

DISTRICT OF SEHELDT

Sign Amendment Bylaw No. 456-2, 2014

A bylaw to amend District of Sechelt Sign Bylaw No. 456, 2006

WHEREAS the Council of the District of Sechelt has adopted District of Sechelt Sign Bylaw No. 456, 2006;

AND WHEREAS Council deems it appropriate to amend, delete and add to certain provisions contained in District of Sechelt Sign Bylaw No. 456, 2006;

NOW THEREFORE the Council of the District of Sechelt in open meeting assembled hereby enacts as follows:

Title

- A. This bylaw may be cited for all purposes as the “District of Sechelt Sign Amendment Bylaw No. 456-2, 2014”.

Amendments

- B. Section **1. DEFINITIONS**: Add the following three definitions (alphabetically inserted):

“*Development Identification Sign*” shall mean a permanent identification feature identifying by name the development of a group of 4 or more lots created by subdivision or a multi-family residential development that is displayed directly on the ground or on a designed base.

“*Off-Site Real Estate Development Marketing Sign*” means a sign, belonging to and managed by the *District*, advertising the development proposed, or in progress, and located at strategic locations on District road right of ways, and intended to direct traffic to the development.

“*On-Site Real Estate Development Marketing Sign*” means a temporary sign, including its supporting structure and foundations, advertising a subdivision or development on the property where the sign is located, and which may contain the name, nature and particulars of the development project, the names and contact information of the developer, sales agent, and logo identifying the development.

- C. Section **1. DEFINITIONS**: Delete the definition:

“*Construction Contracting Sign*” means a *temporary sign* displaying the name of a contractor, engineer, architect or other occupations engaged in construction or land alterations on the same parcel.”

And replace with:

“*Construction Contracting Sign*” means a temporary sign identifying general contractors, individual contractors or sub-contractors who are performing work on the property including but not limited to construction, renovation, landscaping, maintenance, painting or demolition occurring on a parcel. “

D. Section **1. DEFINITIONS**: Delete the definition:

““*Real Estate Sign*” means a *temporary sign* identifying real estate that is "for sale", "for lease", "for rent", or "sold".”

And replace with:

““*Real Estate Sign*” means a temporary sign advertising a property to be ‘for sale’, ‘for lease’, ‘for rent’, or ‘sold’. “

E. Section **2. REGULATION OF SIGNS**: Delete the following clause:

“e) Any *sign* that is in existence at the time of adoption of this bylaw is deemed to be legal non-conforming (grandfathered) subject to the provisions of Section 911 of the *Local Government Act*.”

And renumber clause “f)” to the read “e)”.

F. Section **7. SIGNS NOT REQUIRING PERMITS**: Add the following section:

k) One *Construction Contracting Sign* per parcel with the following conditions:

- (i) A *Construction Contracting Sign* shall be located on the property that is being developed;
- (ii) A *Construction Contracting Sign* can be erected after a building permit is issued, subdivision preliminary layout approval has been issued, or on work commenced, and is removed not more than 14 days after issuance of an occupancy permit for the building or final approval of the subdivision or at substantial completion of the work performed;
- (iii) For worksites with one (1) contractor, the *Construction Contracting Sign* shall not exceed a *sign area* of 1.0 sq.m., nor exceeding 2.0 m in height.
- (iv) For worksites with more than one (1) contractor, one (1) shared *Construction Contracting Sign* is permitted and the area of the *Construction Contracting Sign* shall not exceed:
 - i. 2.3 m² in area and 2.5 m in height, in all agricultural, rural residential and residential zones; and
 - ii. 3.4 m² in area and 3.7 m in height, in all other zones;
- (v) There is no more than one sign per frontage or flanking street; and

- (vi) The display of such signs shall be limited to a period not to exceed the duration of the construction, sales, and/or demolition project.

G. Section **7. SIGNS NOT REQUIRING PERMITS**: Delete the following section:

- l) Up to one *real estate sign* with a *sign area* of not more than 0.75 square metres (8.1 square feet) on a parcel or premises provided that the sign is removed not more than 14 days after the new owner, lessee or renter obtains possession of the premises or parcel.

And replace with:

- l) Up to two *real estate signs*, each with a *sign area* of not more than 0.75 square metres (8.1 square feet), on a parcel or premises provided that:
 - a. the sign(s) is (are) removed not more than 14 days after the new owner, lessee or renter obtains possession of the premises or parcel; and
 - b. if more than one sign on a parcel each sign must identify a different real estate agent.

H. Section **7. SIGNS NOT REQUIRING PERMITS**: Delete the following clause:

- “m) Up to two *real estate signs* advertising a multiple-family development site or advertising the sale of lots within a plan of subdivision, each with a *sign area* of not more than 3 square metres (32.3 square feet).”

And renumber clause “n)” to the read “m)”

And renumber clause “o)” to the read “n)”

And renumber clause “p)” to the read “o)”

I. Section **9. PERMITTED SIGNS**: Delete the heading “**PERMITTED SIGNS**” and replace with “**SIGNS REQUIRING PERMITS**” section:

J. Section **9. SIGNS REQUIRING PERMITS**: Delete the following section:

- c) *Freestanding signs* with a maximum height of 4 metres (13.1 ft.), within part of the Downtown/Village Plan designated as Development Permit Area No. 1, and with a maximum height of 6 metres (19.7 ft.), within part of the Downtown/Village Plan designated as Development Permit Area No. 2 are permitted provided that there is not more than one such *sign* located adjacent to each *highway* frontage to a *site*, and a maximum *sign area* of 4 square metres (43.1 square feet).

And replace with:

- c) *Freestanding signs* within the Downtown Centre neighbourhood, as defined by the *District Official Community Plan*, to a maximum height of 4 metres, are permitted provided that there is not more than one such *sign* located adjacent to each *highway* frontage of a *site*, and the *sign area* does not exceed 4 square metres.

K. Section **9. SIGNS REQUIRING PERMITS:** Add the following section:

(f) *On-Site Real Estate Development Marketing Signs* are permitted provided that:

- (i) Such signs are located on the same property as the development;
- (ii) The display of *On-Site Real Estate Development Marketing Signs* does not commence before the associated rezoning bylaw has obtained third reading, the Development Permit application is submitted, or the subdivision has received preliminary layout review;
- (iii) The display of the signs is limited to a period of three years after a Development Permit is issued or three years after a Subdivision is approved. During that period:
 - a. should the project not continue to actively proceed for a period of one year or more, the signs shall be removed.
 - b. the signs shall be removed within one (1) month of the final occupancy permit being issued for any type of development (examples: for the last single family dwelling in a subdivision development; for the last multifamily dwelling unit in a multifamily building or a mixed use development; for the last commercial or industrial unit or building).
- (iv) No sign face has dimensions in excess of 1.3 m wide X 2.5 m high;
- (v) No sign supporting frame or structure has dimensions in excess of 1.6 m wide X 3.4 m high;
- (vi) The overall height of a sign does not exceed 3.4 m from grade to top including the frame;
- (vii) The sign location is on the property and no less than 4.5m set back from the intersection point of the boundaries of the intersecting highway or road;
- (viii) The sign does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity;
- (ix) The back of the sign facing any residential zone is finished and painted in a neutral colour.

L. Section **9. SIGNS REQUIRING PERMITS:** Add the following section:

(g) *Off-Site Real Estate Development Marketing Signs* are permitted provided that:

- (i) The location of off-site development marketing signs will be determined by the *District* in collaboration with the developer;

- (ii) No more than two (2) Off Site Real Estate Marketing Signs are installed;
- (iii) The *Off Site Real Estate Development Marketing Sign* is permitted on a road boulevard of a road right of way with the following conditions:
 - a. Signs located along a highway or road may require a Highway Use Permit as set out in any *District* Bylaw pertaining to the use of highways, the BC Highways Transportation Act or any other applicable act or bylaw;
 - b. No sign face has dimensions in excess of 1.3 m wide X 2.5 m high;
 - c. No sign supporting frame or structure has dimensions in excess of 1.6 m wide X 3.4 m high;
 - d. The overall height of a sign does not exceed 3.4 m from grade to top including the frame;
 - e. The back of the sign facing any residential zone is finished and painted in a neutral colour;
 - f. The sign is freestanding only;
 - g. The sign location is no less than 4.5m set back from the intersection point of the boundaries of the intersecting highway or road;
 - h. The sign does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity;
 - i. Not more than one (1) sign is located on a road intersection corner;
 - j. All of the developers participating in an *Off-Site Real Estate Development Marketing Sign* shall cost share the construction, installation and maintenance of the sign, at no cost to the *District*;
 - k. The display of an *Off-Site Real Estate Development Marketing Sign* is limited to a period of three years after a Development Permit is issued or three years after the subdivision is approved by the District. During that period:
 - i. should the project not continue to actively proceed for a period of one year or more, the signs shall be removed.
 - ii. the signs shall be removed within one (1) month of the final occupancy permit being issued for any type of development (examples: for the last single family dwelling in a subdivision development; for the last multifamily dwelling unit in a multifamily building or a mixed use development; for the last commercial or industrial unit or building)

M. Section **9. SIGNS REQUIRING PERMITS:** Add the following section:

- (h) *Development Identification Signs* intended to display the permanent name of the development, are allowed at subdivision entrances or driveway entrances to multifamily residential, mixed use, commercial or industrial developments provided that:
 - (i) The *sign area* does not exceed 4.0 m²;
 - (ii) The sign width does not exceed 3 m in overall width;
 - (iii) The sign height does not exceed 2 m above grade;
 - (iv) The *Development Identification Sign* is located on a property and is set back a minimum of 1.0 m from any property line;
 - (v) The *Development Identification Sign* is located in a landscaped area at least twice as large as the permitted *sign area*.

N. Section **10.:** Delete the following section:

- 10. In addition to the two sign types permitted under Section 9 located on a premises, Directory signs subject to a maximum *sign area* of 0.3 square metres (3.2 square feet) for each business identified, to a maximum overall *sign area* of 3 square metres (32.3 square feet) and a maximum height of 5 metres (16.5 ft.) with a valid sign permit issued under this bylaw.

And replace with:

“DIRECTORY SIGNAGE ON COMMERCIAL AND INDUSTRIAL PREMISES

- 10. In addition to the two signs permitted under Section 9 per *premises*, one *Directory Sign* with a maximum *sign area* of 0.3 square metres for each business identified, to a maximum overall *sign area* of 3 square metres and a maximum height of 5 metres, is allowed on a property zoned for commercial or industrial uses, subject to the issuance of a *sign permit*.”

O. Section **12. DESIGN REQUIREMENTS:** Add the following section:

- (n) *Development Identification Signs* shall be mounted on a stone or exposed aggregate foundation or on 100mm x 100mm timber posts such that the lower part of the sign is no more than 1 meter above grade. If the back of the sign faces a residential zone then the back of the sign facing that zone must be painted in a neutral colour.

P. Section **14. LOCATION OF SIGNS:** Add the following section:

- (i) No sign shall be located upon or over any public right-of-way, street, sidewalk or public property, except as permitted by this bylaw.

Q. Section 15. **ENFORCEMENT, OFFENCES AND PENALTIES:** Delete the following section:

15. The Planning Director, Building Inspector or Bylaw Enforcement Officer may enter any property at all reasonable times to inspect the installation of any sign thereon to ascertain whether the provisions of this bylaw are being observed.

And replace with:

15. The Director of Development Services, Building Inspector or Bylaw Enforcement Officer may enter any property at all reasonable times to inspect the installation of any sign thereon to ascertain whether the provisions of this bylaw are being observed.

- R. Section **19. ENFORCEMENT, OFFENCES AND PENALTIES**: Delete the following section:

“19. The Planning Director, Building Inspector or Bylaw Enforcement Officer may order any person:

- a) to discontinue or refrain from proceeding with any work that is in contravention of this bylaw;
- b) to carry out any work or do anything to bring a sign or *sign area* into conformity with this bylaw; or
- c) to repair, alter or remove any sign or *sign area* that is in contravention of this bylaw.”

And replace with:

“19. The Director of Development Services, Building Inspector or Bylaw Enforcement Officer may order any person:

- a) to discontinue or refrain from proceeding with any work that is in contravention of this bylaw;
- b) to carry out any work or do anything to bring a sign or sign area into conformity with this bylaw; or
- c) to repair, alter or remove any sign or *sign area* that is in contravention of this bylaw.”

- S. Section **20. ENFORCEMENT, OFFENCES AND PENALTIES**: Delete the following section:

“20. The Planning Director, Building Inspector or Bylaw Enforcement Officer may revoke a sign permit:

- a) where there is a violation of any condition under which the sign permit was issued; or
- b) where there is a violation of any provision of this bylaw or any other applicable law or enactment, development permit or development variance permit issued by the District; or
- c) if it is determined that the sign permit was issued by reason of incorrect, false, or

misleading information furnished by the applicant, sign manufacturer or sign installation contractor; or

- d) if, in the case of a sign over any highway or public property where the sign interferes with or may interfere with the placement or use of equipment installed by the District or a utility company; or the use of the highway by vehicles or pedestrians or public property.”

And replace with:

“20. The Director of Development Services, Building Inspector or Bylaw Enforcement Officer may revoke a sign permit:

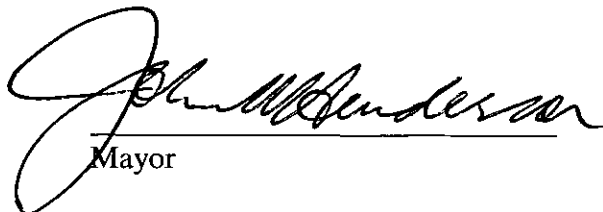
- a) where there is a violation of any condition under which the sign permit was issued; or
- b) where there is a violation of any provision of this bylaw or any other applicable law or enactment, development permit or development variance permit issued by the District; or
- c) if it is determined that the sign permit was issued by reason of incorrect, false, or misleading information furnished by the applicant, sign manufacturer or sign installation contractor; or
- d) if, in the case of a sign over any highway or public property where the sign interferes with or may interfere with the placement or use of equipment installed by the District or a utility company; or the use of the highway by vehicles or pedestrians or public property.”

READ A FIRST TIME THIS 4th DAY OF June, 2014

READ A SECOND TIME THIS 4th DAY OF June, 2014

READ A THIRD TIME THIS 4th DAY OF June, 2014

ADOPTED THIS 18th DAY OF June, 2014



Mayor



Corporate Officer