



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 203-92

By-law to regulate signs and other advertising devices in the City of Vaughan.

WHEREAS the Municipal Act, R.S.O. 1990, c.M. 45 provides in paragraphs 146 to 147 inclusive 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 this By-Law, applicable to the whole of the City;

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

### SECTION 1.0 - TITLE

#### 1.1 Short Title

This By-law shall be known and cited as the "Sign By-law".

#### 1.2 Intent and Scope

This by-law shall apply to the whole of the City of Vaughan. The intent of the by-law is to regulate signs for controlling community appearance, safety, and the impact upon areas identified for their historical or architectural significance.

### SECTION 2.0 - DEFINITIONS

In this By-law:

#### 2.1 ALTER - means any change to the sign structure or sign face, with the exception of:

- (a) a change in the message being displayed;
- (b) repair and maintenance, including replacement by identical components as required by this by-law.

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

#### 2.3 BILLBOARD - see SIGN, NON-ACCESSORY

- 2.4 BUILDING CODE - means the Ontario Building Code Act, as amended from time to time, and includes any regulations thereunder.
- 2.5 CANOPY, ATTACHED - means an architectural integral part of a building providing shelter from the elements, for entrances to buildings and walkways in unenclosed shopping centres, plazas, theatres, hotels, apartments buildings, places of entertainment and other similar building types.
- 2.6 CANOPY, FREE STANDING - means a building or structure unenclosed on all sides, which structure may afford protection or shelter from the weather.
- 2.7 CITY - means the Corporation of the City of Vaughan.
- 2.8 COMMON ENTRANCE - means an entrance to an indoor corridor, passageway or staircase serving premises not having direct access.
- 2.9 COUNCIL - means the Council for the Corporation of the City of Vaughan.
- 2.10 ERECT - means the placing or relocation of any sign or part thereof, and the posting of notices.
- 2.11 EXTERIOR WALL - means a portion of the perimeter wall of a building facing one direction.
- 2.12 DIRECT ACCESS - means access to a covered or uncovered walkway, sidewalk, parking area or other outdoor public way, but shall not include an interior corridor.
- 2.13 LEGAL NON-CONFORMING USE - means a legal use as described in the Planning Act, R.S.O. 1990, c.P. 13, and amendments thereto, which does not comply with the provisions of any restricted area zoning by-laws of the City of Vaughan.
- 2.14 LOT - means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 53 of the Planning Act, R.S.O. 1990, c.P. 13 would not be required for its conveyance. For the purposes of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.
- 2.15 OFFICE BUILDING - means a building having more than one storey used for business and professional office purposes. For the purposes of this definition a partial second floor or a mezzanine level shall not be considered to constitute a storey.
- 2.16 PERSON - means an individual, association, firm, partnership or incorporated company.
- 2.17 PREMISES - means the area of a building(s) or part thereof and/or land(s) or part thereof occupied by a user. In a multiple occupancy building, each single occupancy shall be

considered a separate premises.

- 2.18 PUBLIC INFORMATION SIGN - means any of the following signs:
- (a) signs erected by or under the direction of a government agency.
  - (b) signs designating public hospitals, schools operated by a York Region School Board and the York Region Separate School Board, Vaughan Public Libraries, Vaughan Community Centres, Vaughan Public Arenas or other public government use.
  - (c) signs required by the municipality to inform the public of proposed zoning changes, official plan amendments, severance, plans of subdivision on the property subject to the application.
- 2.19 SHOPPING CENTRE - means a unified group of commercial establishments on a site designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising of unrelated individual commercial establishments.
- 2.20 SIGN - means any advertising device or notice and means any visual medium including its structure and other component parts, which is used or is capable of being used to attract attention to a specific subject matter, other than itself, for identification, information, or advertising purposes.
- 2.21 SIGN AREA - means the number of square metres on the surface of a sign including the border and/or frame, and where there is no border shall include all the area of the surface lying within the extremities of the smallest geometric form which can wholly enclose the surface area of the sign.
- 2.22 SIGN, AWNING - means a wall sign supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.
- 2.23 SIGN, CANOPY - means a sign erected as an integral part of an attached canopy or a free standing canopy.
- 2.24 SIGN, DIRECTIONAL - means a sign for the public safety or which provides directional information for the control of vehicular traffic such as an entrance or exit sign or a loading area, and bearing no commercial advertising. A directional sign may take the form of a Ground Sign or Wall Sign.
- 2.25 SIGN, GROUND - means a sign directly supported by the ground without the aid of any other building or structure, other than the sign structure.
- 2.26 SIGN, ILLUMINATED - means a sign that provides artificial light directly or through any

transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light focused upon or chiefly directed at the surface of the sign.

- 2.27 SIGN, INTERNAL - means a sign visible to persons only when they are located on the premises on which the sign is situated.
- 2.28 SIGN, PORTABLE - means any sign not securely anchored to the ground or to a building or which because of its design may be moved and shall include a sign located on a vehicle, other than a sign printed or painted on the side identifying ownership of a commercial vehicle, if such sign identifies, advertises or gives information in respect to a premises or a part thereof. For the purposes of this by-law, signs commonly known as Trailer or Mobile Signs, "A" Frame Signs, and Inflatable Signs shall be Portable Signs.
- 2.29 SIGN, PROJECTING - means a sign which is affixed to a building, wall, or structure and which projects therefrom for a distance greater than 0.6 m but does not include an Awning Sign.
- 2.30 SIGN, READOGRAPH - means a sign constructed so that the message located thereon may be easily rearranged or changed.
- 2.31 SIGN, REVERSED GRAPHICS - means an internally illuminated sign having translucent or transparent advertising copy on an opaque background where the background is similar in colour to the wall or canopy to which the sign is attached.
- 2.32 SIGN, ROOF - means a sign supported by the roof of a building or a sign supported by a portion of a building or structure projecting above the surface of the roof.
- 2.33 SIGN, SOFFIT - means a sign supported by the underside of a projecting canopy or soffit.
- 2.34 SIGN, NON-ACCESSORY (THIRD PARTY SIGNS) - means a sign related to a business, enterprise, or other activity not conducted within the building or upon the premises on which the sign is erected.
- 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. For the purpose of this by-law an Awning Sign is deemed to be a Wall Sign.
- 2.36 SIGN, WINDOW - means any sign, located on the interior of a premises, which is intended to be seen from off the property on which the premises is located and which is constructed in such a manner as intended to be of a permanent nature, but shall not include illuminated signs commonly used to advertise products sold on the premises provided such sign does not

exceed 0.50 sq.m in sign area.

- 2.37 STOREY - means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m.
- 2.38 USE, AGRICULTURAL - means any general farming or agricultural uses which is not obnoxious to the public welfare, including animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels, or the breeding, boarding, or the sale of dogs or cats, field crops, forestry station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried out on in the field of general agricultural.
- 2.39 USE CATEGORY - means an Agricultural Use, Commercial Use, Industrial Use, Institutional Use, Residential Use, or Recreational Use as defined in this by-law.
- 2.40 USE, COMMERCIAL - means the use of any land, buildings, or structures, for the purposes of buying and selling of commodities or supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction.
- 2.41 USE, INDUSTRIAL - means the use of any land, buildings, or structures for the purposes of warehousing, manufacturing, processing or assembly of goods or materials to a finished product or by-product, including the storage of such goods or materials.
- 2.42 USE, INSTITUTIONAL - means the use of any land, buildings or structures for the purposes of any institution owned and operated by a religious, educational or charitable institution.
- 2.43 USE, RECREATIONAL - means the use of any land, buildings or structures for the purposes of parks, playgrounds, requisite courts, lawn bowling greens, curling and skating rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails, golf courses, miniature golf courses, golf driving ranges, and other similar uses.
- 2.44 USE, RESIDENTIAL - means the use of any land, buildings, or structures for the purposes of human habitation and includes accessory home occupation uses permitted by the zoning by-law.
- 2.45 ZONE - means a designated area of land use shown on the schedules to The Corporation of the City of Vaughan Comprehensive Zoning By-law 1-88 as amended.

### SECTION 3.0 - ADMINISTRATION OF THE BY-LAW

This By-law shall be administered by the Director of Building Standards and enforced by the By-law Enforcement Section of the Clerk's Department.

#### 3.1 PERMITS REQUIRED

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

#### 3.2 RESPONSIBILITIES REGARDING THE APPLICATION FOR PERMIT

No person shall make application for a sign permit who is not the owner or lessee, or the authorized agent of the owner or lessee 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.

#### 3.3 APPLICATION FOR PERMIT

The applicant for a sign permit shall:

- (a) submit an application on a prescribed form furnished for that purpose;
- (b) submit plans describing the land on which the proposed sign is to be erected. The plans shall show the location of the proposed sign on the lot;
- (c) submit scale drawings and specifications of sufficient detail and quality as is necessary to ascertain whether or not the sign and its structure will be in compliance with this by-law and the Ontario Building Code;
- (d) submit the approval of other authorities having jurisdiction.

#### 3.4 CONFORMITY WITH THE BY-LAW AND THE APPROVED PLANS

It shall be the responsibility of the owner, or lessee, or an authorized agent to comply with this by-law and the approved plans and specifications.

#### 3.5 EXPIRATION OF PERMIT

Every permit issued by The City of Vaughan shall expire six (6) months from the date of issuance unless diligently acted upon and shall become null and void upon the removal of the sign.

#### 3.6 RENEWAL OF PERMIT

Where before the expiry date of a permit, an application is made to extend this permit for a further six (6) months, the City may renew the permit after payment of the prescribed application fee.

### 3.7 REVOCATION OF PERMIT

A permit may be revoked by the City of Vaughan under the following circumstances:

- (a) where the sign does not conform to this by-law;
- (b) where the sign does not conform to any regulation, law or requirements of any governmental authority having jurisdiction over the area where the sign is situated;
- (c) where the permit has been issued as the result of false or misleading statements, or undertakings, in the application;
- (d) where the permit has been issued in error.

### 3.8 FEES

The following fees shall be paid to the City of Vaughan at the time of application for a sign permit:

- |                              |   |
|------------------------------|---|
| (a) All Signs -              | \$8.00 for each metre squared or part thereof plus \$30.00 for the application. |
| (b) Renewal of Sign Permit - | \$30.00   |
| (c) Refunds -                | Permit fees are not refundable except where the permit was issued in error.     |

### 3.9 REMOVAL OF ILLEGAL SIGNS

- (a) When a sign is erected or displayed in contravention of the provision of this by-law, such sign may be removed immediately without notice, if located on, over, partly on, or partly over, property owned by or under the jurisdiction of the City of Vaughan.
- (b) If such sign is located on property other than property owned by or under the jurisdiction of the City of Vaughan, the City may deliver a notice by personal service or registered mail, to the Lessee or owner of the sign, or their agents, or to the person or agent having the use or major benefit of the sign, requiring that the sign be permanently removed within the time specified in the notice and thereafter not replaced with any sign in contravention of this by-law.
- (c) If the notice is not complied with, the City of Vaughan may require that the municipality, its employees, or an independent contractor enter upon the land and remove such sign at the expense of the owner of the sign.
- (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 the owner or his agent 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.
- (e) Where a sign has been removed by the municipality and stored for a period of thirty

(30) days and has not been redeemed, such sign may be forthwith destroyed or otherwise disposed of by the Municipality.

- (f) Notwithstanding any other provision in this by-law, where a portable, or moveable sign is placed on a lot, the City may remove the sign without notice at the expense of the owner of the lot or the owner of the sign.

### 3.10 PENALTY

Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine of not more than \$5,000.00, pursuant to the Provincial Offences Act, R.S.O. 1990, c.P. 33.

### 3.11 VALIDITY

In the event any part or provision of this by-law is held to be illegal or void, it shall be considered separate and servable from the remaining provisions of this by-law, which shall remain in force and be binding.

### 3.12 CONFLICT WITH OTHER BY-LAWS

Where there is a conflict or a contradiction between this by-law and any other by-law of the City of Vaughan, the provisions of this by-law shall prevail.

### 3.13 PRECEDING BY-LAWS

By-law 77-81 as amended, of the Town of Vaughan is hereby repealed.

## SECTION 4 - SIGNS PERMITTED FOR ALL USE CATEGORIES

Notwithstanding Sections 6 to 15 inclusive of this by-law, the following signs shall be permitted for all use categories in the City of Vaughan and shall be exempted from the requirements of a permit. However, such signs shall comply with the provisions specified herein.

- 4.1 (a) "No Trespassing" signs or other such signs regulating the use of a property, of no more than 0.50 sq.m in sign area.
- (b) Real Estate signs not exceeding 1.0 sq.m in sign area for residential uses and 2.0 sq.m in sign area for all other use categories, which advertise the sale, rental, or lease of the premises or lot upon which said signs are located. Such real estate signs shall be removed within fourteen (14) days after the date of the acceptance of an offer or the lease or rental of the premises. A maximum of one (1) sign shall be permitted per lot.
- (c) Directional signs not exceeding 0.5 sq.m in sign area.



- (d) Memorial signs or tablets and signs denoting the date of erection of buildings, attached to the wall of a building or structure.
- (e) Flags bearing the crest or insignia of any corporation, government agency or religious, charitable, or fraternal organization to a maximum number of three (3) such flags per lot.
- (f) Public election lists, public election signs, and candidate signs subject to the following:
  - i) No signs shall exceed a maximum sign area of 5.0 sq.m.
  - ii) Such signs shall not be erected more than six (6) weeks prior to the date of the election and shall be removed within forty-eight hours after the election.
  - iii) No election sign shall be permitted on any road allowances or municipal property under the jurisdiction of The Corporation of The City of Vaughan.
  - iv) All signs shall be setback in accordance with this by-law.
  - v) All signs in contravention of this by-law shall be removed pursuant to the authority set out in of the Municipal Act, R.S.O 1990, c.M. 45, paragraph 146 of Section 210.
- (g) Public Information signs as defined in Section 2.
- (h) Temporary Signs advertising festivals and community events operated by a church or other charitable organization, subject to the following:
  - i) Temporary signs shall have a maximum sign area of 3.7 sq.m with a maximum of three (3) signs per event, and with a maximum of one (1) sign per lot.
  - ii) Temporary signs shall be setback in accordance with this by-law. Such signs may be located within a road allowance providing written approval is received from the appropriate authority having jurisdiction.
  - iii) Such signs shall be permitted to be displayed for a maximum of fourteen (14) days prior to and shall be removed immediately after the event.
- (i) Signs not exceeding 0.5 sq.m in sign area indicating the municipal address of a building.
- (j) Internal signs as defined in Section 2.

#### **SECTION 5 - PROHIBITED SIGNS**

No person shall erect, install, post, display, maintain or keep on a premises any of the following types of signs:

- 5.1 signs which incorporate in any manner any flashing or moving illumination which varies in intensity or which varies in colour, and signs which have any visible moving parts, visible mechanical movement of any description, or other apparent movement achieved by electrical pulsations or by actions of normal wind current other than time or temperature.
- 5.2 signs which by reason of size, location, content, colouring, or manner of illumination obstruct the vision of drivers or pedestrians, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads or which are located in a daylighting triangle.
- 5.3 signs which make use of words such as "Stop", "Look", "One Way", "Danger", "Yield", or any similar words, phrases, symbols, lights, or characters in such manner as to tend to interfere with, mislead, or confuse traffic and which are not erected by a Public Authority.
- 5.4 Signs located so as to obstruct or impede any required fire escape, fire exit, walkway, passageway, door, window, skylight, flue or air intake or exhaust or so as to prevent or impede free access of firefighters to any part of the building.
- 5.5 Signs on or over public property or public rights-of-way, unless erected and approved in writing by a government agency having jurisdiction.
- 5.6 Signs painted on, attached to, or supported by a tree, stone, or other natural object, or utility pole.
- 5.7 Signs painted on the exterior walls of any building.
- 5.8 Roof Signs and signs erected in part or entirely above the surface of the roof of a building or structure.
- 5.9 String lights, other than temporary holiday decorations.
- 5.10 Pennants, spinners, banners and streamers.
- 5.11 A Ground Sign in excess of 2.40 m in height within 15 m of a traffic light.
- 5.12 Portable Signs as defined in Section 2.
- 5.13 Signs attached to a projecting or freestanding canopy except canopy signs and soffit signs.
- 5.14 Any obsolete sign which no longer advertises a business conducted, or a product sold. Such obsolete signs shall be removed within 30 days of the closing of the business.
- 5.15 Signs not related to any business premises located on the lot.
- 5.16 Signs which obstruct a required parking space or utilize such parking space for purposes of locating a sign.

## **SECTION 6 - GENERAL PROVISIONS FOR ALL SIGNS**

The following provisions shall apply in all use categories:-

### **6.1 LIMIT ON NUMBER OF SIGNS**

Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be:

One (1) ground sign per lot

One (1) only of the following sign types per exterior wall per business premises:

- a) wall sign
- b) canopy sign
- c) soffit sign
- d) window sign
- e) reverse graphics sign

except that:

- (i) One (1) additional ground sign may be erected for a lot having a street frontage greater than 125 m.
- (ii) Where a lot abuts two or more streets an additional ground sign may be erected on each street frontage provided that said street has a minimum frontage of 15.0 m.

### **6.2 COMPLIANCE WITH SITE DEVELOPMENT AGREEMENTS**

- (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-law.
- (b) A variance to a sign regulated by an approved site plan shall be considered as an amendment to the site plan and the appropriate application shall be made to the Planning Department.

### **6.3 COMPLIANCE WITH ZONING BY-LAWS**

No person shall erect or maintain a sign upon a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land.

### **6.4 MIXED USES**

Where a building or part of a building contains more than one use category as defined in Section 2 of this by-law, the signs permitted shall be in accordance with the portion of the building attributed to each use category.

## 6.5 GROUND SIGNS

The following regulations shall apply to all ground signs:-

- (a) Ground signs shall be set back a minimum of 1.0 m from all street lines.
- (b) No ground sign shall exceed 5.0 m in any dimensions of the sign face.
- (c) No more than one (1) sign shall be mounted to the supporting structure of any ground sign. Notwithstanding the foregoing, additions may be allowed to existing ground signs provided that additions are of the same design, material and shape as the existing sign.
- (d) No ground sign shall exceed a maximum height of 7.5 m from the finished grade level at the base of the supporting structure of the said sign.
- (e) Ground signs shall be setback a minimum of 1.5 m from any common lot boundary with an adjacent lot.
- (f) A ground sign including any part of its structure shall not be located closer than 1.0 m to any driveway.
- (g) No ground signs shall be erected where the distance between a structure and the street line is less than 4 m. One (1) projecting sign shall be permitted in-lieu of a ground sign where such distance is less than 4 m.

## 6.6 WALL SIGNS

The following regulations shall apply to all wall signs:-

- (a) No wall sign shall extend above the top of the roof surface.
- (b) No wall 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 wall sign shall extend beyond the extremities of the wall to which it is attached.
- (e) No wall 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, a wall 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) Wall signs shall only be located at the storey having direct access to a street, except that where a premises occupies all stories in a multi-storey building the wall sign may

be erected on the next storey immediately above the storey having direct access to the street.

#### 6.7 CANOPY SIGNS

The following regulations shall apply to all canopy signs:-

- (a) A canopy sign shall be designed as an integral part of the canopy fascia.
- (b) No canopy sign shall extend beyond the limits of the canopy fascia.
- (c) No portion of any sign shall be less than 2.44 m above the finished floor level immediately below such sign.
- (d) No canopy sign shall extend around the corners of the canopy upon which it is mounted, except that when a premises is located at the corner of a building, a canopy sign may extend round 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.
- (e) Canopy signs shall only be located on the storey having direct access to a street.

#### 6.8 SOFFIT SIGNS

The following regulations shall apply to all soffit signs:-

- (a) No portion of any soffit sign shall be less than 2.44 m above the finished grade or floor level immediately below such sign.
- (b) No soffit sign shall be located above the first storey of any building.
- (c) No soffit sign shall be closer than 0.2 m from the outer edge of the canopy upon which it is suspended.
- (d) No soffit sign shall have a vertical dimension greater than 0.4 m or have a horizontal dimension greater than 1.9 m.
- (e) No soffit sign shall exceed 0.6 sq.m in sign area.

#### 6.9 PROJECTING SIGNS

The following regulations shall apply to all projecting signs:-

- (a) No portion of a projecting sign shall be less than 2.44 m above the finished grade or floor level immediately below such sign.
- (b) No projecting sign shall exceed 1.0 sq.m in area per sign face.
- (c) No projecting sign shall be illuminated internally.

#### 6.10 WINDOW SIGNS

The following regulations shall apply to all window signs:-

The maximum sign area of any window sign shall not exceed 20% of the area of the window in which the sign is located or 0.50 sq.m in sign area whichever is less.

6.11 READOGRAPH SIGNS

The following regulations shall apply to all readograph signs:-

Readograph signs shall be designed as an integral part of a ground sign or wall sign.

6.12 REVERSED GRAPHICS SIGN

The following regulations shall apply to all reversed graphic signs:-

Where reversed graphics are used on a wall sign or canopy sign, the sign area shall be the smallest triangle, rectangle, square, circle, semicircle or other common geometric form which can wholly enclose the advertising copy of the sign. Notwithstanding the foregoing, the maximum permitted sign area for a reversed graphic wall or canopy sign shall not be more than 50% in excess of that which would be permitted for any ordinary wall or canopy sign.

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

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

7.1 SINGLE FAMILY, SEMI-DETACHED, STREET TOWNHOUSE DWELLINGS

- (a) A sign containing the name, address and profession of a resident or occupant, not more than 0.2 sq.m in sign area and shall not include any commercial advertising.

7.2 MULTIPLE FAMILY BUILDINGS, BLOCK TOWNHOUSES  
APARTMENT BUILDINGS

- (a) Only one (1) ground sign per lot, identifying a multiple family building or other permitted use, shall be permitted. Said sign shall not exceed a sign height of 2.0 m nor a sign area of 2.4 sq.m.
- (b) In addition to the above, one (1) wall sign located at the ground floor level of a permitted use may also be permitted provided such sign does not exceed a sign area of 2.4 sq.m. Such sign shall not contain commercial advertising and shall identify only the building.

- 7.3 Those signs permitted in Section 4 - Signs Permitted For All Use Categories, are also permitted.

## **SECTION 8 - SIGNS PERMITTED FOR COMMERCIAL AND INDUSTRIAL BUILDINGS**

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 any sign on a lot or building used for commercial or industrial purposes except in accordance with the following:

### **8.1 GROUND SIGNS**

Except as otherwise permitted in Section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq.m in area on a single sign face, or 20.0 sq.m of sign area for all faces combined.

### **8.2 WALL SIGNS**

- (a) The area of a wall sign shall not exceed 0.75 sq.m per linear horizontal metre of the exterior wall of a building upon which such sign 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 area of a wall sign per business premises shall not exceed 20.0 sq.m or be limited to less than 2.0 sq.m.
- (b) On a multiple occupancy building, a directory sign will be permitted at first floor level, listing names of businesses not having direct access to a public way. The area of such sign shall not exceed 1.0 sq.m.

### **8.3 CANOPY SIGNS**

- (a) A canopy sign shall not exceed 0.75 sq.m per linear horizontal metre of canopy upon which such sign is located. In multiple occupancy buildings 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 area of a canopy sign per business premises shall not exceed 20.0 sq.m or be limited to less than 2.0 sq.m.
- (b) A canopy sign erected as an integral part of a free standing canopy shall not exceed 2.0 sq.m.

### **8.4 SOFFIT SIGNS**

All soffit signs shall comply with the provisions in Section 6.8.

### **8.5 PROJECTING SIGNS**

All projecting signs shall comply with the provisions in Section 6.9.

### **8.6 WINDOW SIGNS**

All window signs shall comply with the provisions in Section 6.10.

## 8.7 SHOPPING CENTRE SIGNS

In addition to the other provisions of this by-law, the following provisions further apply to shopping centres:-

### Ground Signs

- (a) No individual business or other enterprise within a shopping centre may erect or maintain a ground sign.
- (b) Notwithstanding Section 8.1 respecting the maximum area of ground signs, where a shopping centre is located on a lot having an area in excess of 1.0 hectares, the maximum area of ground signs may be increased to 20 sq.m in area per single sign face or 40 sq.m for all faces combined, provided this increased area shall only apply to a sign that is designed professionally to conform with the architectural and design details of the development.

### Wall Signs

An additional wall sign complying with Sections 6.6 and 8.2 may be permitted in lieu of a ground sign for shopping centre identification purposes only.

### Soffit Signs

- (a) In the case of a shopping centre with an attached canopy, one additional accessory soffit sign may be erected per business premises beneath the canopy and at right angles to each store entrance, provided all such signs are of uniform size.
- (b) The maximum sign area for each such sign shall not exceed 0.6 sq.m. All other signs identifying each individual business premises shall be erected in accordance with the provisions of this by-law.

## 8.8 SERVICE STATION AND GAS BAR SIGNS

Notwithstanding any other provisions of this by-law the following signs may also be permitted in association with service stations and gas bars:-

- (a) "Gas Price" signs not exceeding 0.5 sq.m in sign area may be permitted on the fascia of a freestanding canopy associated with pump islands provided that such sign is an integral part of the canopy design and does not extend beyond the fascia limits, and further provided that not more than two (2) such signs shall be permitted per canopy.
- (b) Signs customarily displayed on gasoline pumps which are an integral part of the pump or pump island design.
- (c) Directory signs not exceeding 0.5 sq.m in area may be erected as an integral part of



a canopy fascia provided that no directory sign shall advertise, indicate or direct attention towards any activity not carried on at the pump island with which the canopy is associated.

- (d) Notwithstanding the foregoing, such directory signs shall be limited to two (2) signs per function per canopy.

#### 8.9 OFFICE BUILDINGS

Notwithstanding Section 6.6 (e) respecting the location of wall signs and Section 6.1 respecting the number of wall signs, office buildings exceeding three (3) storeys in height may be permitted additional wall signs in accordance with the following:

- (a) One wall sign per building elevation up to a maximum of four (4) per building.
- (b) Such signs shall identify the name of the building or identify the major occupant and shall carry no commercial advertising.
- (c) Such signs shall have a maximum sign area of 4.0 sq.m. each.

- 8.10 Those signs permitted in Section 4 - Signs Permitted For All Use Categories, are also permitted.

### SECTION 9 - SIGNS PERMITTED FOR INSTITUTIONAL BUILDINGS

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 any sign on a lot or building used for institutional purposes except in accordance with the following:

#### 9.1 GROUND SIGNS

- (a) No ground sign shall be larger than 2.0 sq.m in area on a single sign face or 4.0 sq.m of area for all faces combined.
- (b) Notwithstanding Section 6.5(d) no ground sign shall exceed 4.0 sq.m in height above the average finished grade level at the base of such sign.

#### 9.2 WALL SIGNS

Wall signs shall not exceed 0.5 sq.m per linear horizontal metre of the building wall and/or canopy upon which such sign is located. Notwithstanding the foregoing, the total area of a wall sign per premises shall not exceed 10.0 sq.m or to be limited to less than 2.0 sq.m.

- 9.3 Those signs permitted in Section 4 - Signs Permitted For All Use Categories are also permitted.

## **SECTION 10 - AGRICULTURAL AND RECREATIONAL BUILDINGS**

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 any sign on a lot or building used for agricultural or recreational purposes except in accordance with the following:

### **10.1 Ground Signs**

A maximum of two ground signs shall be permitted, each having a maximum sign area of 5.0 sq.m. and a total sign area of 10.0 sq.m. Such signs shall advertise the name of the occupant of the agricultural or recreational use and shall not include any commercial advertising.

10.2 Those signs permitted in Section 4 - Signs Permitted For All Use Categories are also permitted.

## **SECTION 11 - SPECIAL SIGN DISTRICTS**

Subject to the provisions of Section 6, General Provisions For All Signs, (and notwithstanding the Requirements of Section 8 the following provisions shall apply to all signs located in a Special Sign District.

For the purposes of this by-law, the following areas as shown in Schedule "A", "B" and "C", attached hereto, are hereby defined as Special Sign Districts within the City of Vaughan.

Schedule "A" - Thornhill

Schedule "B" - Kleinburg

Schedule "C" - Woodbridge

11.1 (a) All applications for signs in Special Sign Districts shall be forwarded to the Manager of Heritage Resources for comment prior to the issuance of a Sign Permit.

(b) Notwithstanding any other provision of this by-law, readograph signs shall not be permitted in a Special Sign District.

(c) No sign erected in a Special Sign District, shall obstruct or interfere with any architectural detailing on a building.

11.2 (a) Ground signs for single use buildings shall not exceed 1.5 sq.m in area per single sign face or 3.0 sq.m for all faces combined.

(b) Such ground signs, notwithstanding Section 6.5(d), shall not exceed 3.0 m in height.

11.3 (a) Ground signs for multi-use buildings shall not exceed 2.0 sq.m in area per single sign face or 4.0 sq.m for all faces combined.

(b) Such ground signs, notwithstanding Section 6.5(d) shall not exceed 3.0 m in height.

- 11.4 The area of wall signs shall not exceed 0.25 sq.m of sign area per linear horizontal metre of exterior wall upon which such sign is located. No sign shall exceed 1.25 sq.m in sign area.
- 11.5 The area of canopy signs shall not exceed 0.25 sq.m of sign area per linear horizontal metre of canopy fascia upon which such sign is located. No sign shall exceed 1.0 sq.m in sign area.
- 11.6 Notwithstanding Section 6.9(b), no projecting sign shall exceed 0.75 sq.m in area per sign face.
- 11.7 Those signs permitted in Section 4 - Signs Permitted For All Use Categories, are also permitted.

## **SECTION 12 - DEVELOPMENT SIGNS**

Subject to the requirements in Section 6 - General Provisions For All Signs, no person shall erect, display or maintain any Subdivision Development Sign except in accordance with the following:

### **12.1 Subdivision Development Signs**

#### **(1) On-site Signs**

- (a) Such signs must be located within the subdivision.
- (b) Such signs may advertise only the subdivision in which the sign is located and not the sale of lots elsewhere or the realtors, developers, or landowners business in general.
- (c) A maximum of two (2) signs shall be permitted per builder and the total combined sign area shall not 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.

#### **(2) Off-site Signs**

In addition to those signs permitted in Subsection 12.1(1), and notwithstanding Section 5 the following signs shall also be permitted outside of the subdivision

- (a) Two (2) ground signs having a maximum sign area of 10.0 sq.m each with a total combined sign area of 20.0 sq.m. Such signs shall be located in an Agricultural or Open Space Zone, not more than two (2) kilometres from the project for which the signs are erected, and at least 100 m from a Residential Zone.
- (b) Illumination of such signs shall only be from an external source.
- (c) No permit shall be issued for any such signs without the written consent of the registered owner of the land on which the sign is to be located.

12.2 Subdivision Development Signs on Sales Trailers  
and Sales Pavilions

- (a) One (1) wall sign advertising the sale of lots or dwellings may be erected on a wall of a sales trailer or sales pavilion provided that it covers no more than 50% of one (1) wall of the sales trailer or sales pavilion.
- (b) No part of the WALL SIGN shall extend above the surface of the roof or beyond the extremities of the wall to which it is attached.

**SECTION 13 - CONSTRUCTION SIGNS**

- (a) A sign having an area of not more than 5.0 sq.m incidental to building construction shall be permitted on the property where such construction is to take place. Such signs shall not be erected prior to the commencement of said construction and shall be removed as soon as said construction is completed or is discontinued for a period exceeding sixty (60) days.
- (b) Such signs may identify the developer(s) architect(s), engineer(s), consultant(s) and/or contractor(s) pertaining only to the construction of buildings on the property on which the sign is located.
- (c) Illumination of such signs shall only be from an external source.

**SECTION 14 - NON-CONFORMING SIGNS**

Any sign lawfully erected, or displayed before the day this by-law shall come into force, may remain and be maintained notwithstanding that it does not conform with the by-law, provided that no such sign shall be substantially altered, unless the same shall either conform or be made to conform in all respects with this by-law.

**SECTION 15 - MAINTENANCE**

The owner, lessee or agent of the lands or premises upon which any sign or advertising device is located, 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.

**SECTION 16 - MATERIALS AND STRUCTURAL REQUIREMENTS****16.1 Material**

- (a) All materials incorporated into a sign shall comply with the relevant requirements of the Ontario Building Code.
- (b) Every sign shall comply with all governing requirements of the Ontario Hydro Electric Commission or the Vaughan Hydro Electric Commission, whichever has the jurisdiction.

**16.2 Structural**

- (a) Signs and their structural members shall be designed to have structural capacity to resist safely and effectively all effects of loads and influence from environment that may be expected and shall in any case satisfy the requirements of the Ontario Building Code.

Schedules "A", "B" and "C" shall form part of this By-law.

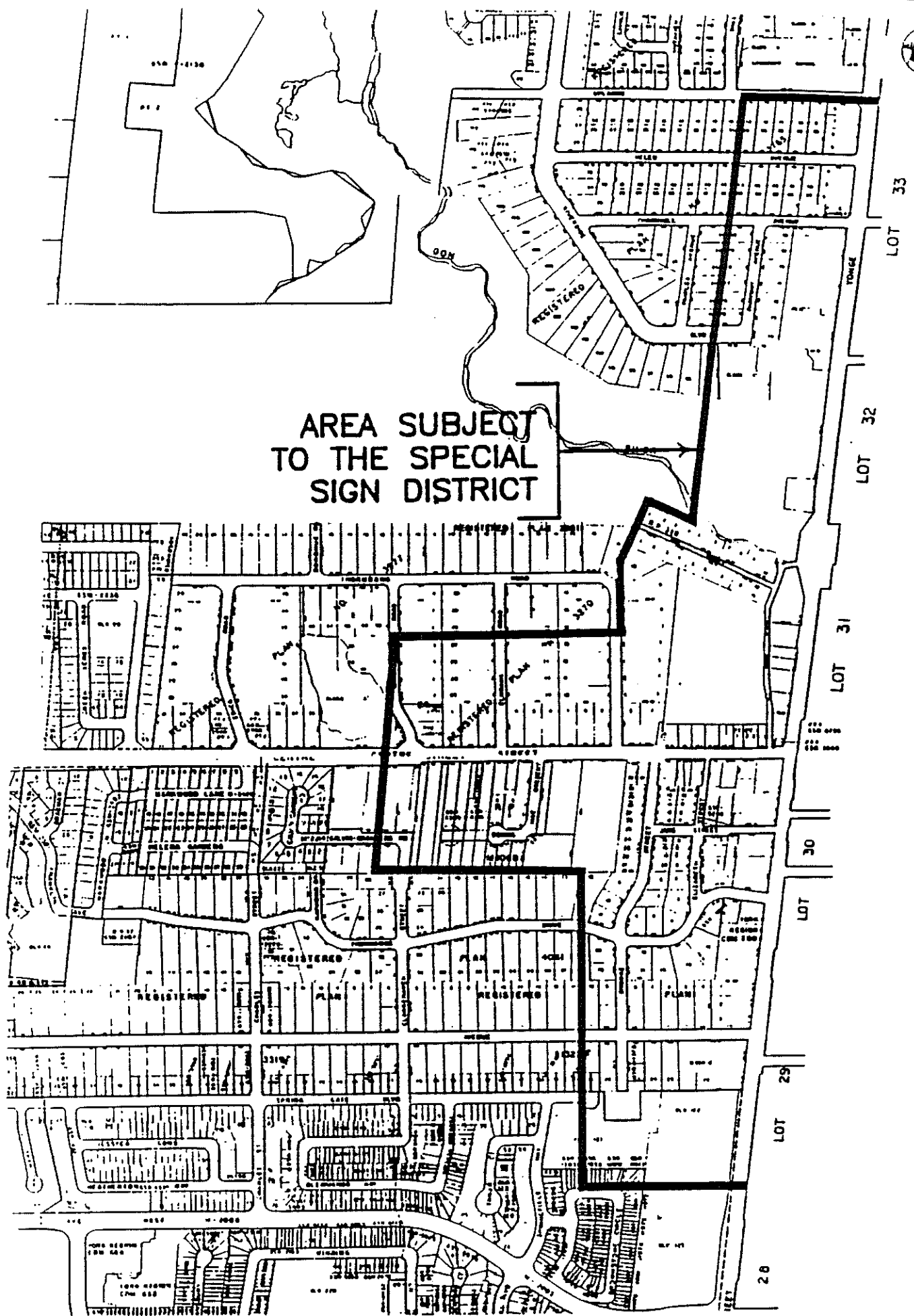
READ a FIRST, SECOND and THIRD time and finally passed this 22nd day of June 1992.



L. D. Jackson, Mayor



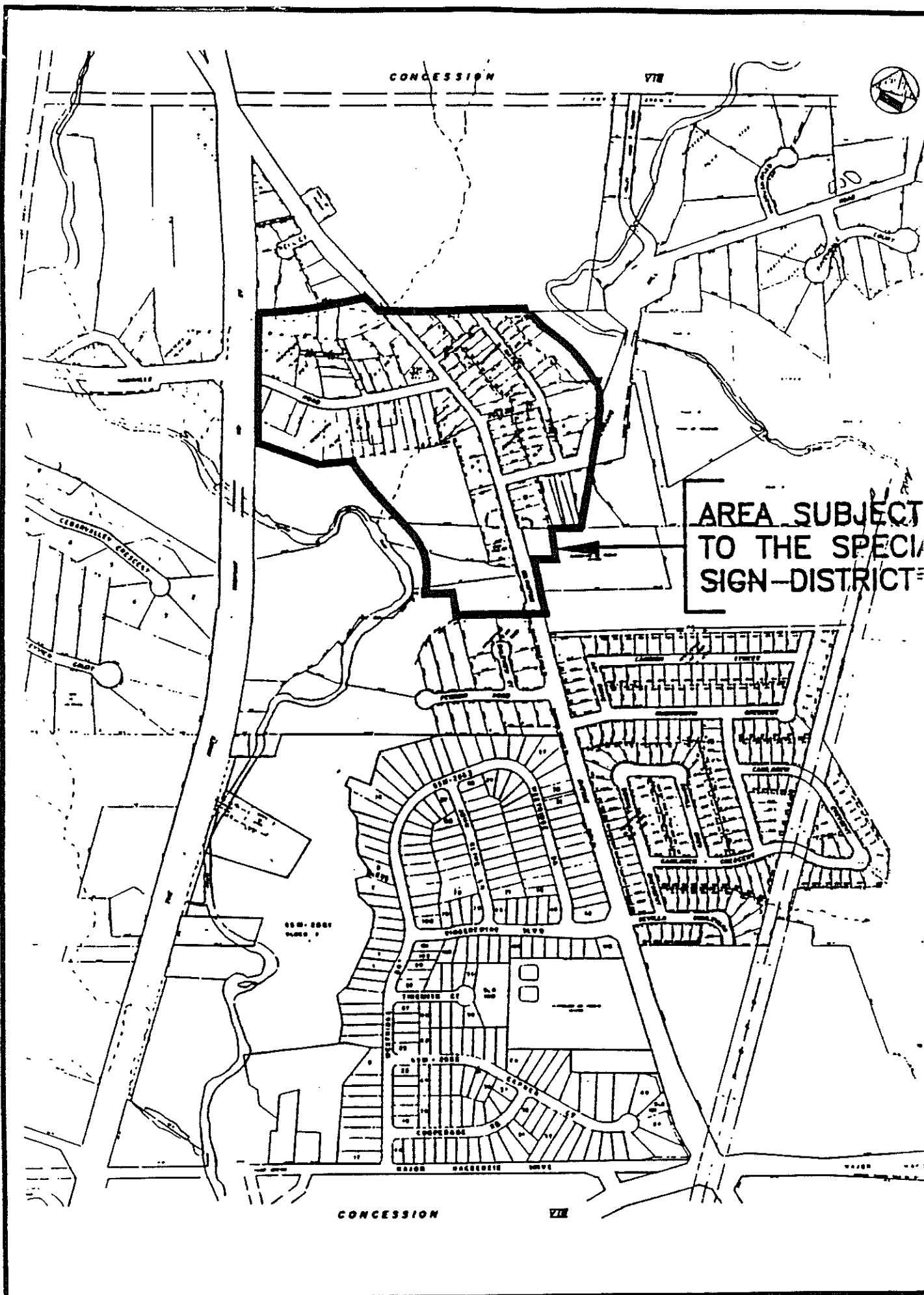
J. D. Leach, City Clerk



THIS IS SCHEDULE 'A'  
TO BY-LAW 203 - 92  
PASSED THE 22<sup>nd</sup> DAY OF JUNE, 1992

SIGNING OFFICERS

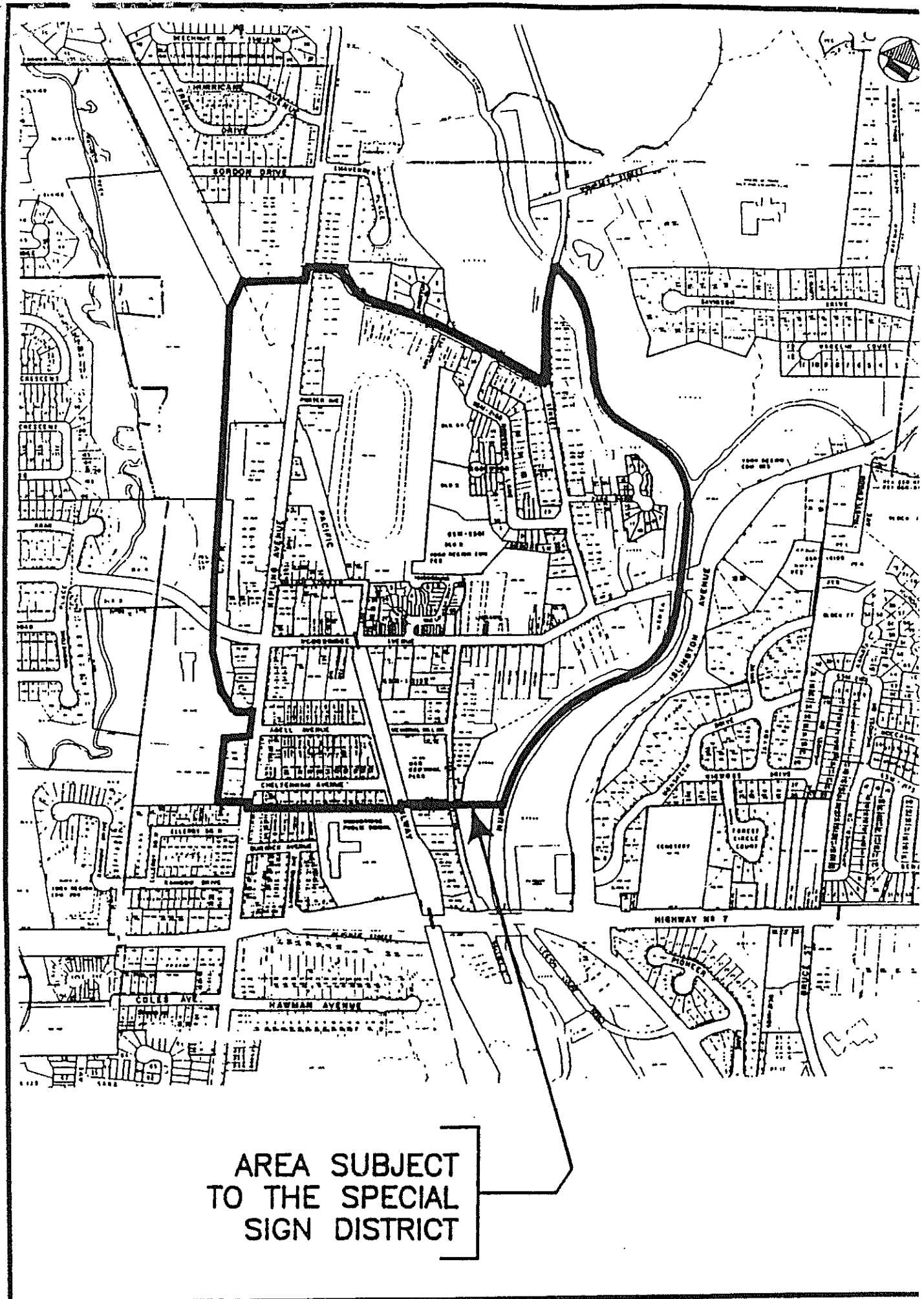
J. Jackson MAYOR  
Lead CLERK



THIS IS SCHEDULE 'B'  
TO BY-LAW 203 - 92  
PASSED THE 22<sup>nd</sup> DAY OF JUNE, 1992

SIGNING OFFICERS

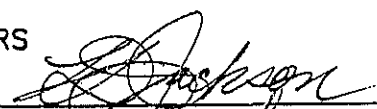
*D. Jackson* MAYOR  
*Lead* CLERK

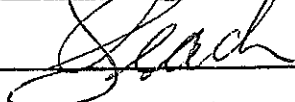


AREA SUBJECT  
TO THE SPECIAL  
SIGN DISTRICT

THIS IS SCHEDULE 'C'  
TO BY-LAW 203-92  
PASSED THE 22<sup>ND</sup> DAY OF JUNE, 1992

SIGNING OFFICERS

  
MAYOR

  
CLERK