

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 19-97

A By-law to amend City of Vaughan Sign By-Law 203-92.

WHEREAS the Municipal Act, R.S.O. 1990 Chapter M.45 as amended, provides in paragraph 146 of Section 210, that Councils of local municipalities may pass by-laws for prohibiting or regulating signs and other advertising devices and the posting of notices on buildings or vacant lots within the municipality;

AND WHEREAS The Corporation of the City of Vaughan deems it advisable to pass an amendment to the City's Sign By-Law;

NOW THEREFORE the Council of the Corporation of City of Vaughan ENACTS AS FOLLOWS:

1. SECTION 2 - DEFINITIONS

a) Adding the following as sub-section 2.1a to By-Law 203-92:

2.1a APPLICANT - means the owner, where such owner is an individual, or means any individual authorized in writing, by the owner to apply for a permit on the owner's behalf.

b) Deleting sub-section 2.2 of By-Law 203-92 in it's entirety, and substituting the following:

2.2 BANNER - means a sign composed of non-rigid material so as to allow movement which is caused by atmospheric conditions.

c) Adding the following as sub-section 2.15a to By-Law 203-92:

2.15a OWNER - means the registered owner of the land on which a permit is sought or obtained.

d) Adding the following as sub-section 2.15b to By-Law 203-92:

2.15b PERMIT HOLDER - means the owner as defined by this Bylaw, the person in possession of the property or premises, including the lessee, a mortgagee in possession or a person in charge of the property.

e) Deleting sub-section 2.22 of Bylaw 203-92 in it's entirety, and substituting the following:

2.22 SIGN, AWNING - means a wall sign supported entirely from the exterior wall of a building, not forming an integral part thereof, and composed of non-rigid materials except for supporting framework.

f) Adding the following as sub-section 2.23a to By-Law 203-92:

2.23a SIGN, DEVELOPMENT - means a real estate advertising sign that may include, in whole or in part, information promoting a development, or relating to or advertising the location, construction, sale or lease of a building or structure either proposed, or in the process of being constructed.

g) Adding the following as sub-section 2.24a to By-Law 203-92:

2.24a SIGN FACE - means that portion of the sign upon which, as part of, or through which a message is displayed or is capable of being displayed.

h) Deleting subsection 2.27 of Bylaw 203-92 in it's entirety, and substituting the following:

2.27 SIGN, INTERNAL - means a sign visible to persons only when they are located on the premises or within the building in which the sign is situated.

i) Adding the following as sub-section 2.32a to By-Law 203-92:

2.32a SIGN, SEQUENTIAL - means two or more signs on an exterior wall used in series to convey a cohesive message related to the subject matter, each sign being dependant on the other.

j) Deleting subsection 2.35 of Bylaw 203-92 in it's entirety, and substituting the following:

2.35 SIGN, WALL - means a sign which is erected against the wall of any building, the

display area of which is parallel to the face of and supported by such wall and which does not project more than 0.5 m from such wall.

- k) Adding the following as sub-section 2.37a to By-law 203-92:

2.37a TEXT AREA - means the area of text, calculated as the smallest triangle, rectangle, square, circle, semicircle or other geometric form which can wholly enclose the advertising copy of the sign.

2. **SECTION 3 - ADMINISTRATION OF THE BY-LAW**

- a) Deleting Section 3.1 of By-Law 203-92 in its entirety, and substituting the following:

3.1 PERMITS REQUIRED

Except for the signs referred to in Section 4, no person shall erect, display, repair or alter a sign, or permit the erection, display, repair or alteration of a sign unless a permit is obtained therefor.

- b) Deleting Section 3.2 of By-Law 203-92 in its entirety and substituting the following:

3.2 RESPONSIBILITIES REGARDING THE APPLICATION FOR PERMIT

No person shall make application for a sign permit who is not the owner, or authorized in writing by the owner of the property on which the work is to be performed. No person shall submit false or misleading information or documents or make omissions that may mislead in connection with any application for a sign permit, detail of construction, or revision thereto.

- c) Adding the following as sub-section 3.3(e) to By-Law 203-92:

- (e) where an application remains incomplete or inactive for six months after it is made, the application is deemed to have been abandoned and may be cancelled without notice.

- d) Deleting Section 3.4 of By-Law 203-92 in its entirety, and substituting the following:

3.4 CONFORMITY WITH THE BY-LAW AND THE APPROVED PLANS

In addition to the owner, it shall be the responsibility of the permit holder to comply with this by-law and the plans and specifications, on the basis of which the permit was issued.

e) Adding the following as sub-section 3.7(e) to By-Law 203-92:

(e) where construction or installation of the sign has not, in the opinion of the Director of Building Standards, been seriously commenced within six (6) months of the date of permit issuance.

f) Deleting subsection 3.8(a) to 3.8(e) of By-Law 203-92, and substituting the following:

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|----|---|---|
| a) | All signs except Portable Signs and Poster Panels | \$ 5 0 . 0 0 f o r t h e application plus \$10.00 per sq.m., or part thereof, of the sign area of each sign face. |
| b) | Portable Signs - Mobile | \$50.00 per each 15 day occasion. |
| c) | Portable Signs - “A” Frames | \$100.00 for 6 months |
| d) | Poster Panels | \$ 5 0 . 0 0 f o r t h e application plus \$20.00 per sq.m., or part thereof, of the sign area of each sign face. |
| e) | Renewal Permit | \$50.00 |
| f) | Refunds | Permit fees are not refundable except where the permit was issued in error. |

g) Deleting subsection 3.9(d) of By-Law 203-92, and substituting the following:

(d) Signs so removed shall be stored by the municipality for a period of time of not more than thirty (30) days, during which time in addition to the owner, the permit

holder may be entitled to redeem such sign upon receipt by the Treasurer of the amount calculated by the City of Vaughan as the cost of removing and storing the sign.

3. **SECTION 6 - GENERAL PROVISIONS FOR ALL SIGNS**

a) Adding the following as section 6.1(f) to By-Law 203-92:

(f) awning sign

b) Renumbering existing sub-sections 6.1 (i) and (ii), to 6.1 (ii) and (iii) respectively and adding the following as sub-section 6.1 (i) to By-Law 203-92:

(i) sequential wall, canopy, soffit and awning signs are deemed to be one (1) sign.

c) Adding the following as sub-section 6.5(h) to By-Law 203-92: respectively

(h) not less than 2.44 m clearance shall be provided to the underside of any part of a ground sign located above a walkway.

d) Adding the following as sub-section 6.13 to By-Law 203-92:

6.13 **AWNING SIGNS**

The following regulations shall apply to all awning signs:

- (a) No awning sign shall extend above the top of the roof surface.
- (b) No awning sign, or any part thereof, shall project more than 0.5 m from the wall upon which it is mounted.
- (c) No portion of any sign shall be less than 2.44 m above the finished floor level immediately below such sign.
- (d) No awning sign shall extend beyond the extremities of the wall to which it is attached.
- (e) No awning sign shall extend around the corners of the wall upon which it is mounted, except that when a premises is located at the corner of a building, an awning sign may extend around the corner on which it is mounted. Signs extending around the corner lawfully erected under this section shall be deemed to be two (2) signs for the purpose of calculating the permitted number of signs and permitted sign area.

- (f) Awning signs shall only be located at the storey having direct access to a street.

4. **SECTION 7 - SIGNS PERMITTED FOR RESIDENTIAL BUILDINGS**

- a) Deleting the preamble to Section 7 of By-Law 203-92 in its entirety, and substituting the following:

Subject to the requirements in Section 6 - General Provisions For All Signs, no person shall erect, display, or maintain or allow the erection, display or maintenance of any sign on a lot or building used for residential purposes, except in accordance with the following:

5. **SECTION 8 - SIGNS PERMITTED FOR COMMERCIAL AND INDUSTRIAL BUILDINGS**

- a) Deleting the preamble to Section 8 of By-Law 203-92 in its entirety, and substituting the following:

Subject to the requirements in Section 6 - General Provisions For All Signs, and Section 11 - Special Sign District, no person shall erect, display, or maintain or allow the erection, display or maintenance of any sign on a lot or building used for commercial or industrial purposes, except in accordance with the following:

- b) Adding the following as sub-section 8.4 to By-Law 203-92:

8.4 **AWNING SIGNS**

Awning Signs may be installed in accordance with the provisions for Walls Signs or in accordance with the following:

- a) The area of an awning sign shall not exceed 1.0 sq.m. per linear horizontal metre of the exterior wall of a building upon which such sign is located.
- b) The text area on an awning sign shall not exceed 0.5 sq.m. per linear horizontal metre of the exterior wall of a building upon which such awning is located. In multiple occupancy buildings or shopping centres, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total text area on an awning sign per business premises shall not exceed 20.0 sq.m. or be limited to less than 2.0 sq.m..

- c) Renumbering the existing subsections 8.4 to 8.11 to subsections 8.5 to 8.12. respectively.

6. SECTION 9 - SIGNS PERMITTED FOR INSTITUTIONAL BUILDINGS

- a) Deleting the preamble to Section 9 of By-Law 203-92 in its entirety, and substituting the following:

Subject to the requirements in Section 6 - General Provisions For All Signs, and Section 11 - Special Sign District, no person shall erect, display, or maintain or allow the erection, display or maintenance of any sign on a lot or building used for institutional purposes, except in accordance with the following:

7. SECTION 10 - AGRICULTURAL AND RECREATIONAL BUILDINGS

- a) Deleting the preamble to Section 10 of By-Law 203-92 in its entirety, and substituting the following:

Subject to the requirements in Section 6 - General Provisions For All Signs, and Section 11- Special Sign District, no person shall erect, display, or maintain or allow the erection, display or maintenance of any sign on a lot or building used for agricultural and recreational purposes, except in accordance with the following:

8. SECTION 12 - DEVELOPMENT SIGNS

- a) Deleting the preamble to Section 12 of By-Law 203-92 in its entirety, and substituting the following:

Subject to the requirements in Section 6 - General Provisions For All Signs, no person shall erect, display, or maintain or allow the erection, display or maintenance of any development sign, except in accordance with the following:

- b) Deleting subsection 12.1 of By-Law 203-92 in its entirety, and substituting the following:

12.1 Development Signs

- (1) On-site Signs

- (a) Subdivision development signs must be located on lands within the plan of subdivision. For all other developments, the signs must be located on the subject lands.
- (b) Such signs may advertise only the development on the lands in which the sign is located, and not the sale of lots elsewhere or the Realtor's, Developer's, or Landowners business in general.
- (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq.m..
- (d) Illumination of such signs shall only be from an external source.
- (e) No other signs shall be permitted within the subdivision or on the premises.

9. SECTION 15 - POSTER PANELS (Billboards)

- a) Deleting Section 15 Poster Panels (Billboards) of By-Law 203-92 in it's entirety, and replacing it with the following:

15.1 Vacant Industrial and Commercial Zoned Lands and Utility Corridors

Notwithstanding Section 6 (General Provisions for all signs), and Section 8 (Signs permitted for Industrial and Commercial Buildings), One (1) Poster Panel may be permitted on vacant lot zoned Industrial or Commercial, or within a Utility Corridors in accordance with the following requirements.

Poster Panels erected in accordance with this sub-section shall:

- a) be located within the limits of the industrial area of Official Plan Amendment No. 450, as shown on Schedule "D".
- b) be set back a minimum of 5.0 metres from all street lines.
- c) not exceed a maximum sign area of 20.0 sq.m. for any single sign face with a total sign area of 40 sq.m. for all sign faces combined.
- d) not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure.
- e) be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot.
- f) not be located closer than 1.0 metre to any driveway.
- g) be set back a minimum of 600 metres from any other poster panel located on the same side of the street.

- h) not be permitted within 100 metres from a building containing residential dwelling units or lands zoned residential.
- i) not be located within, and be setback 100 metres from, Special Sign Districts as shown on Schedules "A", "B" and "C".

15.2 Developed Industrial and Commercial Zoned Lands

Notwithstanding Section 6 (General Provisions for all signs), and Section 8 (Signs permitted for Industrial and Commercial Buildings), One (1) Poster Panel may be permitted on a developed lot zoned Industrial or Commercial, in accordance with the following requirements:

Poster Panels erected in accordance with this sub-section shall:

- a) only be permitted on a lot in lieu of the additional ground sign permitted by Section 6.1 i) of this by-law.
- b) be located within the limits of the industrial area of Official Plan Amendment No. 450, as shown on Schedule "D".
- c) be set back a minimum of 1.0 metre from all street lines.
- d) not exceed a maximum sign area of 20.0 sq.m. for any single sign face with a total sign area of 40 sq.m. for all sign faces combined.
- e) not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure.
- f) be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot.
- g) not be located closer than 1.0 metre to any driveway.
- h) be set back a minimum of 600 metres from any other poster panel located on the same side of the street.
- i) not be permitted on a lot that abuts a residential zone and not be located within 100 metres from a building containing residential units or lands zoned residential.
- j) not be located within, and be setback 100 metres from, Special Sign Districts as shown on Schedules "A", "B" and "C".

15.3 Notwithstanding the above requirements, a maximum of one hundred (100) Poster Panels shall be located within the limits of the City of Vaughan

15.4 a) Notwithstanding sub-section 15.3, the maximum one hundred (100) signs referred to may be increased within the prescribed area by one (1) additional Poster Panel for every two (2) Poster Panels that are removed from outside the prescribed area. Those signs that are

removed as a result of a property being developed, shall not be included in the above calculations.

15.4 b) For purposes of this subsection a property shall be considered as being developed if application has been made for any of an official plan amendment, rezoning, site plan approval, plan of subdivision or building permit.

10. **SECTION 16 - MAINTENANCE**

a) Deleting Section 16 of By-Law 203-92 in it's entirety, and substituting the following:

SECTION 16 - MAINTENANCE

The owner of the lands and premises upon which any sign or advertising device is located and any permit holder for signs on such lands or premises, shall maintain, or cause such sign or advertising device to be maintained, in a proper state of repair, so that such sign or advertising device does not become unsafe, unsightly or dangerous. All signs shall be completely operative at all times.

READ a FIRST, SECOND and THIRD time and finally passed this 27th day of January, 1997.

L.D. Jackson, Mayor

J.D. Leach, City Clerk