
- (a) the *sign* may be single faced, multi-faced or consist of angularly connected faces;
 - (b) *electronic message board signs* shall be permitted on City-owned *lots* only;
 - (c) only one *electronic message board sign* is permitted on a maximum of six (6) major City owned facilities, including the Arts Centre electronic message board;
 - (d) the *sign* permit shall terminate at the end of three years from the date of adoption of this By-law;
 - (e) the maximum *height* of the *sign* shall be 7.62 m [25 ft.];
 - (f) the *sign area* for any single face of an *electronic message board sign* shall not exceed 21.5 sq. m. [230 sq. ft.]. The maximum total area for a multi-faced *electronic message board sign* shall not exceed 43 sq. m. [460 sq. ft.];
 - (g) third party advertising on an *electronic message board sign* shall not exceed 70% of the allowable copy area; and

(h) the copy area shall not exceed 50% of the sign area.

PART 10

COMMENCEMENT

COMMENCEMENT

42. This By-law shall come into force on the date of final adoption hereof.

PASSED FIRST AND SECOND READINGS on the 22nd day of February, 1999.

PUBLIC HEARING HELD thereon on the 15th day of March, 1999.

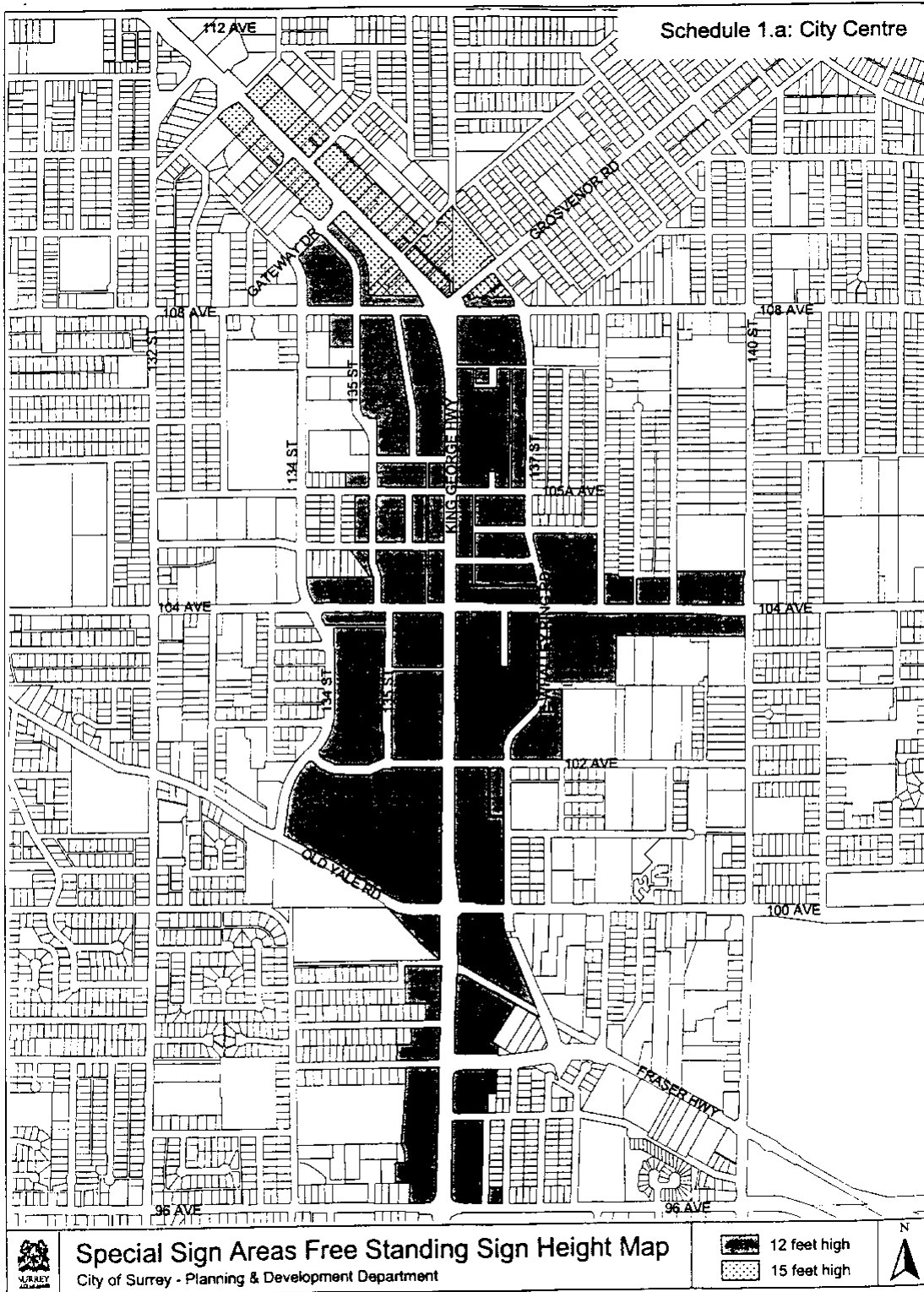
PASSED THIRD READING on the 15th day of March, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of March, 1999.

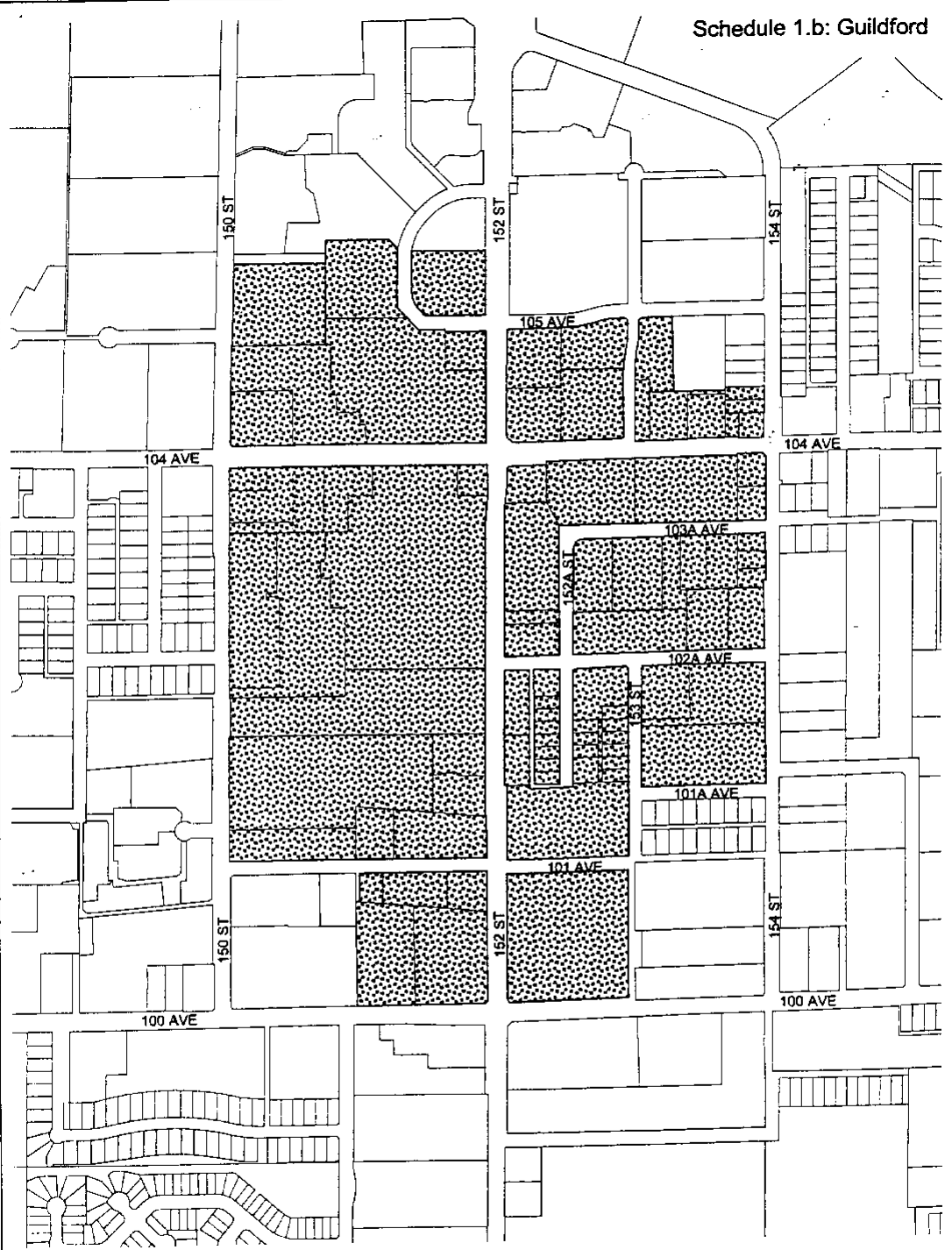
_____MAYOR

_____CLERK

**MAP APPENDED TO THIS BY-LAW IS TOO
LARGE FOR DISTRIBUTION PURPOSES,
HOWEVER IT IS AVAILABLE FOR VIEWING IN
THE LEGISLATIVE SERVICES DEPARTMENT**



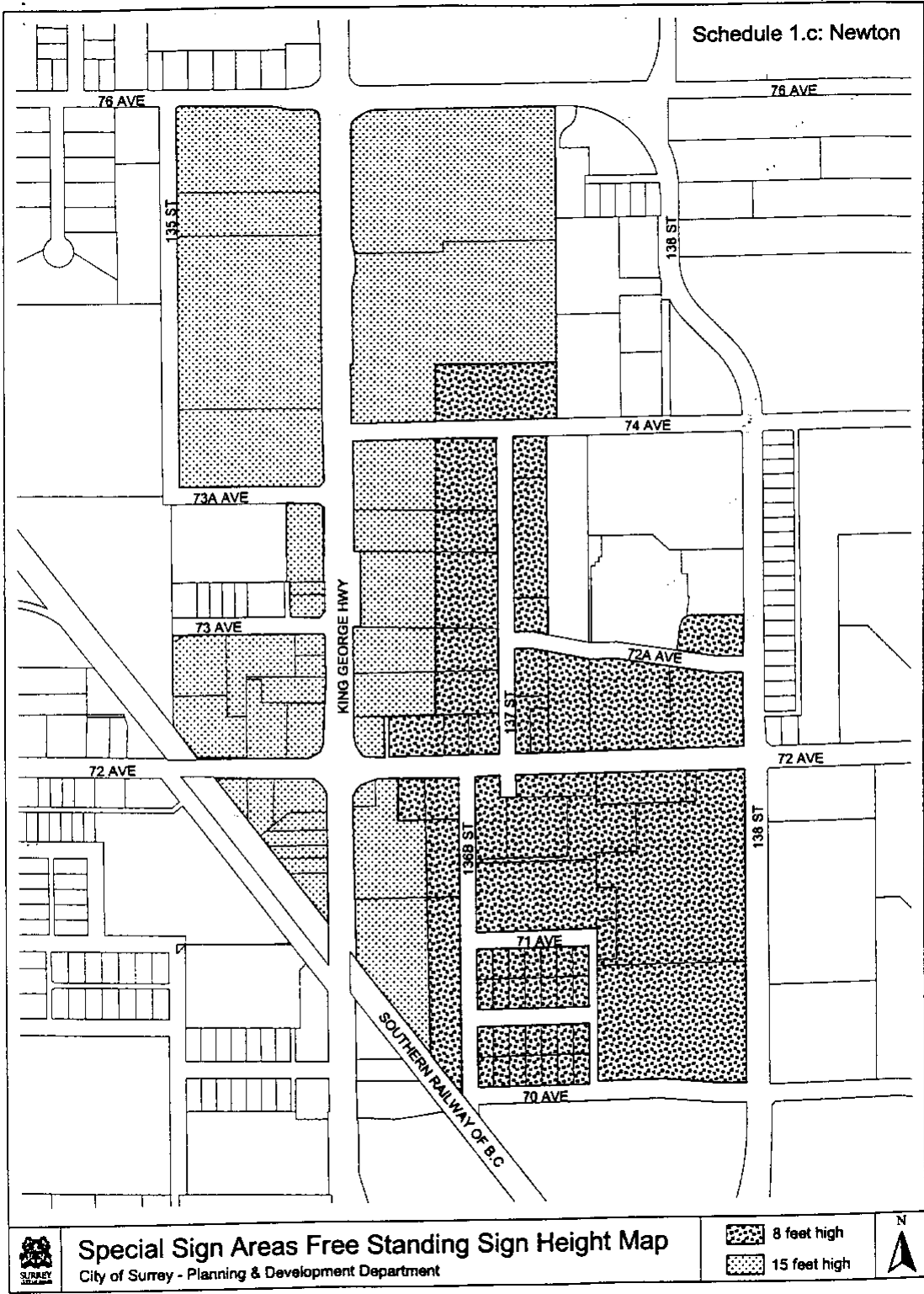
Schedule 1.b: Guildford



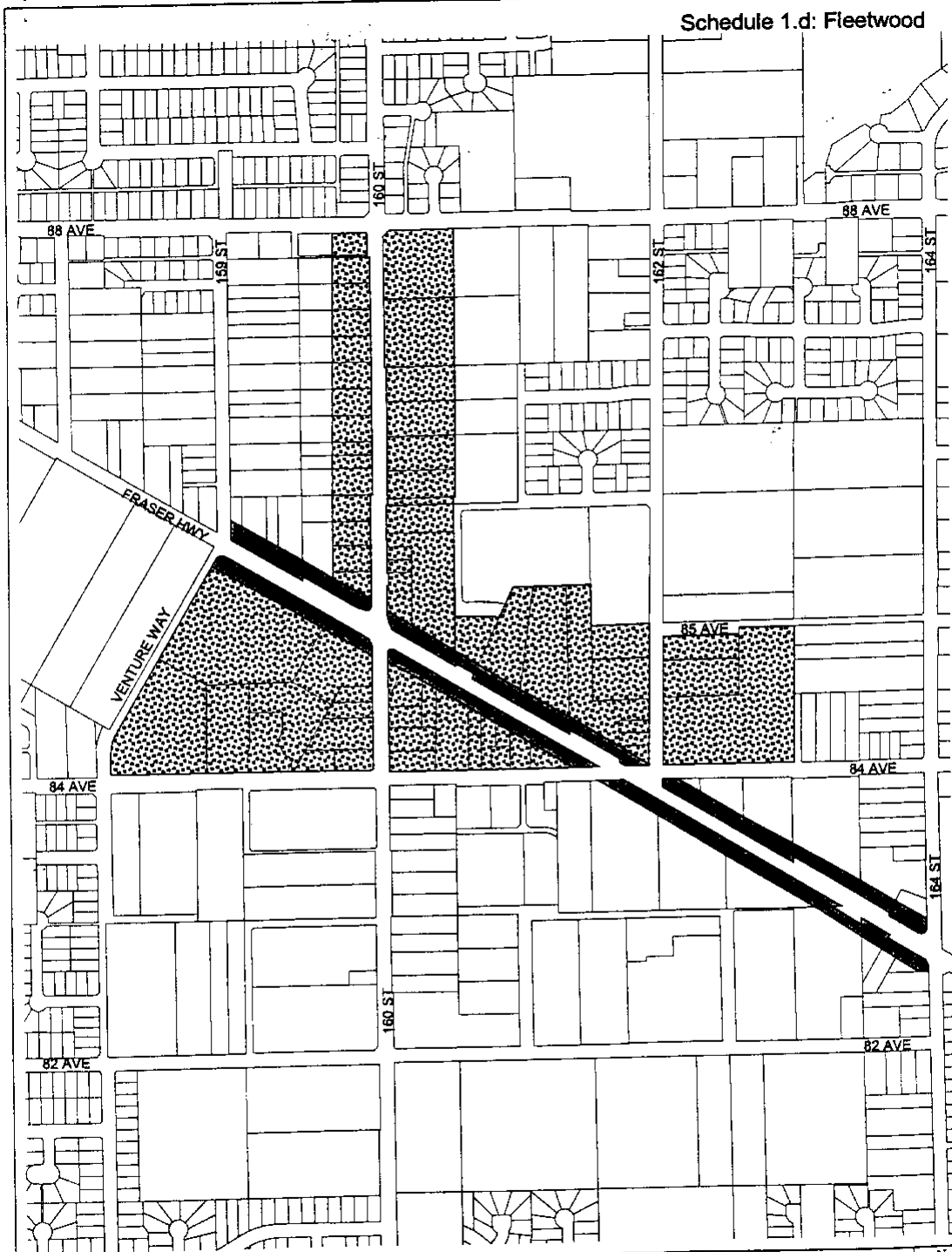
Special Sign Areas Free Standing Sign Height Map
City of Surrey - Planning & Development Department

 8 feet high





Schedule 1.d: Fleetwood

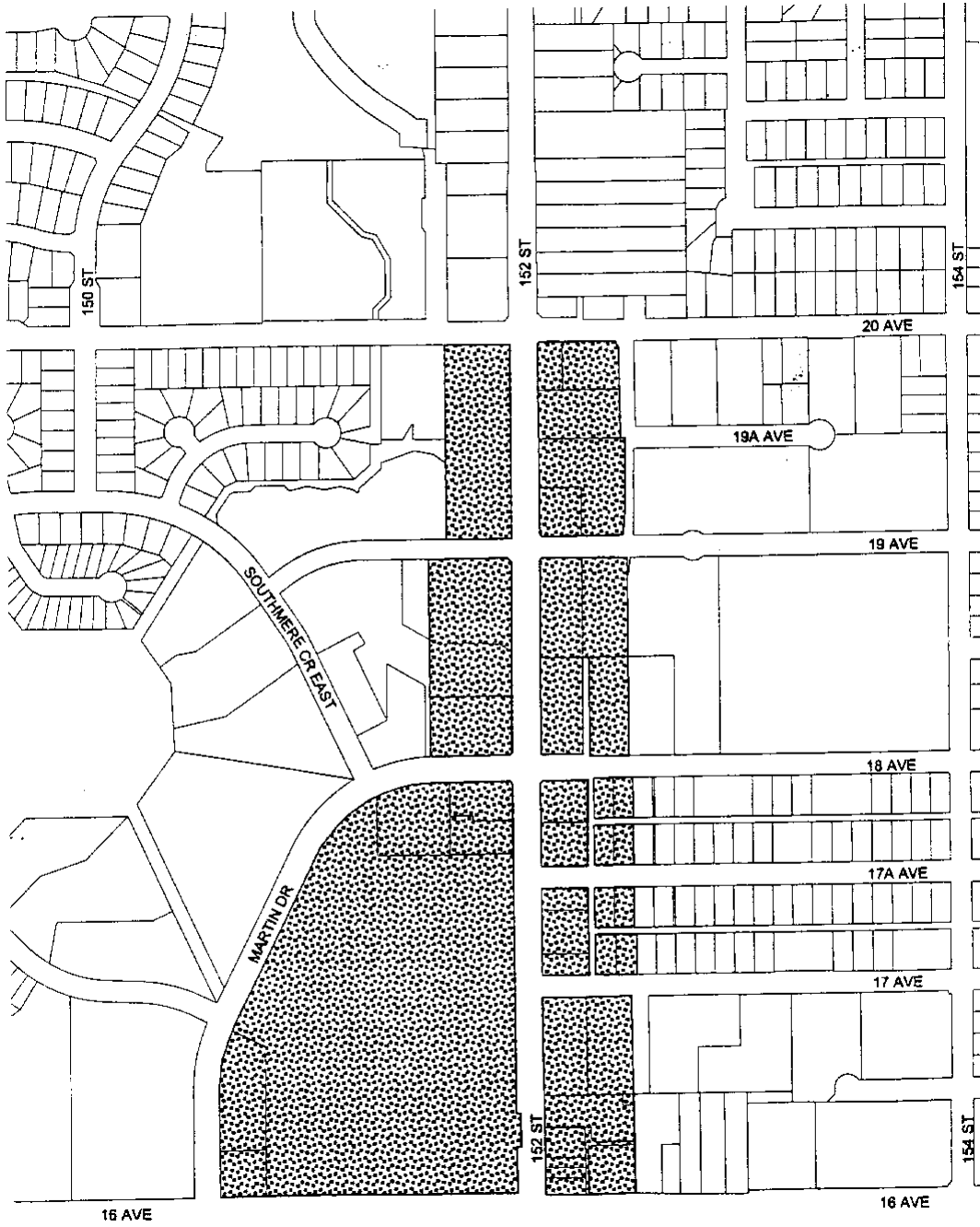


Special Sign Areas Free Standing Sign Height Map
City of Surrey - Planning & Development Department

-  8 feet high
-  12 feet high



Schedule 1.f: South Surrey



Special Sign Areas Free Standing Sign Height Map
City of Surrey - Planning & Development Department

 8 feet high






NOTE: For other commercial areas in East Clayton, maximum sign height shall be 2.4 meters (8 feet).




Special Sign Areas Free Standing Sign Height Map

City of Surrey - Planning & Development Department



 2.4 meters (8 Feet) High

 No Free Standing Signs Permitted

 Business Park or Commercial Identification Signs permitted up to a maximum height of 7.6 meters (25 feet)



Special Sign Areas Free Standing Sign Height Map


Schedule 1.H: South Westminster

- 1 Free-Standing Signs Prohibited
- 2 Free-Standing Signs Prohibited in Business Parks
- 3 Non-Illuminated Free-Standing Signs Permitted to a Maximum Height of 2.5 m (8 ft)
- 4 Free-Standing Signs Permitted to a Maximum Height of 4.5 m (15 ft)
- 5 Free-Standing Signs Permitted to a Maximum Height of 2.5 m (8 ft)
- 6 Illuminated Free-Standing Signs Permitted to a Maximum Height of 2.5 m (8 ft)





Special Sign Areas Free Standing Sign Height Map

 2.4 meters (8 feet) high

Schedule 1.i: Campbell Heights



