

## **VILLAGE OF GOLD RIVER**

### **SIGN BYLAW NO. 574, 1997**

A bylaw to regulate the number, size, type, form, appearance and location of any signs within the Municipality and for the purpose of establishing different provisions for different zones.

**WHEREAS** the Village of Gold River has adopted a Zoning Bylaw;

**AND WHEREAS** the Council of the Village of Gold River shall, under Section 908 of the *Municipal Act* by bylaw establish sign regulations;

**NOW THEREFORE** the Council of the Village of Gold River in open meeting assembled, enacts as follows:

- 1.0** This Bylaw may be cited as the "Village of Gold River Sign Bylaw No. 574, 1997".

#### **2.0 DEFINITIONS**

**"Awning"** means a covering providing shelter supported directly from the exterior wall of a building and composed of non-rigid materials except for the supporting framework;

**"Awning Sign"** means an identification sign painted or affixed flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning;

**"Banner"** means a sign comprised of fabric, plastic or simulated cloth material;

**"Billboard Sign"** means a sign which directs attention to a business, commodity, service or entertainment which is sold or offered elsewhere than on the site at which the billboard is located. Third party signs.

**"Building"** means any structure used or intended to be used for supporting or sheltering any use or occupancy.

**"Building Face"** means the exterior wall of a building between ground level and the building eaves, including fascia, upon which a sign may be placed.

**"Canopy"** means a roofed structure, which may or may not be attached to, and supported by, the building;

**“Canopy Sign”** means a sign which is painted on, attached to or constructed in, under or on the face of a canopy;

**“Clearance”** means the vertical distance between the lowest point of a sign and the grade immediately below the sign;

**“Contractor Sign”** means a sign indicating the nature of construction or demolition proposed or in progress on particular premises and may include contractor or sub-contractor identification for a specific project;

**“Fascia or Wall Sign”** means a flat sign, affixed on and parallel to a facade and not extending beyond the horizontal width of the building nor above the roof line of the building;

**“Freestanding Sign”** means a sign, independently supported and visibly separated from a building or other structure and permanently fixed to the ground and includes ground signs;

**“Frontage”** means the length of the property line parallel to and along each legally accessible public street, excluding a lane that it borders;

**“Grade”** means the average natural ground surface elevation at the sign location;

**“Ground Sign”** means a freestanding sign that does not exceed 1.83 m (6 ft) in height, with a base constructed of a material in keeping with the aesthetics of the community;

**“Non-conforming”** is a term applied to a building structure or use which is not permissible in the zone in which it is located but was lawfully in existence prior to the passage of the Zoning Bylaw.

**“Owner”** means any person, corporation or agent controlling the premises on which a sign is located;

**“Parapet wall”** means an extension of a vertical wall above the roof line and includes the fascia area of a flat roof building.

**“Parcel”** means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

**“Placard”** means a sign made of metal, plastic, plywood or other rigid material, used to advertise some component of a business and is freestanding or attached to a pole or post and includes a sandwich board sign;

**“Premises”** means an area of land including appurtenances, with or without buildings, that because of the land unity of use may be regarded as the smallest conveyable unit;

**“Projecting Sign”** means a sign which projects more than 0.3 m (1 ft.) from the face or wall of a building, but does not include a canopy sign, awning sign or fascia sign;

**“Real Estate Sign”** means a sign which indicates that a building or property on which the sign is located is for sale, rent or lease;

**“Roof line”** means the horizontal line made by the intersection of the wall of the building with the roof on the building. In the case of a building with a pitched roof, the roof line will be at the eaves level;

**“Roof Sign”** means a sign erected upon the roof or above the eaves or the parapet of a building, the entire face of which is situated above the roof line of the building to which it is attached. Roof signs shall exclude fascia signs which are affixed to elevator or ventilating machines on the roof of a building;

**“Sign”** means an exterior painting, illustration or description used to identify an institutional, industrial, commercial, residential, professional or recreational use or product;

**“Sign advertising”** means a sign which identifies or directs attention to business, profession, commodity or place of entertainment upon the site at which the sign is located. Advertising signs may also refer to the goods or services produced, offered for sale or obtainable at the site;

**“Sign area”** means the entire area of a sign on which copy could be placed and includes any frame or embellishment which forms an integral part of the display but does not include landscaping or support structure;

1) for double-faced or multi-faced signs, the average of the area of all sign faces will be counted in sign area calculations;

2) where a sign has no easily measurable faces, the sign shall be the area enclosed within the outer perimeter of a sign measured at its orthographic projection;

3) where a sign has no frame, border or background, the area of a sign shall be calculated on the basis of the smallest squares or rectangles that will enclose the individual letters, figures or symbols of the sign;

**“Sign Height”** means the vertical distance measured from the highest point of the sign to the grade elevation directly below the sign;

**“Site”** means an area of land occupied or capable of being occupied by buildings or structures and consisting of one registered lot;

**“Subdivision Sign”** means a sign which identifies the subdivision of lots or which advertises lots for sale within the subdivision;

**“Temporary Sign”** means a sign which is not permanently installed or affixed to any sign structure or building. Temporary signs must be removed in accordance with Sections 8 through 11.

**“Window Sign”** means any sign either painted on or attached to or installed inside a window for the purposes of viewing from outside the premises;

### **3.0 GENERAL PROVISIONS**

- 3.1 No sign shall be displayed unless it conforms in all respects to the requirements and provisions of the *“Highway Act”*, Chapter 167, R.S.B.C. 1979, as amended.
- 3.2 All signs, including a non-conforming sign, shall be maintained so that at no time is there any danger from structural members, fixtures, lighting or appurtenances. All sign area, background, copy, lighting and embellishments shall be maintained in readable, clean and/or painted condition. Regular maintenance does not require a permit.
- 3.3 No sign, including a non-conforming sign, or its lighting shall interfere with or obstruct traffic control devices, or interfere with or obstruct visibility on a street. Where it is determined that a sign or the lighting for a sign interferes with or obstructs traffic control devices, or interferes with or obstructs visibility on a street, the sign shall be removed.
- 3.4 No sign, including a non-conforming sign, or its lighting shall interfere with or obstruct windows, door openings, passageways, fire escapes, walkways and other such similar features. Where it is determined that a sign interferes with or obstructs windows, doors openings, passageways, fire escapes, walkways and other such similar features, the sign shall be removed.
- 3.5 Signs and sign structures shall be designed and constructed in accordance with Part 4 of the current edition British Columbia Building Code, to resist wind, seismic and dead loads. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to overstress any of the elements thereof.

- 3.6 (a) Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to support safely the loads applied;
- (b) Signs shall not be fastened by nails, staples or screws to wooden blocks, plugs or nailing strips built into masonry concrete, and
- (c) Bolts or lag screws shall not be fastened to window frames or sills. Lag bolts in solid woodwork shall not be less than one-half inch in diameter, and shall penetrate the woodwork at least .076 meters (3 inches).
- 3.7 All support devices and connectors which are used to support or which form a part of the sign, shall be non-corrosive or be protected against corrosion by galvanizing or other sufficient manner.
- 3.8 The foundation of freestanding signs shall be of concrete.
- 3.9 Canopy signs built or fastened directly to each canopy face or affixed on top thereof shall be constructed of non-combustible material or approved as meeting Can/ULC S-109-M requirements for flame tests and resistance.
- 3.10 The provisions of this Bylaw shall not be construed as relieving or limiting the responsibility or liability of any person erecting or owning any sign or display for personal injury or property damage resulting from the placing of such sign, or resulting from the negligence or willful acts of such person, his agents or employees, in the construction erection, maintenance, repair or removal of any sign erected in accordance with a permit issued hereunder. Nor shall anything in this Bylaw be construed as imposing upon the Village or its officers or employees, any responsibility or liability by reason of the approval of any signs, materials or devices under the provisions of this Bylaw.
- 3.11 When a sign, including a non-conforming sign, no longer correctly directs or attempts to induce any person, advertises a bona fide business, lessor, owner, product or activity conducted, or product available on the premises where such a sign is displayed, the owner shall remove the sign within fourteen (14) days from the date of the receipt of notice requiring such removal from the Inspector.
- 3.12 Building Inspectors and Bylaw Enforcement Officers are hereby authorized to enter upon any lands and premises in the Municipality at all reasonable times to ascertain whether this Bylaw is being observed and requirements are being met.
- 3.13 Election/Political signs are permitted for the purpose of federal, provincial and/or municipal elections. Candidates are required to remove such signs not later than seven (7) days after the election date. No political signs are permitted on public property. Should signs be erected on public property, being municipal parks,

boulevards, etc., they will be removed and disposed of by the municipality and labour costs will be billed to the candidate. Any sign not removed by the required deadline, will be removed by the municipality at the candidate's expense.

#### **4.0 APPLICATION, ADMINISTRATION AND ENFORCEMENT**

- 4.1 No sign shall be erected, placed or altered unless in conformity with this bylaw and any other relevant bylaw.
- 4.2 Where referenced, zones are described in the Village of Gold River Zoning Bylaw No. 558, 1997.
- 4.3 This bylaw shall not apply to:
  - a) signs erected by the Village of Gold River and authorized by the Superintendent of Public Works for the control of traffic, parking, street names, hazards and public notice signs.

#### **5.0 NON-CONFORMING SIGNS**

- 5.1 Any sign lawfully in existence at the time of the adoption of this bylaw, although such sign does not conform with the provisions of this bylaw, may continue to be used, provided it is maintained in a safe condition.
- 5.2 Any sign lawfully in existence at the time of this adoption of this bylaw, shall not be rebuilt, reconstructed, altered or moved unless in conformity with provisions of this bylaw.

#### **6.0 PROHIBITIONS**

- 6.1 All signs not specifically permitted in this Bylaw shall not be permitted within the Village of Gold River:

#### **7.0 SITING AND LOCATION**

- 7.1 Roof and billboard signs are not permitted unless Municipal Council has given prior approval for the design and siting as suitable for the location the sign is to be erected.
- 7.2 No person shall place, erect or suspend any structure of sign over any sidewalk, street or other public place, without first entering into an encroachment agreement with the Village of Gold River.
- 7.3 No part of any structure or sign shall be less than 2.5 m (8 ft.) above any Municipal sidewalk or other public place.

- 7.4 Signs may be of the illuminated type but shall have no flashing or intermittent lighting.

## **8.0 RESIDENTIAL ZONES**

- 8.1 **Temporary contractor signs** are permitted in residential zones as follows

8.1(1) Maximum sign area shall not exceed 1.5 sq. m (16 sq. ft.) and a maximum height of 2.5 m (8 ft.);

8.1(2) Only one such sign shall be permitted per lot.

8.1(3) Contractor signs may be displayed only for the duration of construction.

- 8.2 **Temporary real estate signs** are permitted in residential zones as follows:

8.2(1) One single or double faced sign per street frontage not exceeding .6 sq. m (6 sq. ft.) in area and 2.5 m (8 ft.) in height.

8.2(2) A real estate sign shall be removed on or before the date the new owner's purchase is registered in the Land Title Office.

- 8.3 **Ground signs** are permitted as follows:

8.3(1) Ground signs are permitted in High Density Multiple Family Residential Zones (RM3) to a maximum of 3 sq. m (32 sq. ft.), 1 per lot frontage, for identification purposes, at access locations only.

8.3(2) Ground Signs are permitted in other Residential zones to a maximum of one per parcel, not exceeding 0.2 sq. m (2.2 sq. ft.) in area and may be erected on the site for the purpose of identifying a home occupation or bed and breakfast when approved by Municipal Council to be in keeping with the character of the community.

- 8.4 **Fascia and wall signs** are permitted as follows:

8.4(1) In residential zones excluding multiple family residential zones, to a limit of one per parcel, not exceeding 0.2 sq. m (2.2 sq. ft.) in area for the purpose of identifying a home occupation or bed and breakfast when approved by Municipal Council to be in keeping with the character of the community.

8.4(2) In high density multiple family residential zones to a limit of one per building, not exceeding .2 sq. m (2.2 sq. ft.) in area for building identification;



- 8.4(3) Fascia signs may not exceed above or beyond the limits of the building face to which it is attached.

## **9.0 COMMERCIAL ZONES**

- 9.1 **Temporary contractor signs** are permitted in Commercial zones as follows:

9.1(1) The maximum sign area shall be 3 sq. m (32 sq. ft.) and the maximum height shall not exceed 2.5 m (8 ft.).

9.1(2) Only one such sign shall be permitted per lot.

9.1(3) Contractor signs may be displayed only for the duration of construction.

- 9.2 **Temporary real estate signs** are permitted in Commercial zones as follows:

9.2(1) One single or double faced sign per street frontage not exceeding 3 sq. m (32 sq. ft.) per sign face and 2.5 m (8 ft.) in height.

9.2(2) A real estate sign shall be removed on or before the date the owner's purchase is registered in the Land Title Office.

- 9.3 **Temporary banner and placard type signs** may be displayed at commercial businesses, limited to two (2) per parcel for a maximum of four (4) weeks. Portable sandwich board signs of .5 sq. m or less may be utilized at 1 per business, but shall not be placed more than 1 m from the business entrance.

- 9.4 **Freestanding and ground signs** are permitted in Commercial zones as follows:

9.4(1) One single or double faced freestanding sign not exceeding 8.4 sq. m (90 sq. ft.) in area per sign face.

9.4(2) A freestanding sign may not exceed 9 m (30 ft.) in height.

9.4(3) A freestanding sign may be located within a required yard setback.

9.4(4) On lots with more than 150 ft. of main frontage, one ground sign to a maximum of 32 sq. ft. is also permitted if kept a minimum distance of 120 ft. from the freestanding sign along the main frontage.

- 9.5 **Fascia and wall signs** are permitted in Commercial zones as follows:

9.5(1) Total sign area not to exceed 20% of the building face to which it is attached and may include canopy and awning signs with a minimum 2.4 m (8 ft.) clearance and may not encroach on property lines or extend above the roof line;



9.5(2) A fascia sign may not exceed above or beyond the limits of the building face to which it is attached;

9.6 **Projecting signs** are permitted in Commercial zones as follows:

9.6(1) Projecting signs may be single or double faced providing that the sign area does not exceed 2.5 sq. m (27 ft.) per sign face with the maximum projection not to exceed 6 ft. from the building face;

9.6(2) Minimum clearance shall not be less than 2.5 sq. m (8 ft.) from finished grade.

## **10.0 INDUSTRIAL ZONES**

10.1 **Temporary contractor signs** are permitted in Industrial zones as follows:

10.1(1) The maximum sign area shall be 3 sq. m (32. sq. ft.) and the maximum height shall not exceed 2.5 m (8 ft.).

10.1(2) Only one such sign shall be permitted per lot.

10.1(3) Contractor signs may be displayed only for the duration of construction.

10.2 **Temporary real estate signs** are permitted in Industrial zones as follows:

10.2(1) One single or double faced sign per street frontage not exceeding 3 sq. m (32 sq. ft.) per sign face and 2.5 m (8 ft.) in height.

10.2(2) A real estate sign shall be removed on or before the date the owner's purchase is registered in the Land Title Office.

10.3 **Freestanding and ground signs** are permitted in Industrial zones as follows:

10.3(1) One single or double faced freestanding sign not exceeding 8.4 sq. m (90 sq. ft.) in area per sign face.

10.3(2) A freestanding sign may not exceed 9 m (30 ft.) in height.

10.3(3) A freestanding sign may be located within a required yard setback.

10.3(4) One ground sign is permitted as an alternative to the freestanding sign to a maximum size in the M-1 and M-3 zones of 150 sq. ft. on lots of 5 acres or greater, 100 sq. ft. on lots between 2 and 5 acres, and 50 sq. ft. On lots less than 2 acres. One ground sign is permitted as an alternative to a freestanding sign in the M-2 zone to a maximum of 50 sq. ft.

10.4 **Fascia and wall signs** are permitted in Industrial zones as follows:

10.4(1) Total sign area not to exceed 20% of the building face to which it is attached and may include canopy and awning signs with a minimum 2.4 m (8 ft.) clearance and may not encroach on property lines or extend above the roof line;

10.4(2) A fascia sign may not exceed above or beyond the limits of the building face to which it is attached;

10.5 **Projecting signs** are permitted in Industrial zones as follows:

10.5(1) Projecting signs may be single or double faced providing that the sign area does not exceed 2.5 sq. m (27 ft.) per sign face with the maximum projection not to exceed 6 ft. from the building face;

10.5(2) Minimum clearance shall not be less than 2.5 sq. m (8 ft.) from finished grade.

## **11.0 PUBLIC/CIVIC USE ZONES**

11.1 **Temporary contractor signs** are permitted in Public/Civic use zones as follows:

11.1(1) The maximum sign area shall be 3 sq. m (32. sq. ft.) and the maximum height shall not exceed 2.5 m (8 ft.).

11.1(2) Only one such sign shall be permitted per lot.

11.1(3) Contractor signs may be displayed only for the duration of construction.

11.2 **Temporary real estate signs** are permitted in Public/Civic Use zones as follows:

11.2(1) One single or double faced sign per street frontage not exceeding 3 sq. m (32 sq. ft) per sign face and 2.5 m (8 ft.) in height.

11.2(2) A real estate sign shall be removed on or before the date the owner's purchase is registered in the Land Title Office.

11.3 **Freestanding and ground signs** are permitted in Public/Civic use zones as follows:

11.3(1) One single or double faced freestanding sign not exceeding 8.4 sq. m (90 sq. ft.) in area per sign face.

11.3(2) Freestanding signs may not exceed 9 m (30 ft.) in height.

11.3(3) A freestanding sign may be located within a required yard setback.

11.3(4) On lots with more than 150 ft. of main frontage, one ground sign to a maximum of 32 sq. ft. is also permitted if kept a minimum distance of 120 ft. from the freestanding sign along the main frontage.

11.4 **Fascia and wall signs** are permitted in Public/Civic Use zones as follows:

11.4(1) Total sign area not to exceed 20% of the building face to which it is attached and may include canopy and awning signs with a minimum 2.4 m (8 ft.) clearance and may not encroach on property lines or extend above the roof line;

11.4(2) A fascia sign may not exceed above or beyond the limits of the building face to which it is attached;

11.5 **Projecting signs** are permitted in Public/Civic Use zones as follows:

11.5(1) Projecting signs may be single or double faced providing that the sign area does not exceed 2.5 sq. m (27 ft.) per sign face with the maximum projection not to exceed 6 ft. from the building face;

11.5(2) Minimum clearance shall not be less than 2.5 sq. m (8 ft.) from finished grade.

## **12.0 APPLICATION AND ISSUANCE OF PERMITS**

12.1 Except as permitted under 12.2, no person shall erect, place or alter any sign unless a Building Permit has been issued.

12.2 Signs not requiring a permit

The following signs may be installed without a building permit. However, they shall conform to all other regulations of the section where applicable and be of a temporary nature.

- a) contractor signs
- b) real estate signs
- c) subdivision signs
- d) election signs as provided by Federal, Provincial and Municipal regulations

12.3 Information required for permit application:

Where applicable, an application for a building permit shall provide the following information:

- a) the applicant's name and address
- b) the legal description and street address of the building or structure upon which the sign is to be located

- c) the sign manufacturer's name and address
- d) plans drawn to scale giving the dimensions of the sign and the supporting members
- e) proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated
- f) cost of construction
- g) structural details and sealed engineered drawings prepared by an engineer licensed to practice in the Province of B.C. if deemed to be necessary by the Building Inspector

#### 12.4 Permit Fees

Every applicant for a building permit shall pay to the Municipality, at the time of issuance, a permit fee. The minimum permit fee shall be ten dollars (\$10.00) for a home occupation/bed and breakfast sign and twenty dollars (\$20.00) plus five dollars (\$5.00) per thousand dollars, or fraction thereof of the estimated value, for all others.

### **13.0 PENALTIES AND ENFORCEMENT**

#### 13.1 Enforcement

- a) every person who violates any provision of this bylaw or who causes or allows any contravention of its regulations, shall be deemed to be guilty of an infraction of this bylaw and shall be liable to the penalties hereby imposed.
- b) where a sign contravenes the provisions of this bylaw or is in danger of falling or a menace to the safety of persons or property, the Public Safety Officer shall give the owner of property, his agent or person responsible for the violation, written notice specifying the violation, ordering that the violation cease and requiring that remedial measures be taken or work be done in the time and manner specified by the notice. In the event of failure to comply, the Municipality may take action and remove the sign or cause such remedial works to be done with resulting costs to be borne by the owner.

#### 13.2 Penalties

Every person who violates the provisions of this bylaw is liable to a fine and penalty not exceeding two thousand (\$2,000.00) dollars.

### **14.0 REPEAL OF EXISTING BYLAWS**


- 14.1 Village of Gold River Sign Bylaw No. 417, 1990, as amended, is hereby repealed and replaced.


READ for the first time this 5 day of November, 1997

READ for the second time this 5 day of November, 1997

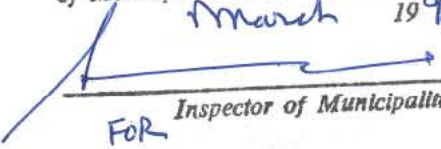
READ for the third time this 5 day of January, 1998

RECONSIDERED AND FINALLY ADOPTED by the Municipal Council, signed by the Mayor and Clerk and SEALED with the corporate seal, all on the 19 day of January 1998.

  
D. Rye  
\_\_\_\_\_  
Mayor

  
L. Plourde  
\_\_\_\_\_  
Clerk

A true copy of By-law No. 574, 1997  
registered in the office of the Inspector  
of Municipalities this 6th day of  
March 1998.

  
FOR Inspector of Municipalities