BYLAW 30- 2016

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

Being a bylaw to regulate the size, use, location, construction and maintenance of signs and other Advertising devices within the Municipality of Central Huron

WHEREAS Section 8.1 of the Municipal Act, 2001, S.O. ,2001, c.25 the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues.

AND WHEREAS Section 11(3), paragraph 7 of the Municipal Act, 2001, S.O., c.25, authorizes municipalities to pass bylaws respecting signs;

AND WHEREAS Section 99 (2) & (3) of the Municipal Act, 2001, S.O. ,2001, c.25 all costs and charges incurred by a municipality for the removal, care and storage of an advertising device and disposing of such device, that is erected or displayed in contravention of a bylaw of the municipality are a lien on the advertising device that may be enforced by the municipality under the *Repair and Storage Liens Act.* 2006, c.32, Sched. A, s. 39.

AND WHEREAS the Municipal Act, S.O. 2001, c.25, Section 425 (2) establishes that any person who contravenes any bylaw of the municipality passed under the Act, is guilty of an offence.

AND WHEREAS Section 445 of the Municipal Act, 2001 provides that a municipality may make an order requiring a person who has contravened a bylaw or who caused or permitted the contravention, or the owner or occupier of land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS Section 446 of the Municipal Act, 2001 S.O. 2001, c.25 provides that where a Council has the authority to direct or require by Bylaw or otherwise that any matter or thing be done, the council may by the same or by another Bylaw direct that, in default of its being done by the person directed or required to do it, such matter or thing shall be done at the person's expense, and the Municipality may recover the expense incurred in doing it by action or the same be recovered in like manner as municipal taxes;

AND WHEREAS it is the desire of the Council of the Municipality of Central Huron to regulate signs and advertising devices within the Municipality of Central Huron with a view to ensuring the safety of the public in respect to the erection and maintenance of such signs:

NOW THEREFORE the Council of the Corporation of the Municipality of Central Huron enacts the following:

SECTION 1 SHORT TITLE

1.1 **Short Title**

- This Bylaw may be cited as the "Sign Bylaw".

SECTION 2: DEFINITIONS

General Definitions
The following general definitions shall apply for the purpose of this Bylaw:

2.1 **"Advertising Device** " means any device or object erected, located or displayed so as to attract public attention to any goods, services, facilities or events and includes flags, banners, pennants and lights.

2.2 **"Alter, Altered or Alteration"** means any change to a sign structure or sign face or changing of the location of a sign but shall not include painting, repainting, cleaning or normal maintenance and repair of a sign not involving structural change or the replacement of identical parts or copy for maintenance purposes.

2.3 **"Awning"** means a self-supporting, roof – like projection which projects horizontally from the building face or wall over a window or doorway, and is intended solely to prevent access of direct sunlight into the building through such windows or doorways.

2.4 **"Building Code"** means Ontario Regulation 332/12 made under the Ontario Building Code Act, 1992, S.O. 1992, C.23.

2.5 **"Building Code Act"** means the Ontario Building Code Act, S.O. 1992, C.23.

2.6 "**Building Inspector"** means an employee of the Municipality for the time being charged with the duty of enforcing the regulations of the Building Code and the Building Code Act and the provisions of the Building Bylaw, which means any bylaw of the Municipality in force regulating the erection, alteration or repair of buildings as amended from time to time.

2.7 **"Building Setback"** means the minimum required horizontal distance between the lot line and the nearest part of any building or structure.

2.8 **"Bylaw Enforcement Officer"** means an employee of the Corporation charged with the duty of administering and enforcing the provisions of this Bylaw.

2.9 **"Chief Building Official (CBO)"** means a Chief Building Official appointed by the Municipality under Section 3 or 4 of the Building Code Act. The CBO may also be the Municipal Building Inspector.

2.10 **"Copy"** means the working and symbols on a sign.

2.11 **"Canopy"** means a roof-like projection which projects horizontally from the building face or wall, extends across part of all of that building face or wall, and is intended to provide shelter, but shall not include an awning.

2.12 **"Commercial Message"** means any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

2.13 **"Corporation"** means the Corporation of the Municipality of Central Huron.

2.14 **"Council"** means the Council of the Corporation of the Municipality of Central Huron.

2.15 **"Driveway Visibility Triangle"** means a triangular area formed within a lot by the intersection of a driveway line and a lot line abutting a street or the projections thereof and a straight line connecting them 4.57 metres (15') from their point of intersection.

2.16 **"Frontage"** means the length of a lot line extending along each legally accessible public street or public lane, and shall include lots separated from a street by land owned by the Municipality or the County of Huron or the Province of Ontario, which land is held by such public agency for future road widening purposes or as a 0.3 metre reserve.

2.17 **"Grade"** means the elevation of the ground immediately below the sign.

2.18 **"Home Occupation"** shall be as defined in the Central Huron Zoning Bylaw as amended from time to time.

2.19 **"Illuminating Device"** means any device employing artificial lighting which is intended to draw attention to any object or place. This shall include artificial lighting devices used to illuminate parking areas and lots upon which goods are displayed whether for sale or for display purposes only.

2.20 **"Lot"** means any parcel of land, described in a registered deed or shown on a registered plan of subdivision, including any of its parts which are subject to right-of-way or easement that is capable of being legally conveyed.

2.21 **"Lot Line"** means any boundary of a lot or a vertical projection thereof..

2.22 **"Maintain"** means to repair or refurbish a sign or sign structure.

2.23 **"Owner"** means the owner of the sign, or owner of the real property on which the sign is located, or the person for the time being, managing or receiving the rent for the sign or the real property on which the sign is located.

2.24 **"Parapet"** means that portion of the wall of a building that rises above the level of the roof.

2.25 **"Person"** shall include any association, partnership, corporation, Municipal Corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

2.26 **"Plaque"** means a commemorative or identifying inscribed tablet.

2.27 **"Plaza Complex"** means a group of business establishments, which is planned, developed, managed and or operated as a unit with shared on-site parking and containing tree or more separated spaces for lease and or occupancy

2.28 **"Premises"** means any property occupied by the business or use to which the sign copy refers.

2.29 **"Road, Street or Highway"** means a common or public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway.

2.30 **"Sight Triangle"** The sight triangle is formed by the two lot lines and a third line drawn between them. The third line is drawn from a point 7.5 metres (25') measured along the front lot line from the point of intersection of the lot lines to a point on the exterior lot line, also 7.5 metres (25') from the point of intersection where the two lot lines do not intersect at a point, the point of intersection shall be the closest part of the lot measured to the intersection of the projection of the lot lines. (See the appendix section of the Central Huron Zoning Bylaw as amended from time to time for clarification.)

In addition where a street/road intersects with a railway line the resulting sight triangle measured from their point of intersection shall be:

- 7.5 metres (25') in Settlement Areas, and
- 30 metres (100') in rural areas

2.31 **"Sign Permit"** means permission or authorization given in writing from the CBO or his/her designate to perform work, which includes installation of a sign that may or may not be regulated by the Ontario Building Code or Building Code Act.

2.32 **"Sign"** means any identification, description, illustration or device, which directs attention to, or advertises, any person, business, commodity, service or use. A sign shall be considered a structure for the purpose of this bylaw. Without limiting the generality of the above, the definition of a sign includes, but is not limited to, the following types of signs:

(a) **"Abandoned Sign"** means any sign in which no longer correctly identifies the business, commodity, service or use presently conducted, sold or offered on the lot. A sign shall not be deemed abandoned until 60 days after such activity is discontinued.

(b) **"Accessory Sign"** means a sign in which the copy relates to the lot upon which the sign is located.

(c) **"Address Sign"** means a facia or ground sign upon which the maximum of 0.2 square metres contains no commercial message, and is intended solely to indicate a municipal street address and/or name of a private residence.

(d) **"A-Frame Sign"** means any mobile sign intended for temporary use during regular business hours, triangular in shape designed with no less than two sides of equal lengths forming its apex allowing it to stand freely on the ground. (Also known as a "Sandwich Board" sign.)

(e) **"Animated Sign"** means a sign with a sign face which moves in whole or in part but does not include a flashing or rotating sign, a clock, a time, date or temperature display, a multi-prism display, or an electronic message display.

(f) **"Awning Sign"** means a non-illuminated sign painted on or affixed flat to the surface of an awning, which does not extend vertically or horizontally beyond the limits of such awning, and is used solely for the purpose of identification of the business or use and contains no other commercial message.

(g) **"Banner Sign"** means any temporary sign made from non-rigid material such as cloth, plastic or similar material and which is secured or mounted by its ends on a secondary support.

(h) **"Bench Sign"** means any sign that is painted, placed, or attached to a bench.

(i) **"Billboard Sign"** means a sign advertising a business, use, product or idea not required to be located on the same lot as the sign is located, and shall include poster panels or other similar surfaces to which temporary sign copy may be attached.

(j) **"Campaign Sign"** means a sign used to advertise any person or political party participating in an election for public office.

(k) **"Canopy Sign"** means a sign attached to, or constructed upon a canopy.

(l) **"Clearance Sign"** means a sign, which has a maximum area of 0.4 square metres, is used solely to advise approaching traffic or imminent height restrictions, and contains no commercial message.

(m) **"Construction/Development Promotional Sign"** means a sign advertising construction, reconstruction, repair, renovation, and/or development, but shall not include a subdivision sign. The sign may include the name of the project, the name and address of the contractors,

architects, engineers, information and personnel related to the project, and shall be removed upon completion of the project.

(n) **"Double Faced Sign"** means a sign having two sign faces, each face being of equal area and identical proportions to the other, and with each face located on the sign structure so as to be exactly opposite the other.

(o) **"Electronic Reado-graph Sign"** means a sign upon which different copy is shown on the same lamp bank which include time, date, temperature and/or a message display in text.

(p) **"Electronic Graphic Sign"** means that part of a sign which is electronically controlled and which displays information, graphics and/or video in a pre-arranged sequence, and on which the intensity of illumination is maintained at a constant level.

(q) **"Fascia Sign"** means a sign attached or erected against a wall of a building with the face horizontally parallel to the building wall.

(r) **"Farm Produce Sign"** means a sign used to advertise products, which are grown, raised or produced on the site as a result of a farming activity.

(s) **"Flashing Sign"** means a sign, which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of illumination or an externally mounted light source, but shall not include an electronic graphic sign or electronic reado-graph sign.

(t) **"Ground Sign"** means a free-standing sign which is affixed to or erected on the ground, but shall not mean or include a pylon sign or billboard sign.

(u) **"Home Occupation Sign"** means a sign which is erected to advertise and identify the legally operating home occupation in the dwelling unit.

(v) **"Illuminated Sign"** means a sign illuminated by any artificial light source.

(w) **"Incidental Sign"** means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as a "telephone", "private parking", "entrance", "washroom", "loading dock", "staff only", and other similar directives. No sign with a commercial message legible from a position off the lot shall be considered incidental.

(x) **"Inflatable Sign"** means a sign designed to be airborne and tethered to the ground or another structure, and shall include balloons.

(y) "**Mural Sign**" means a painting that is applied to a building exterior wall surface

(z) **"Non-Accessory Sign"** means a sign on which the copy does not relate to the lot upon which the sign is located, Non-accessory Signs are third-party signs.

(aa) **"Plaza Identification Sign"** means a sign used primarily to identify a plaza complex by name or address, but which may contain a changeable copy panel.

(bb) **"Portable Sign"** means a sign, mounted on a trailer or other free standing structure which is designed or intended to be moved from one location to another and is not permanently constructed at one place on the ground or permanently attached to any building or structure.

(cc) **"Progressive Sign"** means any two or more signs used in a series to convey a cohesive message.

(dd) **"Projecting Sign"** means a sign attached to a wall, whose copy surface is not parallel to that wall.

(ee) **"Pylon (Pole) Sign"** means a free-standing sign, affixed to or erected in the ground, and which has it's sign face(s) at least 2.4 metres (7'8") above finished grade.

(ff) **"Real Estate Sign"** means a sign advertising the sale, rental or leasing of a premises.

(gg) **"Roof Sign"** means a sign erected upon, or displayed from, against or directly above a roof.

(hh) **"Rotating Sign"** means a sign or portion of a sign which is moved mechanically in a revolving or similar manner, but shall not include animated signs or wind-driven signs.

(ii) **"Sign Area"** means the smallest square, circle, rectangle, triangle or combination thereof, that will encompass the extreme limits of the largest silhouette or a sign face visible at any one time, and shall include any writing, representation, emblem, or other display, together with any material or colour forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing.

(jj) **"Sign Clearance"** means the vertical distance from finished grade directly below the sign to the bottom of the lowest attached component of the sign, exclusive of any supporting structure.

(kk) **"Sign Face"** means that portion of the sign, excluding the supporting structure, where copy can be placed.

(ll) **"Sign Height"** means the vertical distance from the base of the sign at finished grade to the top of the highest attached component of the sign.

(mm) **"Sign Structure"** means a structure which is intended to support or be capable of supporting any sign, and which in turn is supported by the ground, a building or a structure which is not an integral part of the sign.

(nn) **"Temporary Sign"** means a sign for which a permit has been obtained pursuant to the provisions of this bylaw, in conjunction with public holidays, celebrations, public events, charitable organizations or similar functions or events. Signs shall not be displayed for longer than 21 days.

(oo) **"Traffic Sign"** A sign, marking, or device lawfully placed for the purpose of regulating or prohibiting traffic.

(pp) **"Wall Mounted Billboard Sign"** means a sign advertising a business, use, product or idea not required to be located on the same lot where the business is located, and attached to a wall of a building, and shall include poster panels or other similar surfaces to which temporary sign copy may be attached.

2.34 **"Zone"** means those specific land use areas which relate to the zoning bylaw for the Municipality of Central Huron and those specifically defined areas identified by this bylaw.

2.35 **"Zoning Bylaw"** means the zoning bylaws of the Corporation of the Municipality of Central Huron as amended from time to time.

SECTION 3: INTERPRETATION

3.1 In this bylaw reference to singular shall include plural, and reference to masculine shall include feminine. The converse shall apply.

3.2 In this bylaw the word "shall" is to be construed as being always mandatory and not discretionary.

SECTION 4: APPLICATION

4.1 All signs shall be erected in compliance with zones specified in each section of this bylaw.

4.2 Signs that are not specifically permitted in this bylaw are prohibited.

4.3 This bylaw shall not apply to:

(a) Signs within an enclosed structure.

(b) Signs installed by or on behalf of the Municipality, the County, the Province of Ontario, or the Government of Canada for the purpose of regulating parking or traffic.

(c) Signs installed by or on behalf of the Municipality, the County, the Province or the Government of Canada for the purpose of informing the public about application pursuant to the Planning Act or Municipal Act.

(d) Plagues placed by historical agencies of the Municipality or the County, the Province of Ontario or the Government of Canada.

(e) Election proclamations or notices under any Election Act or any voters list under a statute in that behalf

(f) Signs placed by the Municipality, the County or Public Utility Commissions used to identify utility plants.

4.4 Public Use

(a) Notwithstanding anything else in this bylaw, the Municipality, County, Public Utility Commissions, School Boards, Province of Ontario or Government of Canada (excluding crown corporations) may, for public service purposes, erect or use any type of sign permitted by this bylaw in any zone, subject to the sign being in compliance with the regulations prescribed for such type.

4.5 Non-Conforming Signs

(a) The requirements of this bylaw shall not apply to a sign that was lawfully erected or displayed on or before the day this bylaw comes into force, but does not comply with the provisions of this bylaw, so long as the sign is not in any way substantially altered. (Maintenance and repair of the sign or a change in the message displayed shall not be deemed to constitute an alteration.)

SECTION 5: GENERAL REGULATIONS

5.1 No person shall erect, display, alter, cause or permit to be erected, displayed or altered any sign which does not comply in all respects to the provisions of this Bylaw. Maintenance and repair of a sign or a change in the message displayed shall not in itself be deemed to constitute an alteration provided such maintenance, repair or change in message continues to comply with this Bylaw.

5.2 No person shall erect, locate, install, or cause or permit to be erected, located, installed any sign without first having obtained a permit issued in accordance with the provisions of this Bylaw.

5.3 The Municipality and its authorized agents shall not be liable for any loss, costs, damages, charges or expenses that may be incurred by a person with respect to a sign permitted by this bylaw.

5.4 No person shall permit a sign to be erected in an unsafe condition or with any defect.

5.5 No person shall erect or display any sign upon any property without the consent of the owner of the property.

5.6 No person shall place any sign on or projecting over Municipal property, including road allowances, without the consent of the Council of the Municipality of Central Huron or designate unless explicitly outlined in this Bylaw.

5.7 No person shall attach or paint a sign onto a fence or board, tree, post or pole, or any structure, when visible from the street unless as permitted in this Bylaw.

5.8 No person shall permit a sign to:

(a) Obstruct pedestrian or vehicular traffic.

(b) Obscure clear visibility of normal approaching pedestrian or vehicular traffic.

(c) Be erected or displayed so as to be, by nature of the colour or shape or location thereof, confused with any traffic control sign, signal, or device, or obscure the visibility or effectiveness of traffic control sign, signal or device.

5.9 Electrical signs shall comply with the regulations of Electrical Safety Authority. Electrical wires accessory to signs are prohibited on parking lots, driveways, and walkways.

5.10 All signs and sign structures shall comply with the requirements as set out in the Building Code Act.

5.11 No person shall erect or display any sign in such a manner as to contact or interfere with any municipal street lamp, power or telephone wire or their support.

5.12 No person shall display any sign in such a manner as to interfere with the free use of any fire escape, exit, hydrant or reservoir.

5.13 Signs within 5.0 metres (16'5") of any electrical or transmission lines shall require approval of the applicable hydro-electric authority.

5.14 Signs within 3.0 metres (9'10") of any fire alarm, telephone, or other transmission line shall require the approval of the authority having jurisdiction over the same.

5.15 Except where otherwise specifically provided, no person shall display any sign, the copy of which does not clearly relate to an activity presently conducted, or product or services presently available, on the lot where the sign is displayed.

5.16 No person shall display a business, product, activity or service which are mounted, painted, placed on any vehicle or trailer that does not have a number plate displayed or does not have current validation of a vehicle permit affixed to the number plate, in the manner as described in the *Highway Traffic Act*; and/or is parked or located in a manner to make the sign visible from a street for the sole purpose of functioning a identification, information or an advertising sign.

5.17 No person shall be granted a sign permit pursuant to the provisions of this bylaw unless the sign to which the permit relates complies with the provisions of this bylaw.

5.18 No person shall be granted a permit for any sign within the controlled access area of a County of Huron road or the Ministry of Transportation for provincial roads until a "Certificate of Approval" for the subject sign has been issued by the appropriate authority.

5.19 No person shall be granted a permit until the fee as outlined in the Municipality's current "Fees and Charges Bylaw" as amended from time to time, has been paid.

5.20 Flood lights which are deemed to be an advertising device shall be shielded so as to deflect the light away from the view of traffic and/or adjacent properties.

5.21 No person shall permit a sign which makes use of words such as "Stop", "Look", "One-Way", "Danger", "Yield" or any similar words or phrases, symbols, lights or characters in such a manner as may tend to interfere with or mislead, or confuse drivers.

5.22 No person shall nail or otherwise attach any sign to or upon any property managed and controlled by the Municipality of Central Huron without prior consent.

5.23 No sign shall display writings, pictures or drawings which are indecent or may tend to corrupt or demoralize.

SECTION 6: PERMITTED SIGNS IN ALL ZONES

6.1 Except as otherwise provided herein, the following signs are permitted in all zones:

(a) Address signs.

(b) Election signs in accordance with section 7.7 of this bylaw. These signs shall not be illuminated, and shall conform to the Elections Act

(c) Construction/Development promotional signs in compliance with the corresponding regulations for signs in each zone with respect to structure, location, dimensions and sign characteristics.

(d) Incidental signs.

(e) Directional signs.

(f) Real estate signs having a maximum sign area of 0.84 square metres. Signs exceeding this maximum shall comply with the corresponding regulations for signs in each zone with respect to structure, location, dimensions and sign characteristics. These signs shall not be illuminated.

(g) Subdivision Sign.

(h) Signs painted on the exterior of agricultural buildings indicating the farmer's name and/or type of farm operation shall be permitted and do not require a permit.

SECTION 7: LOCATION OF SIGNS

7.1 A Frame Sign (Sandwich Board)

(a) A-frame signs are permitted in all commercial zones, and shall not require a Building or Sign Permit subject to the following:

(b) No person shall locate or permit the location of an A-Frame sign measuring in excess of .61 metres (2') in width or exceeding .91 metres (3') in height.

(c) No person shall locate or permit the location of more than one (1) A-Frame sign per lot.

(d) An A-Frame sign shall only be located on that portion of the sidewalk in front of the advertising business and adjacent and parallel to the building and not create an obstruction to pedestrians.

(e) A-Frame signs shall not be placed in a site triangle as defined in the Central Huron Zoning Bylaw for the zone in which the sign is located.

(f) A-Frame signs shall not be illuminated.

7.2 Awning Sign

(a) Awning signs are permitted in all Agricultural, Industrial and Commercial zones and shall not be erected without a Sign Permit subject to the following:

(b) No Awning sign shall bear any advertising device, illuminating device or any other attachment of any kind other than that actually required for the operation of the awning, except the name, address, and type of business of the occupant or owner of the business or shop to which it is attached.

(c) Awning signs shall be attached to a building/structure over a window or doorway.

(d) All awnings must be fully retractable and done so at the end of the business day.

(e) Awnings must have a clearance of 2.4m (7.87') from the adjacent ground level.

(f) No awning shall project over a street or laneway.

7.3 Banner Sign

(a) No person shall locate or permit the location of a Banner Sign without a Sign Permit and the approval of a Municipal designate if located over a Municipal roadway, and/or a County of Huron designate if located over a county road and/or Ministry of Transportation designate if over a Queens Highway.

(b) Banner Signs shall not exceed 10 square metres (107.6 sq. ft.) in sign area.

(c) Banner Signs shall not be located within 10 metres (32'9") of the intersection of two streets.

(d) No person shall locate or permit the location of more than one (1) Banner Sign per lot.

(e) Banner Signs shall be valid for a maximum period of 45 days..

7.4. Free Standing Billboard Sign

(a) Free standing billboard signs are permitted in all Agricultural, Commercial, and Industrial Zones. Signs shall not be erected without a Sign Permit subject to the following:

(b) Free standing billboard signs shall be designed by a Professional Engineer registered in the Province of Ontario.

(c) Free standing billboard signs shall not be located within 150.0 metres (492') of any residential zone.

(d) Maximum of 1 billboard sign structure, having a maximum of 2 sign faces, provided that both sides are equal in both vertical and horizontal dimensions shall be erected on any one lot.

(e) Billboard signs shall be setback from the lot line a minimum of that which is required by the Central Huron Zoning Bylaw for the main permitted structure or other governing setbacks, whichever is most restrictive.

(f) Have a maximum height of 7.5 square metres (25 square feet).

(g) Have a maximum area of 25.0 square metres (269 square feet).

(h) Approval of a sign permit shall take into consideration the following when making their decision on a billboard application:

i. Design.
ii. Location
iii. Number of signs in the vicinity.
iv. Size.
v. Need.
vi. Type of businesses advertising.

(j) The Chief Building Official can impose more stringent requirements than those listed in Sections 7.4(a) to 7.4(i) inclusive.

7.5 Wall-Mounted Billboard Sign

(a) Wall-Mounted Billboard Signs are permitted in all Agricultural, Commercial and Industrial Zones. Signs shall not be erected without a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) Signs shall have a maximum projection of .35 metres (1'1") beyond the face of the wall.

(c) Signs shall have a maximum area not exceeding 20% of the area of the portion of the wall to which the sign is attached, but in no case greater than 18.0 square metres (193.7 square feet).

7.6 Canopy Sign

(a) Canopy Signs shall be permitted in the Agricultural, Industrial and Commercial zones. Signs shall not be erected without a sign permit and the approval of the Chief Building Official or his/her designate.

(b) When attached to the face of a canopy, a canopy sign shall have a maximum projection beyond the canopy of 0.35 metres (14").

(c) When erected on top of a canopy, a canopy sign shall not project beyond the face of the canopy, and shall have a maximum height of 1.0 metre (39").

(d) The minimum sign clearance shall e 2.4 metres (7'8").

(e) Only 1 canopy sign per lot or per business located on the same lot.

7.7 Election Sign

(a) An election sign shall be permitted in all zones and shall not require a sign permit subject to the following.

(b) Election signs shall be permitted on private property and boulevards during an election campaign and shall be removed within 2 days following the election.

(c) Is a ground-mounted and moveable or wire-mounted sign.

(d) Has dimensions that are not more than 1.0 metre (39") in sign width (side to side) and not more than 0.9 metres (35") in sign length (top to bottom).

(e) Is placed with a sign height from the finished grade to the top of the sign not being more than 0.9 metres (14'9").

7.8 Fascia Sign

(a) A Fascia Sign is permitted in Agricultural, Commercial, Industrial and Community Facility zones. Signs shall not be erected without a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) No Fascia Sign shall project more than 50 cm (20") from the face of the building wall.

(c) Fascia Signs shall have a minimum clearance of three 3 metres (9'10") above grade and if located in a laneway the minimum clearance shall be 4.5 metres (14'9").

(d) No Fascia Sign shall extend above the top of the wall of a building, nor extend beyond the ends of the wall to which it is attached.

7.9 Ground Sign

(a) A ground sign is permitted in all zones and shall not be erected without a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) No Ground Sign shall be located on any property other than the property to which it applies.

(c) No Ground Sign shall be located closer to the property line than the setback line for a building as established by the Corporation's zoning bylaw or 3 metres (9'10") whichever is the lesser.

(d) No Ground Sign shall be erected which:

(i) exceeds 3 metres (9'10") in height.

(ii) exceeds 0.3 square metres (3.22 sq. ft.) in area or 1.5 metres (4'11") in height in Residential zones except for a sign advertising land or premises for sale or rent shall not exceed 0.6 square metres (6.44 sq. ft.) or 1.5 metres (4'11") in height.

(iii) exceeds 10 square metres (107.7 sq. ft.) in area per side or visible face in all other zones.

7.10 Mural Sign

(a) A Mural sign is permitted in Industrial and Commercial and Community Facility zones. Signs shall not be applied without a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) Mural signs shall not exceed 60% of the wall to which it is applied, for a mural which is painted on the building frontage.

(c) One (1) mural sign shall be permitted for each building) frontage.

7.11 Pole (Pylon) Sign

(a) A pole (Pylon) sign is permitted in Industrial and Commercial zones. Signs shall not be erected without a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) A Pole Sign shall be designed by a Professional Engineer and shall be erected under the supervision of such Professional Engineer or their designate.

(c) No Pole Sign shall be located on any property other than the property to which the pole sign applies.

(d) Pole signs are prohibited within 15.0 metres (49'2") of another pylon sign, within 10.0 metres (32'9") of a ground sign, and within 3.0 metres (9'4") of any lot line.

(e) The maximum sign area for each sign shall be 10.0 square metres (107.7 square feet) when located within the required building setback and14.0 square metres (150.7 square feet) when located behind the building setback.

(f) No Pole Sign shall exceed 7.5 metres (24'7") in height.

(g) The minimum sign clearance when located within 0.6 metres (1'11") of an area intended for vehicular traffic shall be 4.3 metres (14').

(h) Maximum of 1 pole sign shall be permitted for each main building established on the lot.

(i) No person shall erect, install or locate a Pole Sign within 8 metres (26'3") of any residential use.

7.12 Portable Sign

(a) A Portable Sign is permitted in Commercial, Agricultural, Industrial and Community Facility zones and shall require a sign permit and approval of the Chief Building Official or his/her designate subject to the following:

(b) Portable Signs located on any property other than the property to which the sign applies shall be the property owner's responsibility.

(c) Portable Signs erected or displayed in contravention of this bylaw may be removed at the expense of the owner upon the Municipality providing the owner a minimum of 3 days notice in writing of the contravention.

(d) A Portable Sign must bear evidence of (CSA) Canadian Standards Association approval.

(e) All electrical cables, extensions, wires, or outlets of any nature attached to or relating in any way to a Portable Sign shall comply with the requirements of the Ontario Electrical Safety Code.

(f) A Portable Sign shall not have flashing lights or animated or flashing panels, but may be illuminated from within.

(g) No person shall permit a Portable Sign to be located on a property for more than sixty (60) consecutive days and a total of one hundred and twenty (120) days in a calendar year. This time period shall be waived if an application has been submitted for a permanent sign. The number of days that a Portable Sign is erected or displayed shall be determined by the date of sign permit issuance.

(h) No person shall erect a Portable Sign which exceeds 2.5 metres (8'2") in height or exceeds 6 square metres (64.5 sq. ft.) in area per side or visible face or has more than 2 sides or visible faces.

(i) No Portable Sign shall be located closer than1 metre (3'3") from the lot line if located more than 40 metres (131') from any intersecting lot line or driveway.

(j) No Portable Sign shall be located closer than 2 metres (6'6") from the lot line if located between 20 (65'6") and 40 metres (131') from any intersecting lot line or driveway.

(k) No Portable Sign shall be located closer than 3 metres (9'10") from the lot line if located closer than 20 metres (65'6") from any intersecting lot line or driveway.

(l) No Portable Sign shall be located closer than 1 metre (3'3") from any lot line.

(m) One Portable Sign may be permitted on Municipal lands to advertise functions or events by service clubs or not for profit organizations at the discretion of Council and/or its designate.

7.13 Projecting Signs

(a) A Projecting Sign is permitted in Commercial and Industrial zones. Signs shall require a sign permit and approval of the Chief Building Official or his/her designate subject to the following:

(b) No person shall erect, locate, or install a Projecting sign which exceeds 1 square metre (10.7 sq. ft.) in area.

(c) Projecting Signs shall not extend more than 1.0 metre (3'3") from the building face.

(d) Projecting Signs shall be permitted for each lot having a minimum continuous frontage of 7.5 metres (25').

(e) Projecting Signs may be erected on the supporting pylons of canopies over service station pump islands. Any such signs shall have a maximum area of 1.5 square metres (16sq. ft.) and may not project horizontally beyond the limits of the pump island over which it is displayed.

(f) Projecting Signs shall not obscure or interfere with any traffic control device or sign

(g) Projecting Signs shall have a minimum height of 3.0 metres (9'8") when within 0.6 metres (23.6") of an area intended for vehicular traffic.

(h) Projecting Signs must be a minimum of 2.4 metres (7'9") above the finished surface of the sidewalk or ground intended for pedestrian traffic.

(i) Projecting Signs shall not extend above the walls on which they are erected, and the supporting structures shall be screened or designed to compliment or form an integral part of the sign.

7.14 Real Estate Sign

(a) No real estate sign shall be affixed or placed on public property without the required written approval of the Municipality.

(b) No "Open House" signs shall be placed except on private property, subject to the permission of the owner. Such open house signs may be erected not more than two (2) weeks prior to the open house or model home demonstration and must be removed the following day after such demonstration or open house.

(c) No illuminated or luminous real estate signs shall be permitted..

(d) The maximum size of such sign shall not exceed 0.75 square metres (8.0 square feet) for residential zones or uses and a maximum area of 2.97 square metres (32 square feet) in all other zones and uses.

(e) A real estate sign which marks the property "Sold" may appear for a limit of thirty (30) days from the date of an accepted offer to purchase the property, or until occupancy by the new owners, whichever comes first.

7.15 Roof Signs

(a) Roof signs over 10 metres square (108 square feet) are permitted in all Commercial, Agricultural and Industrial zones and require a sign permit and the approval of the Chief Building Official or his/her designate subject to the following:

(b) A maximum of one (1) Roof Sign shall be permitted on each building.

(c) The maximum extension above the roof of a building shall be 1 metre (3'3") for each story with a maximum of 2.4 metres (7'10") height.

(d) Roof Signs shall have a setback distance of one metre (3'3") from all outside walls of the building. The supporting structures of Roof Signs shall not be visible from the front of the sign.

(e) Roof Signs under 10 metres square (108 square feet) in area are not permitted.

7.16 Home Occupation Sign

(a) Home Occupation Signs are permitted in all Residential, AG-1 General Agriculture and AG-4 Agricultural-Small Holdings zones and require a sign permit and approval of the Chief Building Official or his/her designate subject to the following:

(b) No person shall locate or permit more than one non illuminated sign having a maximum area of 0.37 square metres (4 sq. ft.) for one home occupation and 0.74 square metres (8 sq. ft.) for two or more home occupations on a property to advertise a legally established home occupation.

(c) Any Home Occupation sign shall not be placed within the sight triangle as described in the Central Huron Zoning Bylaw as amended from time to time.

(d) A Home Occupation sign shall not be located closer than 1 metre (3'3") to a property line.

SECTION 8: PERMITS AND FEES

8.1 The following signs shall require a sign permit:
- (a) Free standing Billboard signs
- (b) Projecting signs
- (c) Roof signs
- (d) Wall Mounted Billboard signs
- (e) Canopy signs
- (f) Fascia signs
- (g) Pole (Pylon) signs

Any sign erected within the building setback except the following:
- i) Address signs.
- ii) Campaign signs.
- iii) Directional signs.
- iv) Incidental signs.
- vi) Real estate signs, in accordance with Section 7.14, advertising sale, lease or rental of a property or premises, or announcing an Open House.

8.2 There shall be a fee payable for any permit required by this bylaw, which shall be in an amount prescribed by Council in the Fees and Charges Bylaw as amended from time to time.

9.0 REVOCATION OF PERMITS

9.1 In addition to situations mentioned elsewhere in this bylaw, the Chief Building Official or his/her designate is hereby authorized and empowered to revoke any permits issued by the Municipality when:

(a) the sign does not comply with the provisions of this bylaw, and/or

(b) the sign permit has been issued on the basis of inaccurate and/or omitted information.

10.0 REMOVAL AND NOTICE TO REMOVE

10.1 The Chief Building Official or his/her designate is hereby authorized to remove at the expense of the owner, any sign that is erected or displayed in contravention of this bylaw, or if any owner:

(a) has caused a sign or other advertising device to be erected, located, displayed, altered or repaired without first having obtained a permit to do so; or

(b) having obtained a permit, has caused a sign or other advertising device to be erected, located, displayed, altered or repaired contrary to the approved plans in respect to which the permit was issued; or

(c) has erected, located or displayed a sign or sign structure where the sign or sign structure creates an unsafe condition;

(d) has not maintained a sign or sign structure, or not caused such sign to be maintained to a proper state of repair so that such sign has become unsafe or dangerous or inoperative;

10.2 The Chief Building Official or his/her designate may make any owner, lessee or agent of such sign comply with this bylaw, remove such sign or sign structure, or place such sign or sign structure in a proper state of repair, by notifying in writing the owner, lessee or agent of the site upon which the sign is located, the required action and an allotted time to do so.

10.3 In addition to the foregoing, failure to comply with the provisions of this bylaw may result in the Municipality undertaking to complete the work/removal and any costs associated with the work shall be billed and collected in a like manner as municipal taxes pursuant to the provisions of the Municipal Act.

SECTION 11: OFFENCE AND PENALTY

11.1 Every person who contravenes this bylaw and who fails to comply with the written order of an Officer is guilty of an offence and upon conviction is liable to a fine as set out in the Provincial Offences Act, R.S.O. 1990, and C.P.33. Sec 61.

SECTION 12: ENFORCEMENT

12.1 This Bylaw may be enforced by a Municipal Law Enforcement Officer and or the Chief Building Official or his/her designate. If any section or sections of this Bylaw or parts thereof are found by any Court to be unlawful or beyond the power of Council to enact, such section or sections or parts shall be deemed to be severable and all other sections or parts of this Bylaw shall be deemed to be separate an independent and shall continue in full force.

12.2 Penalty

Every person who contravenes any of the provisions of this bylaw is guilty of an offence and upon conviction is liable to a penalty provided in Section 61 of the Provincial Offences Act R.S.O. 1990 C. P.33 as amended from time to time.

This Bylaw may be enforced by means of a ticket in the form prescribed in the Set Fine Schedule attached hereto as Schedule "A" to this Bylaw.

SECTION 13 LIABILITY

13.1 Any persons erecting or maintaining any sign or sign structure or on whose Property a sign or sign structure is located, shall be liable for such sign or sign structure. The municipality is hereby indemnified from and against all manner of claims for damages, loss, expense or otherwise arising from the erection, maintenance, removal or falling of such sign, sign structure, or part thereof.

13.2 The property owner and/or the agent assume any liability arising from the information given by signs on private property and responsibility for the enforcement of such signs, unless otherwise authorized in legislation.

SECTION 14: SEVERABILITY

14.1 Should any section, clause or provision of the bylaw be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the bylaw as a whole or any part thereof, other than the part which was declared to be invalid.

SECTION 15: REPEAL

15.1 Any and all previous sign bylaws for the Municipality of Central Huron or the Municipalities amalgamated to form the Municipality Central Huron are hereby repealed.

SECTION 16: ENACTMENT

16.1 This Bylaw shall come into effect on the final passing thereof by the Council of the Municipality of Central Huron.

READ a first and second time this 2nd day of May, 2016.

READ a third time and finally passed this 2nd day of May, 2016.

Mayor James Ginn

Clerk Brenda MacIsaac