

9. Re: Draft Sign Bylaw.

Following is the report dated December 28, 1971, from the Planning Director regarding the above.

The Manager concurs with the recommendations made by the Planning Director.

RECOMMENDATION:

THAT the Solicitor be asked to prepare the necessary bylaw as outlined in this report; and
THAT the bylaw be brought forward.

* * * * *

Planning Department,
December 28, 1971.

Our file #02.230/4173.

RE: DRAFT SIGN BYLAW.

A. BACKGROUND

The draft Sign Bylaw was prepared in May, 1971, following the receipt of comments and suggestions from the Building, Engineering and Legal Departments. This was followed by the submission of the proposed sign regulations to the Council and their referral to the Advisory Planning Commission for study and comment. The Commission subsequently agreed to solicit the views of various sign manufacturer's associations and other interested groups. Letters inviting comments on the proposed sign standards were sent to the following organizations: Neon Products of Canada Limited, Wallace Neon Limited, Community Planning Association of Canada (B. C. Division), Community Arts Council and the Citizen's Council on Civic Development.

At an earlier meeting of the Commission verbal comments were made by representatives of the Citizen's Council on Civic Development and the Illuminated Sign Manufacturers Association of B. C. A number of points were raised which the Commission felt should be taken into consideration before finalizing the Bylaw. Council then directed the Planning Department to prepare a further report on this matter for the consideration of the Commission.

Written submissions were subsequently received on the proposed Sign Bylaw regulations from the Illuminated Sign Manufacturers Association of B. C. and the B. C. Division of the Community Planning Association of Canada. The Planning Department has also held two meetings with representatives of the former association.

A summary of the main points raised by these discussions, submissions and the earlier comments of the Advisory Planning Commission, together with our own remarks, was prepared and included in the Planning Department's report of December 2, 1971, to the Commission.

As a result, a number of changes were proposed to the original draft of the Sign Bylaw. Copies of this summary, the recommended changes and the revised Sign Bylaw are attached to this report.

B. THE REPORT OF THE ADVISORY PLANNING COMMISSION

The Advisory Planning Commission reviewed the proposed Sign Bylaw on December 9, 1971, and made the following recommendations:

- (1) That a provision be included to prohibit political signs in the Municipality.
- (2) That the Planning Department be directed to review revolving signs with a view to devising a system whereby not all such signs would be prohibited, providing a constant light intensity were maintained.
- (3) That the Planning Department's sign regulation recommendations be adopted with the exception of items (1) and (2) above.

Political Signs - The Council, in dealing with the recommendation of the Advisory Planning Commission on this subject (December 20, 1971), gave consideration to two proposed resolutions. The first was to prohibit political signs altogether, the second was to prevent such signs from locating on public property but to permit them to occupy other sites, subject to certain size limitations. This second alternative was passed by the Council and is incorporated into the accompanying amended draft Sign Bylaw regulations.

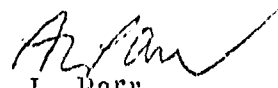
Revolving Signs - In reviewing this matter, as recommended by the Commission, it is our opinion that revolving or rotating signs, like flashing signs are unnecessary as they attract excessive attention to the detriment of other signs and to the hazard of vehicular traffic. While it may be argued that such signs are required in order to stand out from other signs in multi-signed areas, the proposed regulations will establish standards which are designed to ensure the visibility of all advertising in an inoffensive and attractive manner.

Where no regulations exist, there is a tendency for each business to construct progressively larger and larger signs, including revolving signs and flashing signs, to avoid being hidden from view by advertising on neighbouring properties. The proposed standards should alleviate this problem and reduce the present trend towards the proliferation of signs, particularly in the commercial districts of the Municipality. In addition, as stated above revolving signs are visually distracting and a traffic hazard. For these reasons, the Planning Department would not recommend the introduction of this type of sign into the draft Sign Bylaw.

C. RECOMMENDATIONS

It is recommended that Council endorse the revised draft, and pass the necessary Sign Bylaw.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
att.
c. c. Chief Building Inspector
Municipal Clerk
Municipal Engineer
Municipal Solicitor
Senior Planner

I. SUMMARY OF COMMENTS ON THE PROPOSED SIGN BYLAW REGULATIONS.

<u>ITEM</u>	<u>COMMENTS</u>	<u>REMARKS</u>
1. Definitions (Section 2)	a) The word "support" is included as part of the definition of a sign. Supporting structures should be exempted from any allowable area of the advertising sign itself.	a) The definition of "Sign Area" would remove this concern, since it specifies what is to be included in calculating the area of a sign.
	b) The term "billboard" should be defined.	b) Since the definition of "Freestanding Sign" specifically excludes billboards, the addition of a definition would be desirable in order to clarify what is meant by this term.
	c) The definition of "Sign Area" should be clarified where facia signs are concerned. In many cases, tasteful facia signs are used as a complete facing from the lintel line to the roof line and thus, without major structural change, cover up many unsightly transom windows, old fashioned ledges, etc. The desired result can be obtained by using various percentage formulae, depending on zone, as suggested in the proposed bylaw, but by simply stating that the lettering or message area be limited to a given percentage rather than by using the wording "sign area".	c) The draft bylaw definition of "Sign Area" would permit the structural changes referred to without including the wall facing within the area of a facia sign. The definition states that the area of such a sign would be included within the shortest line surrounding the whole group of letters, figures or symbols.
	d) The proposed bylaw should make a clear distinction between a genuine facia sign and a wall sign.	d) Under the proposed definition wall signs are included with facia signs. The differentiating between these signs is considered unnecessary since the permitted areas of both are related to the wall of the building on which they are located.
	e) The definitions of "animated sign" and "flashing sign" should be re-examined in order to provide a clearer distinction between the two and also to allow for changing message and alternating digital time and temperature signs which, under the present definitions would not be permitted.	e) We would agree with these comments and propose that the applicable definitions be revised in the light of them.

ITEM	COMMENTS	REMARKS
2. General Requirements (Section 5.1)	a) The requirement that the weight and makers name be permanently attached to the interior of a sign seems a most unusual place for such identification.	a) This comment is due to a misprint in the bylaw which should read the "exterior" of a sign.
	b) The prohibition of billboards would mean that a billboard company would be forced to preserve all the present old fashioned 24 sheet posters. The replacing of these by tastefully landscaped modern trios could not be accomplished under the proposed regulations.	b) The retention of the proposed regulations that would prohibit further billboards is strongly recommended. Existing billboards would gradually disappear as they are replaced by development or redevelopment of the sites on which they are located. We concur with the views of many neighbouring municipalities in the Lower Mainland which do not allow billboards.
	c) Our hope has been to see all outdoor accessory signs of the massive billboard size eliminated. A good alternative would be to have these in poster size only (say 3 by 6 or 4 by 8 feet) displayed on attractively designed street level panels at bus stops and specially landscaped bench areas, which the advertisers would provide.	c) We are in agreement with this comment. The display panels referred to would be permitted under the regulations governing freestanding signs.
	d) While most people would agree that certain types of flashing signs should be limited, care should be taken in the wording of anti-flashing and anti-revolving sign regulations.	d) See remarks under item 1 (e) above.
	e) We approve of the outlawing of flashing and (more particularly) rotating signs as proposed in the draft bylaw.	e) We agree with this comment but propose to clarify the applicable definitions to ensure that such items as time and temperature messages are not prohibited.
	f) Provision should be included in the proposed bylaw for the removal of non-conforming signs within a specified period of time (say, 3 years).	f) We agree with this comment but this matter has been discussed with the Municipal Solicitor who is of the opinion that the Municipal Act does not provide for this type of regulation.
	g) Consideration should be given to the establishment of an advisory environmental design panel.	g) This comment has wider ramifications that would presumably include buildings as well as signs. The Council has received a report on the design panel, but has not acted on it. This is a subject which could be dealt with in a separate study.

ITEM	COMMENTS	REMARKS
3. General Siting and Locational Standards (Section 5.3)	a) It is questionable whether it is good policy to limit the height of projecting signs to either the parapet or roof level, as there are many situations such as Robson Street in Vancouver with a miscellany of very narrow, one-storey shops where a series of neatly installed vertical blades say, 8 or 9 feet tall and 18 inches wide would have been preferable to the present maze of horizontal installations, each blocking the other.	a) The proposed regulations would not prevent the type of sign suggested, except on very low buildings. In any case, fascia signs would be preferable under these circumstances. Adequate suspension can be designed without the sign projecting above the roof. It is considered desirable to preserve the roof lines of buildings in order to not interfere with their architectural appearance
4. Sign Specifications (Section 5.4)	a) Rather than establishing a set maximum area for projecting signs (70 square feet), it would be preferable to relate the allowable projection of double faced signs to the width of each store front.	a) We would not agree with a proposed regulation that would vary the amount of projection with the store frontage. Projecting signs are among the most unsightly in many commercial areas.
	b) We agree with the removal of visible support structures for projecting signs, plus their elimination from all except C3, C4 and C7 Districts. It is felt, however, that 70 sq. ft. is too large for such signs. At this size they will continue to clutter and obstruct the street vistas.	b) See remarks under item 4 a) above.
	c) The maximum height of roof signs (4 feet) should be increased. Such signs should be permitted under a formula which relates their allowable size to the height of the building in question which compels that they appear as a part of the building with no unsightly structure visible from the street.	c) The proposed regulations will ensure a good development standard for this type of sign which has contributed to the clutter and unsightliness of many commercial areas.
	d) We approve of the limitation of roof signs to a height of 4 feet above the roof line and to one-half its length on the display side.	d) We would agree with this comment and recommend the retention of the proposed regulations for roof signs.
5. Schedules	a) The area allowance for canopy signs should be based on the perimeter of the canopy, not on the street frontage as the neatest canopy is that which has a continuous apron all the way around the canopy, regardless of whether the canopy covers that whole front of the building or only a small portion of it.	a) The retention of the proposed regulations is considered desirable in that they provide a direct relationship between sign area and the street frontage of the building to which the sign is attached. The proposed regulations will not prevent the type of sign suggested.

<u>ITEM</u>	<u>COMMENTS</u>	<u>REMARKS</u>
5. Schedules (cont.)	b) We approve of the size control of canopy signs in relation to lot frontage.	b) See remarks under item 5(a) above.
	c) We approve of the size control of fascia signs in relation to lot frontage or display wall.	c) We agree with this comment.
	d) The permitted sign area for freestanding signs in P Districts (Schedule No. 111) is too small. Many large recreational and institutional uses and buildings require larger signs to advertise sporting events and other activities. Also the scale of many developments of this type is quite large (e.g. Swangard Stadium, Century Gardens, B.C.I.T., S.F.U., Burnaby General Hospital etc.).	d) We do not agree that public buildings and institutions of this type require large signs. However, because most of them are located on large sites, fairly sizeable fascia and canopy signs would be permitted since their areas are directly related to the frontage of the property.
	e) While the areas permitted for freestanding signs seem reasonable, the 30 foot height limit on lots of more than one acre (Schedule V) would be questioned, as there are many cases where the magnitude of a shopping centre or a big Safeway is such that a 30 foot height limit would create a rather squatty appearance and make the sign disproportionately low to the magnitude of the premises involved. Standard Safeway signs, for instance, are usually 40 feet in height.	e) The Comprehensive Sign Plan regulations (Section 6.4) would allow exceptions to the established standards and permit signs to be properly integrated and related to the scale of a shopping centre or other commercial development. It is therefore quite possible that a 40 foot sign would be permitted as part of such a plan, particularly if a large project were involved.
	f) We do not feel that the draft by-law will reduce the prevalent freestanding sign, which is oversized, mutually obstructing and a traffic hazard. Where these signs are allowed without relation to the size of a lot, they largely eclipse smaller structures. With this pattern in an area, one gets the impression of a street that consists of nothing but signs. This is particularly so where heights of 20 to 30 feet and areas of 100 to 200 square feet are allowable.	f) It is our view that the sign areas proposed in the Bylaw are reasonable and should be retained.

II. PROPOSED BYLAW REVISIONS

1. The addition of a definition for the term "Billboard".

"BILLBOARD" means an exterior structure displaying advertising material of a non-accessory nature, pasted or otherwise affixed flat to the face of such structure and which exceeds an area of 200 square feet.

2. The revision of the definitions of "animated sign" and "flashing sign" to ensure that changing message and alternating digital time and temperature signs are not excluded within the Sign Schedule sections of the Bylaw.

"SIGN ANIMATED" means and includes:

- a) An illuminated sign which exhibits changing or moving colour effects maintained at a constant intensity of illumination.
- b) A sign, illuminated or non-illuminated, which includes moving letters, symbols, changing messages or multi-panel copy changers but which shall exclude, for the purposes of this Bylaw, time clocks or revolving signs.

"SIGN, FLASHING" means an illuminated sign which contains flashing lights or exhibits noticeable changes in light intensity but which shall exclude, for the purposes of this Bylaw, alternating digital time and temperature signs.

3. The addition of a definition for the term "revolving sign".

"SIGN, REVOLVING" means any sign, all or a part of which revolves or rotates, or partly revolves or rotates, but which shall exclude, for the purposes of this Bylaw, animated signs.

4. The correction of Clause 3 of Section 5.1 (General Requirements) to read as follows:

"Every sign shall have its weight and the maker's name permanently attached to or painted on the exterior of the sign".

5. The revision of Clause 8 of Section 5.1 (General Requirements) as follows:

"Signs that are not specifically permitted in this Bylaw are hereby prohibited. Without restricting or limiting the generality of the provisions of the foregoing, the following signs are specifically prohibited:

- a. Balcony signs and signs mounted or supported on a balcony.
- b. Billboards.
- c. Any sign that obstructs any part of a doorway or fire escape.
- d. Flashing signs.
- e. Revolving signs.

6. The revision of Clause 2(a) of Section 6.3 (Preliminary Plan Approval) to include the following:

"The dimensions, maker's name and weight of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached."

7. The addition of C2, M5 and M6 Districts to Schedule No. IV of the Bylaw.

ITEM 9
MANAGER'S REPORT NO. 1
COUNCIL MEETING Jan. 10/72

THE CORPORATION OF THE DISTRICT OF BURNABY

PROPOSED SIGN BYLAW

PLANNING DEPARTMENT

REVISED DRAFT
JANUARY, 1972

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 COUNCIL MEETING Jan. 10/72

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THE CORPORATION OF THE DISTRICT OF BURNABY

BYLAW NO. _____

The Council of the Corporation of the District of Burnaby enacts as follows:

SECTION 1 SHORT TITLE

This Bylaw may be cited for all purposes as the "Burnaby Sign Bylaw, 1972".

SECTION 2 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

"SIGN" means any structure, device, advertisement, advertising device or visual representation intended to advertise identify, or communicate information or attract the attention of the public for any purpose and without prejudice to the generality of the foregoing includes any symbols, letters, figures, illustrations or forms painted or otherwise affixed to a building or structure and any beacon or searchlight intended to attract the attention of the public for any purpose and also any structure or device the prime purpose of which is to support, border, illuminate, animate or project a visual representation, provided, however, that this definition shall not be held to include official notices issued by any Court or public office or officer in the performance of a public or official duty, and traffic control signs as defined in the "Motor Vehicle Act".

"AWNING" means a temporary hood or cover which projects from the wall of a building.

"BUILDING INSPECTOR" means the person appointed from time to time by the Council or Chief Building Inspector of the Corporation of the District of Burnaby.

"CANOPY OR MARQUEE" means a permanent hood or cover which projects from the wall of a building, but does not include a projecting roof.

"CORPORATION OR MUNICIPALITY" means the Corporation of the District of Burnaby.

"COUNCIL" means the Municipal Council of The Corporation of the District of Burnaby.

"DISTRICT" means Zoning District, as designated on the Official Zoning Map of the Corporation, and described in the District Regulations of the Burnaby Zoning Bylaw, 1965.

"LANE" means a public thoroughfare or way which affords only a secondary means of access to a lot, at the side or rear.

"PERSON" includes a firm, association, organization, partnership, trust company or corporation as well as an individual.

"PRINCIPLE USE" means the main purpose for which land, buildings or structures are ordinarily used.

"RESIDENTIAL USE BUILDING" means a dwelling; boarding lodging or rooming house; dormitory unit; fraternity or sorority house.

"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 eaves level.

"SIGN, AREA OF" means and includes, for the purposes of this Bylaw, the total area within the outer edge of the frame or border of a sign. Where a sign has no frame, border or background, the area of the sign shall be deemed to be the area contained within the shortest line surrounding the whole group of letters, figures or symbols. Each side of a multi-face sign shall be counted in computing the sign area thereof.

"SIGN, MAXIMUM HEIGHT OF" means the vertical distance measured from the nearest finished grade to the top of such sign. In the case of a roof sign, the maximum height shall be measured from the roof or parapet level at the location of such sign.

"SIGN, MINIMUM HEIGHT OF" means the vertical distance measured from the nearest finished grade to the lower limit of such sign.

"SIGN, AWNING" means a non-illuminated identification sign affixed flat to the surface of an awning and which does not extend vertically or horizontally beyond the limits of such awning.

"SIGN, BILLBOARD" means an exterior structure displaying advertising material of a non-accessory nature, pasted or otherwise affixed flat to the face of such structure and which exceeds an area of 200 square feet.

"SIGN, CANOPY" means a sign suspended from or forming part of a canopy or marquee and which does not extend horizontally beyond the limits of such canopy or marquee.

"SIGN, FACIA" means a flat sign which does not project more than one foot from the face or wall of the building upon which it is affixed, painted or attached, running parallel for its whole length to the face or wall of the building, and which does not extend beyond the horizontal width of such building.

"SIGN, FREESTANDING" means a sign not attached to or forming part of a building, excluding a billboard sign.

"SIGN, PROJECTING" means a sign which projects from the face or wall of a building, excluding an awning sign, canopy sign or facia sign.

"SIGN, ROOF" means a sign erected upon the roof or parapet of a building, the entire face of which is situated above the roof level of the building to which it is attached.

"SIGN, WINDOW" means a sign affixed to the inside of a window in view of the general public.

"SIGN, BUSINESS" means a sign used for identification purposes, which directs attention to a business or profession conducted upon the premises at which the sign is located, and which may also refer to goods or services produced, offered for sale or obtainable at such premises.

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

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

"SIGN, SPECIAL PURPOSE" means any sign other than a business, non-accessory or identification sign.

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

"SIGN, ANIMATED" means and includes:

- a) An illuminated sign which exhibits changing or moving colour effects maintained at a constant intensity of illumination.
- b) A sign, illuminated or non-illuminated, which includes moving letters, symbols, changing messages or multi-panel copy changers but which shall exclude, for the purposes of this Bylaw, time clocks or revolving signs.

"SIGN, FLASHING" means an illuminated sign which contains flashing lights or exhibits noticeable changes in light intensity but which shall exclude, for the purposes of this Bylaw, alternating digital time and temperature signs.

"SIGN, REVOLVING" means any sign, all or a part of which revolves or rotates, or partly revolves or rotates, but which shall exclude, for the purposes of this Bylaw, animated signs.

"STREET" means a public highway, road or thoroughfare which affords the principal means of access to abutting lots.

"STREET LINE" means the boundary between a street and a lot.

"WALL SURFACE OF BUILDING", with reference to sign area, means the total horizontal surface area of the building face to which the sign is attached, including window and door areas, measured to the extreme outer limits of such wall surface.

SECTION 3 APPLICATION

- (1) Within the Corporation no sign shall hereafter be erected, placed, altered or moved unless in conformity with this Bylaw, and the contrary shall be unlawful.
- (2) Any sign lawfully in existence at the time of the adoption of this Bylaw may continue to be used, provided it is maintained in a safe condition, although such sign does not conform with the provisions of this Bylaw.

- (3) Any sign lawfully in existence at the time of the adoption of this Bylaw shall not be rebuilt, reconstructed, altered or moved unless in conformity with the provisions of this Bylaw, and the contrary shall be unlawful.
- (4) Nothing in this Bylaw shall be taken to relieve any person from complying with the provisions of any other Bylaw of the Corporation.

SECTION 4 ESTABLISHMENT OF SCHEDULES

Signs shall be permitted as set forth in Sign Schedules I to VI inclusive, which are hereby made and declared to be an integral part of this Bylaw.

SECTION 5 SUPPLEMENTARY REGULATIONS

5.1 General Requirements:

- (1) Every sign shall be maintained at all times in a safe condition.
- (2) No sign permitted by this Bylaw shall, by reason of its location, colour or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic.
- (3) Every sign shall have its weight and the maker's name permanently attached to or painted on the exterior of the sign.
- (4) No sign shall be attached to or hung from any building until all necessary wall and roof attachments have been approved by the Building Inspector.
- (5) Every sign shall be of such a design that all framework and other rigid devices required for the lateral support of the sign shall be contained within the sign's body or within the structure or building to which it is attached, in such a manner as not to be visible to any person.
- (6) Where necessary, the projecting cantilever system shall be used to support signs, and in no case shall the "A" frame system be used.
- (7) No sign, nor any guy, stay, or attachment thereto shall be erected, placed or maintained by any person on rocks, fences or trees, nor in such a manner as to interfere with any electric light, power, telephone or telegraph wires, or the supports thereof.
- (8) Signs that are not specifically permitted in this Bylaw are hereby prohibited. Without restricting or limiting the generality of the provisions of the foregoing, the following signs are specifically prohibited.

- (a) Balcony signs and signs mounted or supported on a balcony.
 - (b) Billboard signs.
 - (c) Any sign that obstructs any part of a doorway or fire escape.
 - (d) Flashing signs.
 - (e) Revolving signs.
 - (f) The location on public property of temporary political signs promoting any candidate, party or cause.
- (9) No temporary sign shall be illuminated nor animated.

5.2 Site Maintenance Standards:

Every sign and the immediate surrounding premises shall be maintained by the owner or person in charge thereof in a clean, sanitary and inoffensive condition and free and clear of all obnoxious substances, rubbish and weeds.

5.3 General Siting and Locational Standards:

- (1) No business, non-accessory or identification sign shall be placed on, within or above public property, except as otherwise provided for in this Bylaw.
- (2) No business, non-accessory or identification sign shall be placed on, within or above a required yard, except as otherwise provided for in this Bylaw.
- (3) No sign, other than a roof sign, shall extend or project above the parapet of a building or, where there is no parapet, above the roof line of the building to which it is attached.

5.4 Sign Specifications:

- (1) Canopy Signs:
 - (a) The minimum height of a canopy sign shall be 9 feet.
 - (b) No canopy sign shall extend or project above the upper edge of a canopy or marquee by more than 2 feet.
- (2) Freestanding Signs:
 - (a) The minimum height of a freestanding sign shall be 9 feet, except where sign does not interfere with pedestrian or vehicular traffic.

- (b) A freestanding sign may be located in a required yard, provided that such sign is not closer than 10 feet:
- (i) to the point of intersection of the intersecting street lines on a corner lot;
 - (ii) to any adjoining lot.
- (3) Projecting Signs:
- (a) The minimum height of a projecting sign shall be 9 feet.
 - (b) The maximum area of a projecting sign shall be 70 square feet.
- (4) Roof Signs:
- (a) Roof signs shall be used as business signs only.
 - (b) The length of a roof sign shall not exceed 50 percent of the dimension of the roof parallel to the face of the sign.
 - (c) No roof sign shall project beyond any face of the building upon which it is located.
 - (d) The maximum height of a roof sign shall be 4 feet.

SECTION 6 ADMINISTRATION AND ENFORCEMENT

6.1 Administration:

This Bylaw shall be administered by the Chief Building Inspector or any other official of the Corporation who may be appointed by the Council.

6.2 Permits:

Every person shall, before erecting, placing, rebuilding, reconstructing, altering or moving any sign, obtain from the Chief Building Inspector a permit to do so as provided in the Burnaby Building Bylaw.

6.3 Preliminary Plan Approval:

- (1) With the exception of the signs listed in Clauses (1) to (12) inclusive of Schedule 1 of this Bylaw, any person wishing to erect, place, rebuild, reconstruct, alter or move any sign shall, subject to the Preliminary Plan Approval regulations of the Burnaby Zoning Bylaw, apply for and receive preliminary plan approval.

- (2) In addition to the requirements of the Burnaby Zoning Bylaw, every application for Preliminary Plan Approval shall be accompanied by a plan or plans drawn to scale and including:
- (a) The dimensions, maker's name and weight of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.
 - (b) The dimensions and weight of the sign's supporting members.
 - (c) The maximum and minimum height of the sign.
 - (d) The proposed location of the sign in relation to the face of the building, in front of which or above which it is to be erected.
 - (e) The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.
 - (f) If the sign is to be illuminated or animated, the colours to be used and the technical means by which this is to be accomplished.
 - (g) Where the sign is to be attached to an existing building, a current photograph of the face of the building to which the sign is to be attached.

6.4 Comprehensive Sign Plan:

A comprehensive sign plan may be provided for the business premises which occupy the entire frontage in one or more block fronts or for the whole of a shopping centre development. Such a plan, which shall include the location, size, height, colour, lighting and orientation of all signs, shall be submitted for preliminary plan approval to the Director of Planning, subject to the preliminary plan approval regulations of the Burnaby Zoning Bylaw. Provided that if such a comprehensive plan is presented, exceptions to the Sign Schedule regulations of this Bylaw may be permitted, provided that the sign areas and densities for the plan as a whole are in conformity with the intent of this Bylaw and that such exception results in an improved relationship between the various parts of the plan.

6.5 Inspection:

The Chief Building Inspector, or any other official of the Corporation who may be appointed by the Council, is hereby authorized to enter at all reasonable times, upon any property or premises to ascertain whether the provisions of this Bylaw are being obeyed.

6.6 Enforcement:

- (1) It shall be unlawful for any person to erect, place, rebuild, reconstruct, alter or move any sign or to do any act contrary to or in a manner contrary to any direction, instruction, specification or provision contained in or adopted by this Bylaw or any notice lawfully given or posted pursuant to the provisions of this Bylaw or without any permit hereby required or contrary to the conditions upon which any permit has been issued pursuant to this Bylaw; or to refrain from doing or taking or to fail to do or take any act or precaution required to be done or taken prior to or in doing anything permitted, as in this Bylaw or in any regulation or specification adopted by this Bylaw provided or by any notice lawfully given or posted pursuant to the provisions of this Bylaw; and whether or not in any such case it is expressly stated that the doing of or failure to do the thing mentioned, shall be unlawful.
- (2) Every person who violates any of the provisions of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who carries out or who suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw or who fails to comply with any order, direction or notice given under this Bylaw shall be liable to the penalties hereby imposed. For each day that a violation is permitted to exist, it shall constitute a separate offence;
- (3) Where any sign or part thereof contravenes this Bylaw or where any sign is in such a condition as to be in danger of falling or is a menace to the safety of persons or property, the Building Inspector shall give to the

ITEM 9
 MANAGER'S REPORT NO. 1
 COUNCIL MEETING Jan. 10/72

Read a First Time this day of _____, 1972.
 Read a Second Time this day of _____, 1972.
 Read a Third Time this day of _____, 1972.
 Reconsidered and adopted this day of _____, 1972.

Mayor _____

Clerk _____

owner or person in charge of the sign written notice specifying the danger or the violation, ordering the cessation thereof and requiring either the removal of the sign or the carrying out of remedial work in the time and in the manner that the notice shall specify. In the event of failure to comply, the Building Inspector may remove the sign or cause such remedial work to be done and the cost thereof shall be recoverable by the Corporation by summary process at law in any court of competent jurisdiction. In the event of default of payment of such assessed costs, then a charge shall be placed upon the property and the said costs, when certified by the Treasurer, shall be entered in the Collector's Roll and collected in the same manner as the taxes shown thereon.

6.7 Penalties:

- (1) Every person who commits an offence against this Bylaw is liable to a fine and penalty not exceeding Five Hundred (\$500.00) Dollars and costs, or in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months.
- (2) Where an offence against this Bylaw is of a continuing nature, it shall be lawful for the convicting magistrate, in his discretion, to impose a fine against the offender, not exceeding Fifty (\$50.00) Dollars for each day such offence is continued by him.

6.8 Appeals:

An appeal may be made to the Zoning Board of Variance by any person who is dissatisfied with a decision with respect to the interpretation of the regulations of this Bylaw.

SECTION 7 EFFECTIVE DATE OF BYLAW

This Bylaw shall come into force and take effect upon the adoption thereof.

SCHEDULE NO. 1 ALL DISTRICTS

The following special purpose and temporary signs shall, with the exception of the signs referred to in clause (9), be permitted in all districts, subject to the limitations set forth below:

- (1) Traffic control signs as defined in the "Motor Vehicle Act", subject to the provisions of the said act.
- (2) Signs required to be maintained or posted by law or governmental order, rule or regulation.
- (3) Memorial plaques, cornerstones, historical tablets and the like.
- (4) On-site directional signs, not exceeding 2 square feet in area, intended to facilitate the movement of pedestrians and vehicles within the site upon which such signs are located.
- (5) Directional signs not more than two in number identifying the location and nature of a building, structure or use which is not readily visible from the street, serving such building, structure or use, on lands forming part of the site of such building, structure or uses, provided that each such sign is not more than 10 square feet in area.
- (6) Signs not exceeding 2 square feet in area located upon private property and directed toward the prevention of trespassing.
- (7) Window signs which do not exceed 20 percent of the window area.
- (8) Awning signs.
- (9) Temporary political signs promoting any candidate, party or cause which may be displayed for 30 days prior to an election or referendum, provided that the placement of such signs does not constitute a safety hazard and that such signs are removed within 7 days following said election or referendum. In no case shall the total length of the perimeter of a temporary political sign exceed 8 feet. No temporary political sign shall be located in a P3(Park and Public Use) District, nor on public property in any district.
- (10) Temporary signs pertaining to campaigns, drives or events of political, civic, philanthropic, educational or religious organizations, provided that the permission of the Council must be obtained to erect such signs upon or over public property and provided further that such signs shall not be erected or posted for a period of more than 14 days prior to the date of the event and shall be removed within 3 days thereafter.
- (11) Flags or emblems of political, civic, philanthropic, educational or religious organizations.

- (12) Temporary on-site signs advertising the sale, lease or rental of the lot or premises upon which such signs are situated, provided that the combined area of such signs fronting upon each street which bounds such lot or premises shall not exceed a ratio of one square foot of sign area for each 1,000 square feet of lot area, but need not be less than 6 square feet. In no case shall the combined area of such signs fronting upon each street exceed 35 square feet.
- (13) One on-site temporary sign advertising a group of lots for sale within a subdivision or a group of houses for sale within a housing project along each street frontage which bounds such subdivision or project, provided that the total area of such sign shall not exceed 60 square feet with no single dimension in excess of 12 feet. The display of such sign shall be limited to a 6 month period. At the expiration of such period, the applicant may request a further extension of time, otherwise the sign shall be removed.
- (14) Temporary on-site signs indicating the name and nature of a construction or demolition project, plus the names of the contractors, sub-contractors and professional advisors, provided that the combined area of such signs fronting upon each street which bounds such project shall not exceed a ratio of 2 square feet of sign area for each 1,000 square feet of lot area. In no case shall the combined area of such signs fronting upon each street exceed 60 square feet with no single dimension in excess of 12 feet. The display of such signs shall be limited to a period not to exceed the duration of the said construction or demolition project, at which time such signs shall be removed.

SCHEDULE NO. II A, R AND RM DISTRICTS

1. Permitted Signs:

- (1) Signs permitted in Schedule I of this Bylaw, as regulated therein.
- (2) One facia sign of not more than 2 square feet in area giving the name and occupation of the occupant of a building carrying on a home occupation as defined in the Burnaby Zoning Bylaw.
- (3) One business or identification facia or freestanding sign of not more than 8 square feet in area, fronting on each street which bounds a lot in a A District.

- (4) One facia or freestanding identification sign of not more than 8 square feet in area for an apartment building, dormitory unit, fraternity or sorority house in an RM District.

2. Requirements:

- (1) The maximum height of a freestanding sign shall be 8 feet.
- (2) No illuminated signs shall be permitted.
- (3) No animated signs shall be permitted.

SCHEDULE NO. III P, C1 AND M4 DISTRICTS

1. Permitted Signs:

- (1) Signs permitted in Schedule I of this Bylaw, as regulated therein.
- (2) One business or identification canopy or facia of freestanding sign fronting each street bounding the property on which the sign is located.

2. Requirements:

- (1) The total area of a canopy sign or a facia sign shall not exceed a ratio of one square foot of sign area for each lineal foot of street frontage of the building to which the sign is attached.
- (2) The total area of a freestanding sign shall not exceed 40 square feet.
- (3) The maximum height of a freestanding sign shall be 20 feet.
- (4) No animated signs shall be permitted.

SCHEDULE NO. IV C2, C5, C6, M1, M2, M3, M5 AND M6 DISTRICTS

1. Permitted Signs:

- (1) Signs permitted in Schedule I of this Bylaw, as regulated therein.
- (2) Two business or one business and one non-accessory canopy or facia or freestanding sign fronting each street bounding the property on which the sign is located, provided, however, that non-accessory signs shall not be permitted within 50 feet of any property in an A, R, RM or P3 District.

2. Requirements:

- (1) The total area of canopy signs or fascia signs shall not exceed a ratio of two square feet of sign area for each lineal foot of street frontage of the building to which the signs are attached.
- (2) The total area of a freestanding sign shall not exceed 60 square feet.
- (3) The maximum height of a freestanding sign shall be 20 feet.

SCHEDULE NO. V C3, C4 AND C7 DISTRICTS

1. Permitted Signs:

- (1) Signs permitted in Schedule I of this Bylaw, as regulated therein.
- (2) Two business or one business and one non-accessory canopy or fascia or freestanding or projecting or roof sign fronting each street bounding the property on which the sign is located, provided, however, that non-accessory signs shall not be permitted within 50 feet of any property in an A, R, RM or P3 District.

2. Requirements:

- (1) The total area of canopy signs shall not exceed a ratio of two square feet of sign area for each lineal foot of street frontage of the building to which the signs are attached.
- (2) The total area of fascia signs shall not exceed 20 percent of the wall surface to which the signs are attached.
- (3) The maximum area and height of a freestanding sign shall be as follows:

Lot Area	Total Sign Area	Maximum Height
6,000 sq. ft. or less	- 100 sq. ft. -	20 ft.
6,000 sq. ft. to 1 acre	- 150 sq. ft. -	25 ft.
More than 1 acre	- 200 sq. ft. -	30 ft.

- (4) The requirements for projecting signs and roof signs shall be as set forth in Section 5.4 of this Bylaw.

SCHEDULE NO. VI SPECIAL AREAS

- 1. Shopping centres, as defined in the Burnaby Zoning Bylaw, shall be subject to the submittal of a Comprehensive Sign Plan as regulated by Section 6.4 of this Bylaw.

2. Comprehensive Development Districts as provided for in Section 700 of the Burnaby Zoning Bylaw, shall be subject to the submittal of a Comprehensive Sign Plan as regulated by Section 6.4 of this Bylaw.

3. No non-accessory signs shall be permitted within 500 feet of the right-of-way of the following streets:
 - (1) Gaglardi Way.
 - (2) Marine Drive.
 - (3) Canada Way, east of the Gilmore Avenue-Canada Way intersection.
 - (4) Barnet Highway, east of the Cliff Avenue-Hastings Street intersection.