

To amend By-law 399-2002, as amended,
The Sign By-law

WHEREAS By-law 399-2002, as amended, regulates the use and erection of signs;

AND WHEREAS it is necessary to amend by-law 399-2002 to clarify and update specific provisions within the by-law;

NOW THEREFORE The Council of the Corporation of the City of Brampton ENACTS as follows.

THAT By-law 399-2002, as amended, is hereby further amended

- 1) by replacing Section 4 DEFINITIONS, Sentence (4) to read:
 - (4) **"Awning Sign"** Shall mean a sign printed, painted on, applied to, or affixed to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning. The awning structure shall require a separate building permit, subject to the requirements of the Ontario Building Code;
- 2) by deleting Section 4 DEFINITIONS, Sentence (5) **"Banner"**
- 3) by replacing Section 4 DEFINITIONS, Sentence (19) to read:
 - (19) **"Electronic Variable Message Centre"** Shall mean an *illuminated* component of a window or ground sign that is designed to have alphanumeric characters and/or electronic images that can be readily changed or rearranged by electronic means without altering the face of the sign and displays information in a prearranged sequence. Third party sign copy shall not be displayed. This definition shall include signs commonly referred to as Digital and Projected Advertising Displays (DPAD) signs.
- 4) by replacing Section 4 DEFINITIONS, Sentence (23) to read:
 - (23) **"Illuminated"** when used in reference to a sign or advertising device, shall mean lighted by any artificial means whatsoever, and shall include direct, indirect, internal or external sources of illumination. The brightness and intensity of illumination is measured in lux and nits;

5) by replacing Section 4 DEFINITIONS, Sentence (28) to read:

(28) **“Mural”** Shall mean any type of display or artistic endeavour applied to any exterior wall, surface or on a backing that is affixed to any part of a building or structure. The mural shall not contain any words, images, logos, or trademarks that advertise or convey any direct or indirect promotional message;

6) by replacing Section 4 DEFINITIONS, Sentence (29) to read:

(29) **“Overhead Sign”** Shall mean a sign consisting of a rigid material bearing an emblem, message or slogan for the purposes of advertising goods and services offered or identifying a business, enterprise or special event;

7) by deleting Section 4 DEFINITIONS, Sentence (31) **“Pedestal Sign”**

8) by replacing Section 4 DEFINITIONS, Sentence (49) to read:

(49) **“Wall Sign”** Shall mean any sign or display located on or across the face of a building intended to be observed by, the public passing by the building. This definition shall not include a banner (permanent and temporary), canopy, awning, window, overhead sign nor mural;

9) by deleting Section 4 DEFINITIONS, Sentence (59) **“Canopy Roof Sign”**

10)by deleting Section 4 DEFINITIONS, Sentence (60) **“Feature Sign”**

11)by replacing Section 4 DEFINITIONS, Sentence (63) to read:

(63) **“Third Party Advertiser”** Shall mean:

- (a) In the case of a federal or provincial election, a person, entity or group, other than a registered party, registered association, candidate or nomination contestant, that conducts election advertising;
- (b) In the case of a City of Brampton municipal election, an individual, corporation or trade union that is a registered third party pursuant to section 88.6 of the Municipal Elections Act, 1996, as amended; or
- (c) In all other cases it shall refer to a product or business that is not available on the same site as the sign;

12) by adding the following sentence to Section 4 DEFINITIONS:

(64) **“Automated Teller Machine (ATM)”** Shall mean a computerized electronic machine that performs basic banking functions (such as handling check deposits or issuing cash withdrawals); and shall not include a drive-through instructional sign capable of accepting payment;

13)by adding the following sentence to Section 4 DEFINITIONS:

(65) **“Banner Sign - Permanent”** Shall mean a double-faced sign consisting of a piece of fabric, plastic or a similar lightweight non-rigid material bearing an emblem, message or slogan for the purposes of advertising goods and services offered or identifying a business, enterprise or special event;

14) by adding the following sentence to Section 4 DEFINITIONS:

(66) “**Banner Sign - Temporary**” Shall mean a single-faced sign consisting of a piece of fabric, plastic or a similar lightweight non-rigid material bearing an emblem, message or slogan for the purposes of advertising goods and services offered or identifying a business, enterprise or special event;

15) by adding the following sentence to Section 4 DEFINITIONS:

(67) “**Canopy Sign**” Shall mean a sign painted on, applied or affixed to a canopy which does not extend horizontally beyond the limits of such canopy; and shall not include an awning sign;

16) by adding the following sentence to Section 4 DEFINITIONS:

(68) “**Coming Soon Window Sign**” Shall mean a single-faced sign painted, attached or applied onto the inside or outside of any part of a window and projecting no more than 1mm from the exterior of the building, excluding the window frame. The sign shall advertise a new business which is under construction and will begin operation within 6 month. This definition shall include “Now Open” signs for a business that began operating within the last 6 months;

17) by adding the following sentence to Section 4 DEFINITIONS:

(69) “**Development Sign**” Shall mean a temporary single-faced or double-faced ground sign that provides information promoting a development site or construction site as part of a plan of subdivision, or the construction of a building or building complex. This shall not include a sign related to the construction of a custom home;

18) by adding the following sentence to Section 4 DEFINITIONS:

(70) “**Donor Recognition Sign**” Shall mean a permanent single-faced sign on a Hospital or Emergency Treatment Facility to recognize philanthropic donations. The sign shall not contain a corporate logo;

19) by adding the following sentence to Section 4 DEFINITIONS:

(71) “**Electric Vehicle Charging Station**” Shall mean a machine that supplies electric energy to charge plug-in electric vehicles, similar to a fuel pump. This definition shall not include any shade structure or screening. Signage for other goods and services are prohibited on an electric vehicle charging station;

20) by adding the following sentence to Section 4 DEFINITIONS:

(72) “**First Storey**” Shall mean the storey that has its floor closest to grade and its ceiling more than 1.8 m (6 ft) above grade;

21) by adding the following sentence to Section 4 DEFINITIONS:

(73) “**Halo Lighting**” Shall mean a reverse channel letter consisting of an opaque face and returns mounted onto standoffs away from the wall face. Illumination for the sign shall be either LED’s, neon or similar Illumination fully contained within the letter’s returns, so that the illumination source cannot be seen from any edge. The illumination shall be directed towards the wall surface giving the sign a halo effect;

22) by adding the following sentence to Section 4 DEFINITIONS:

(74) “**High-rise Residential**” Shall mean a residential building seven or more storeys in height or a residential building with the floor level of the highest storey that is more than 18 m above grade. This definition shall include mixed-use commercial and residential developments;

23) by adding the following sentence to Section 4 DEFINITIONS:

(75) **“Hoarding”** Shall mean any temporary wooden barrier constructed for the purpose of site protection, continuously enclosing an active construction site for which a building permit has been issued for construction or demolition. Chain-link fencing may form part of the continuous enclosure;

24) by adding the following sentence to Section 4 DEFINITIONS:

(76) **“Hoarding Sign”** Shall mean a temporary non-illuminated single-faced sign printed, painted on, applied to or affixed to the surface of the hoarding. The sign copy may identify and advertise the name and graphic depiction of the development, and may identify the person or persons involved in the design or construction of the development and their contact information. Hoarding signs shall not be attached or affixed to any chain-link portion of the continuous site enclosure. This definition shall not include signs related to the operation of the construction site;

25) by adding the following sentence to Section 4 DEFINITIONS:

(77) **“Hospitals & Emergency Treatment Facilities”** Shall mean a medical facility regulated under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended or any predecessor or successor thereto. This definition shall include an urgent care centre, but exclude a walk-in clinic;

26) by adding the following sentence to Section 4 DEFINITIONS:

(78) **“Indirect Illumination”** Shall mean a light source directed towards a sign that is fully shielded and oriented downward from above in order to limit the effect of the light on the surrounding environment. This definition shall include halo lighting;

27) by adding the following sentence to Section 4 DEFINITIONS:

(79) **“Specialty Parking Stall Sign”** Shall mean a permanent sign providing information about the designated use of a parking stall or the operation of an associated machine. This shall include but not limited to signs for stalls dedicated for pre order pick-up and charging stations;

28) by adding the following sentence to Section 4 DEFINITIONS:

(80) **“T-Frame Sign”** Shall mean a temporary single-faced or double-faced sign not anchored to the ground, and constructed of such materials which permit it to be repositioned by an individual without mechanical aid. The structure and base are similar in shape to an inverted “T”;

29) by adding the following sentence to Section 4 DEFINITIONS:

(81) **“Under Awning & Canopy Identification Sign”** Shall mean a sign located underneath an awning or canopy mounted perpendicular to the building wall face. When installed on a commercial or industrial plaza, all under awning & canopy identification signs shall be of a uniform style on each elevation.

30) by adding the following sentence to Section 4 DEFINITIONS:

(82) **“Unit”** Shall mean usable floor space where the business actively operates;

31) by adding the following sentence to Section 4 DEFINITIONS:

(83) **“Wall Area”** Shall mean the total area, including all openings of a building wall, upon which a sign is erected. In the case of an irregular building wall which does not form a vertical plane, the wall area shall be the total area of the elevations containing curved, angled and parallel vertical planes as seen in an orthographic projection of the elevation. Walls that are curved or meet at an angle, shall be included in the projected length of the longest elevation only for the purpose of determining the wall face area and the associated permitted signage area;

32) by adding the following sentence to Section 4 DEFINITIONS:

(84) **“Window Sign”** Shall mean a single-faced sign erected, painted, attached, applied, etched, or inscribed onto the inside or outside of any part of a window and projecting no more than 1mm from the exterior of the building, excluding the window frame. This definition also includes a sign located within or in place of the glass of a window or any interior sign erected or displayed within 1.0 m (3.28 ft) of any exterior glazing in a manner that the sign face is capable of being viewed from the exterior of the building, but excludes a sign that forms an integral part of a designed window display structure;

33) by re-organizing the definitions in alphabetical order accordingly.

34) by replacing Section 5 REGULATIONS AND PROHIBITIONS, Sentence (12) to read:

(12) Every owner shall display the street number of the property on each main ground sign on the street frontage on which the property is addressed, in order to identify the municipal address of the property, subject to the following requirements:

- (a) The street number shall be prominently displayed and have a minimum number height of 0.15 m (6 in) and a maximum number height of 0.5 m (1.6 ft);
- (b) The street number and address shall be located a minimum of 0.9 m (3 ft) above the finished grade;
- (c) Where the address on a ground sign is non-illuminated, the address shall be of a reflective material;
- (d) Where the sign is located on a street other than that on which it is addressed, the full street number and street name shall be identified; and
- (e) The area occupied by the street number and name shall not be included in calculating the sign area.

35) by adding the following sentence to Section 5 REGULATIONS AND PROHIBITIONS:

(16) Any illuminated sign including those containing an Electric Variable Message Centre shall be deactivated (turned off) when malfunctioning.

36) by replacing Section 6 APPLICATIONS AND PERMITS, Sentence (1) to read:

(1) An applicant for a building permit shall file with the City the following Information:

- (a) A completed application form and associated appendixes as prescribed by the Chief Building Official;

- (b) A location plan (drawn to scale) or aerial image, which clearly shows the street lines and boundaries of the property upon which a sign or advertising device is proposed to be erected, all buildings or structures on the property and the location of the sign or advertising device in relation to other structures upon the property;
- (c) For signs that require a minimum setback from a property line or a minimum separation distance, A current plan of survey certified by a registered Ontario Land Surveyor, or a site plan approved by the City of Brampton Planning Department shall be provided indicating all items referenced in (b);
- (d) Information including but not limited to: drawings, specifications and artwork of the proposed sign, drawn to scale, which clearly demonstrates the sign and sign copy to be displayed, and shall include, where required: construction details, supporting framework, foundations, materials, weight, cross-section wall details, base details, illumination details, height of the sign, sign length and width, building and/or unit width and height, size and location of all other existing signs, or any additional information deemed necessary to determine that the sign has been designed, constructed and erected in compliance with this By-law and the Ontario Building Code;
- (e) With the exception of the plan of survey or the approved site plan, drawings shall be presented in either 8.5" x 11", 8.5" x 14" or 11" x 17" paper formats, and shall contain text and dimensions that are a minimum of 3 mm in height to ensure legibility. Acceptance of drawings in a larger format shall be at the discretion of the Chief Building Official;
- (f) Drawings for the following signs shall be signed and sealed by a Professional Engineer or Architect registered to practice in the Province of Ontario, and a certificate of review shall be provided for:
 - (i) A ground sign that exceeds 7.5 m in height above the adjacent finished grade;
 - (ii) A wall sign that weighs more than 115 kg;
 - (iii) A wall sign attached or fastened in any manner to a parapet wall; or
 - (iv) As directed by the Chief Building Official.
- (g) A letter of consent shall be provided from the owner of the property where an application is submitted by someone other than the owner, or the owner's authorized agent;
- (h) Applicable fees shall be paid in accordance with Schedule XII of this By-law;
- (i) Where applicable, proof of approval of a heritage permit for a sign located on a designated or listed heritage resource property;
- (j) Where applicable, proof of approval for the proposed sign from all other governmental authorities having jurisdiction;

- (k) Where applicable, proof of approval of an encroachment agreement with the City of Brampton;
- (l) Where applicable, a safety assessment in accordance with the City of Brampton DPAD Terms of Reference; and
- (m) Where applicable, prior to the issuance of the permit the owner shall at their own expense shall obtain and provide proof of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence as its interests may appear in accordance with the City of Brampton established insurance procedures;

37) by replacing Section 6 APPLICATIONS AND PERMITS, Sentence (2) to read:

(2) An applicant for a *portable sign* permit shall file with the City the following Information:

- (a) A street map showing the street lines and boundaries of the property upon which it is proposed to erect a sign or advertising device and the location of the sign or advertising device upon the property in relation to other structures, existing signs and/or permanent physical features upon the property;
- (b) Drawings shall be presented in either 8.5" x 11", 8.5" x 14" or 11" x 17" paper formats, and shall contain text and dimensions that are a minimum of 2.5 mm in height to ensure legibility. Acceptance of drawings in a larger format shall be at the discretion of the Chief Building Official;
- (c) Where applicable, drawings of and information with respect to the building upon which the sign or advertising device is to be attached including the size and location of all other existing signs;
- (d) Drawings for an inflatable device or as directed by the Chief Building official shall be signed and sealed by a Professional Engineer or Architect registered to practice in the Province of Ontario, and a certificate of review shall be provided;
- (e) A letter of consent shall be provided from the owner of the property where an application is submitted by someone other than the owner, or the owner's authorized agent;
- (f) Prior to the issuance of a permit, for the entire length of time the permit is valid and any subsequent renewal thereof, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence as its interests may appear in accordance with the City of Brampton established insurance procedures; and
- (g) Applicable fees shall be paid in accordance with Schedule XII of this By-law;

38) by replacing the title of Section 8 EXEMPTIONS to read:
EXEMPTIONS FOR SIGNS ON PRIVATE PROPERTY;

39) by replacing Section 8 EXEMPTIONS, Sentence (9) to read:

- (9) Up to two *directional signs* per driveway access and/or drive-through lane provided no *sign* is greater than 0.75 m² (8.1 ft²) in *sign area* and that the top of the *sign* is no higher than 1.5 m (5 ft) above the finished grade at the *sign* location. *Directional signs* may include a corporate logo providing such logo is displayed entirely within the face of the *sign*,

40) by replacing Section 8 EXEMPTIONS, Sentence (11) to read:

- (11) *Signs* located on private property which promote citizen participation in civic, charitable or non-profit activities and events provided that the property is not zoned residential and that the size and location of such *sign* has been approved by the *Chief* and provided:
 - (a) Such *signs* are removed within 24 hours of the conclusion of the activity, event or approval; and
 - (b) Prior to the issuance of the approval, for the entire length of time the approval is valid and any subsequent renewal thereof, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence as its interests may appear in accordance with the City of Brampton established insurance procedures.

41) by replacing Section 8 EXEMPTIONS, Sentence (14) to read:

- (14) Non-illuminated religious symbols to identify a place of worship, provided that:
 - (a) The symbol is approved under a site plan agreement; and
 - (b) The symbol is located at the peak of a roof, tower or spire.

42) by replacing Section 8 EXEMPTIONS, Sentence (15) to read:

- (15) *Murals* subject to the following requirements:
 - (a) Murals shall only be permitted on:
 - (i) Hoarding; or
 - (ii) Any wall or surface on Commercial, Industrial or Institutional zoned properties;
 - (b) A mural shall not contain any form of commercial advertising or solicitation of any kind;
 - (c) No person shall paint or apply a mural directly to any brick, wood or stone of a building or structure that is designated or listed under the Ontario Heritage Act;
 - (d) Any mural on a designated or listed heritage building or structure shall be painted or applied to either:
 - (i) Glazing; or

- (ii) A backing surface such as plywood or canvas that is attached to the building or structure and fastened through the mortar joints and not through the brick or masonry itself.

43) by replacing Section 8 EXEMPTIONS, Sentence (17) to read:

(17) Temporary construction *hoarding signs* provided:

- (a) The sign shall not exceed 4 m (13.12 ft) above the finished grade at any location;
- (b) No signage shall project more than 1 mm from the face of the hoarding to which it is attached; and
- (c) No signage shall be installed on hoarding until a permit for construction or demolition has been issued for the site.

44) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (22) to read:

(22) Any sign located within a building located greater than 1.0 m (3.3 ft) from any exterior glazing;

45) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (23) to read:

(23) Signs incorporated within a fuel pump or an electric vehicle charge station;

46) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (24) to read:

(24) Signs incorporated within an Automated Teller Machine (ATM);

47) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (25) to read:

(25) Public art installations including banners related to an art gallery operated by the Region of Peel and an associated sign explaining the artwork provided:

- (a) The sign face area of a sign shall not exceed 0.4 m² (4.3 ft²);
- (b) The sign may recognize a donor, but shall not contain a corporate logo; and
- (c) Only one such sign shall be permitted per public art installation.

48) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (26) to read:

(26) Incidental signs related to safety, operation instructions or manufacturer logo of equipment provided the sign face area of each sign does not exceed 0.2 m² (2.15 ft²); and

49) by adding the following sentence to Section 8 EXEMPTIONS, Sentence (27) to read:

(27) Specialty parking stall signs provided:

- (a) The sign face area of each sign shall not exceed 0.4 m² (4.3 ft²);
- (b) The sign shall have a maximum height of 1.8 m (6 ft); and
- (c) The sign and base shall not encroach into the required parking stall size identified in the Zoning By-law 270-2004, as amended.

50) by replacing Section 9 EXEMPTIONS FOR SIGNS ON A ROAD RIGHT-OF-WAY, Sentence (6) to read:

(6) *Signs* to promote citizen participation in civic, charitable or non-profit activities and events, but not election or campaign *signs*, provided that the size and location of such *signs* has been approved by the *Chief* and provided:

- (a) Such *signs* are removed within 24 hours of the conclusion of the activity, event or approval; and
- (b) Prior to the issuance of the approval, for the entire length of time the approval is valid and any subsequent renewal thereof, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence as its interests may appear in accordance with the City of Brampton established insurance procedures.

50) by replacing Section 9 EXEMPTIONS FOR SIGNS ON A ROAD RIGHT-OF-WAY, Sentence (12) to read:

(12) *Murals* displayed by the City of Brampton or Region of Peel, provided the mural shall not contain any form of commercial advertising or solicitation of any kind.

51) by replacing Section 10 EXEMPTIONS FOR SIGNS ON PUBLIC USES OWNED OR LEASED BY THE CITY to read:
EXEMPTIONS FOR CITY OF BRAMPTON & EMERGENCY SERVICES

10. (1) Public Uses owned or leased by the City of Brampton, Police, Fire, Paramedic, Hospitals and Emergency Treatment Facilities are exempt from the following provisions of this By-law:

SCHEDULE II GROUND SIGNS;
SCHEDULE III WALL SIGNS;
SCHEDULE IV AWNING SIGNS AND CANOPY SIGNS; and
SCHEDULE V OVERHEAD SIGN & PERMANENT BANNER SIGNS

With the exception of the following provisions:

- (a) Unless specifically noted signs shall not contain third party sign copy;
- (b) For ground signs the distance from the finished grade to the bottom of the sign shall be either less than 900 mm or greater than 2.4 m;
- (c) For ground signs a minimum distance of 1.5 m shall be provided from all property lines;
- (d) The street number of the property shall be displayed on the main ground sign on the street frontage on which the property is addressed, in order to identify the municipal address of the property, subject to the following requirements:
 - (i) The street number shall be prominently displayed and have a minimum number height of 150 mm (6 in) and a maximum number height of 500 mm (20 in);
 - (ii) The street number and address shall be located a minimum of 900 mm (3 ft) above the finished grade;

- (iii) Where the sign is located on a street other than that on which it is addressed, the full street number and street name shall be identified;
 - (iv) Where the address on a ground sign is non-illuminated, the street number and name shall be of a reflective material; and
 - (v) The area occupied by the street number and name shall not be included in calculating the sign area.
- (e) No sign shall be located within 600 mm (2 ft) of the vehicular traveled portion of a highway, private laneway, drive-through lane or parking area unless the minimum vertical distance between grade and the bottom of an overhanging sign shall be at least 4.25 m (13.94 ft), except for a clearance or headroom sign or where an alternative solution is accepted by the Chief;
- (f) Wall, canopy or overhead signs that project more than 100 mm (4 in) from the building wall face, a minimum clearance of 2.4 m (7.9 ft) shall be maintained from finished grade to the bottom of the sign;
- (g) Where a sign is illuminated, the sign shall conform to the following requirements:
- (i) The illumination shall not exceed 5000 nits during the period between sunrise and sunset;
 - (ii) The illumination shall not exceed 300 nits during the period between sunset and sunrise; and
 - (iii) The illumination of ground signs shall not increase the light levels within 10 m of all points of the sign facing by more than 3 lux above the ambient lighting level.
- (h) Subject to approval from the Chief, a temporary banner sign on a Hospital or Emergency Treatment Facility advertising a fundraising event for that facility, subject to the following requirements:
- (i) The sign has a maximum sign face area of 100 m² (1076 ft²) or 20 percent of the wall area where the sign is located, whichever is less;
 - (ii) The sign shall be erected or displayed for no more than 90 days;
 - (iii) A minimum 28 day blackout period shall follow each approval; and
 - (iv) Only one such sign shall be erected or displayed per calendar year (January 1 to December 31 of the same year).
- (i) Permanent donor recognition signs on a Hospital or Emergency Treatment Facility recognizing philanthropic donations to the facility, subject to the following requirements:
- (i) The sign may be located on all storeys of the building with the exception of the mechanical penthouse;
 - (ii) The sign shall consist of non-illuminated individual letters, each with a maximum vertical dimension of 300 mm (1 ft);
 - (iii) The signs shall not contain a corporate logo; and

- (iv) A maximum of four (4) donor recognition signs shall be permitted on each elevation.
 - (j) Unless specifically noted the signs identified in this section shall obtain all required permits.
 - (2) The City may erect or cause to be erected temporary signage for the purpose of civic messaging, wayfinding and/or accomplishment signs on private property and the road right-of-way, subject to approval by the Chief;
 - (3) Permanent third party signs including naming rights for City of Brampton owned facilities including outdoor sports field fencing, backstops, rink boards and accessory structures pursuant to an agreement with The Corporation of the City of Brampton shall be permitted; and
 - (4) The City of Brampton may displayed murals on all buildings owned or leased by the City including urban furniture and assets located on the municipal road right-of-way provided the mural shall not contain and form of commercial advertising or solicitation of any kind.
- 51) by replacing thereto Schedule I PORTABLE SIGNS attached hereto;
 - 52) by replacing thereto Schedule II GROUND SIGNS attached hereto;
 - 53) by replacing thereto Schedule III WALL SIGNS attached hereto;
 - 54) by replacing thereto Schedule IV AWNING SIGNS & CANOPY SIGNS attached hereto;
 - 55) by deleting therefrom Schedule V OVERHEAD SIGNS, and replacing it with the Schedule V OVERHEAD SIGNS & PERMANENT BANNER SIGNS attached hereto;
 - 56) by deleting therefrom Schedule VI GARDEN SQUARE PRECINCT;
 - 57) by deleting therefrom Schedule VII PRODUCTION HOME BUILDIERS, and replacing it with the Schedule VII PRODUCTION HOME BUILDERS & HIGH-RISE RESIDENTIAL DEVELOPER SIGNS attached hereto;
 - 58) by replacing thereto Schedule VIII GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS attached hereto;
 - 59) by deleting therefrom Schedule X BRAMPTON DOWNTOWN AREA;
 - 60) by replacing thereto Schedule XI SIGHTLINE REQUIREMENTS attached hereto;
 - 61) by deleting therefrom Schedule XV QUEEN STREET CORRIDOR AND DOWNTOWN BRAMPTON PROVISIONS;

SCHEDULE I TO BY-LAW 399-2002

PORTABLE SIGNS

(Amended by By-laws 65-2003, 124-2005, 59-2010)

1. DEFINITIONS:

- (1) “**Portable sign: Class A**” is a sign that is known as a mobile or trailer sign. The sign shall have no more than two sign faces and may be a readograph type sign with interchangeable letters. The sign may be equipped with electric power for internal illumination and is usually on a framework;
- (2) “**Portable sign: Class A-1**” is a sign that is known as a feather flag sign. The sign shall mean a temporary double-faced lightweight sign made of cloth or other similar light weight non-rigid material attached to a metal or plastic pole and placed into the ground or on a weighted stand.
- (3) “**Portable sign: Class B**” is a sign that is commonly known as a sandwich board, A-Board, A-Frame or a T-frame sign. The sign may be single or double-faced;
- (4) “**Portable sign: Class C**” means any inflatable advertising device or balloon; and
- (5) “**Portable sign: Class D**” means any portable sign other than a portable sign Class A, a portable sign Class A-1, a portable sign Class B or a portable sign Class C, and includes a banner or other advertising device;

2. GENERAL PROVISIONS:

- (1) A portable *sign* shall be permitted only on lands zoned commercial, industrial, agricultural or institutional;
- (2) A portable *sign* shall not be permitted on vacant land, or a property containing a residential unit;
- (3) No person shall erect or display, or cause to be erected or displayed, a *portable sign* which utilizes flashing or sequential lights, or any device that creates or simulates motion;
- (4) No person shall erect or display, or cause to be erected or displayed, a *portable sign* within a *visibility triangle*;
- (5) No person shall erect or display, or cause to be erected or displayed, a portable sign in a manner which interferes or impedes pedestrian or vehicular paths of travel. In either case a minimum clear path of travel shall be maintained as follows:
 - (a) 1.2 m (4 ft) in an area intended for pedestrian travel;
 - (b) 3 m (9.84 ft) in an area intended for one-way vehicular travel; or
 - (c) 6 m (19.69 ft) in an area intended for two-way vehicular travel.
- (6) No person shall erect or display, or cause to be erected or displayed, a portable *sign* without first affixing thereto, in a clearly visible fashion, a validation sticker. The validation sticker shall be clearly visible from the street;
- (7) Signs shall pertain to the goods or services provided on the same lot as the portable sign, third party advertising shall be prohibited;
- (8) No person shall display a message on a *portable sign* that does not relate to the business for which the permit was issued;

SCHEDULE I TO BY-LAW 399-2002

PORTABLE SIGNS (Continued)

- (9) No person shall erect or display, or cause to be erected or displayed, a portable sign on a roof, except for a Class C portable sign as described in this Schedule;
- (10) The sign shall be non-illuminated
- (11) Prior to the issuance of a permit, the *owner* shall provide confirmation that a minimum of \$2 million liability insurance is in effect; and
- (12) Portable signs shall be subject to the requirements and restrictions as set out in the table below:

	# of Signs Permitted on a Lot	Maximum Display Period (from date of issuance of permit)	Maximum Size of Sign including the sign structure		Maximum Height of Lettering	Colour of Sign
			Height	Area		
Class A Portable Sign	Four signs per property frontage ¹	28 Days ^{2,4}	2.13 m (7 ft)	5 m ² (53.8 ft ²)	51 cm (20 in)	Black on White, or White on Black
Class A-1 Portable Sign	Four signs per property frontage ¹	28 Days ^{2,4}	3.98 m (13 ft)	2.4 m ² (25.83 ft ²)	Not Limited	Not Limited
Class B Portable Sign	One sign per 46 m (150 ft) of road frontage	28 Days ^{2,3,4}	1.2 m (4 ft)	1.5 m ² (16 ft ²)	Not Limited	Not Limited
Class C Portable Sign	One sign per lot ¹	14 Days ^{2,5}	7 m (23 ft)	Maximum width shall be 6 m (19.7 ft)	Not Limited	Not Limited
Class D Portable Sign ⁶	One sign per 46 m (150 ft) of road frontage ¹	28 Days ³	1.2 m (4 ft)	1.5 m ² (16 ft ²)	Not Limited	Not Limited
	¹ Shall not be placed closer than 46 m (150 ft) to another Class A, Class A-1, Class C or Class D sign located on the same property. ² A subsequent permit shall not be issued for a single business location or for the same unit in a plaza until at least 28 days has elapsed from the date of expiry of the previous permit. ³ No more than five permits shall be issued for a single business location or unit in a plaza in a calendar year. ⁴ Shall be displayed only during the hours of business for which it is advertising. ⁵ No more than two permits shall be issued for a single business location or unit in a plaza in a calendar year. ⁶ Notwithstanding the height and area requirements of a Class D portable sign. Where the permit applies to a banner sign or <i>coming soon window sign</i> , the sign shall be permitted only when attached to the building wall face of a building and shall be no larger than 20% of the building wall face on which the sign is located or a maximum of 25 m ² (269 ft ²), whichever is less.					

SCHEDULE II TO BY-LAW 399-2002

GROUND SIGNS

(Amended by By-laws 124-2005, 59-2010, 242-2010, 25-2011, 184-2012, 77-2016)

1. GENERAL PROVISIONS:

- (1) “**Ground sign – Class A**” shall mean a ground sign on which the message or advertisement refers and relates to goods or services available on the property where the sign is located; and
- (2) “**Ground sign – Class B**” shall mean a ground sign on which the message or advertisement refers and relates to goods or services not available on the property where the sign is located;

2. GENERAL PROVISIONS:

- (1) For ground signs the distance from the finished grade to the bottom of the sign shall be either less than 900 mm (3 ft) or greater than 2.4 m (7.9 ft);
- (2) Every owner shall display the street number of the property on the main ground sign on the street frontage on which the property is addressed, in order to identify the municipal address of the property, subject to the following requirements:
 - (a) The street number shall be prominently displayed and have a minimum number height of 0.15 m (6 in) and a maximum number height of 0.5 m (1.6 ft);
 - (b) The street number and address shall be located a minimum of 0.9 m (3 ft) above the finished grade;
 - (c) Where the address on a ground sign is non-illuminated, the address shall be of a reflective material;
 - (d) Where the sign is located on a street other than that on which it is addressed, the full street number and street name shall be identified; and
 - (e) The area occupied by the street number and name shall not be included in calculating the sign area.
- (3) No person shall erect or display, or cause to be erected or displayed, a sign within a visibility triangle, unless such sign has a minimum clearance of 2.4 m (7.9 ft) above the finished grade. This provision is not applicable where the ground sign is 1.2 m (4 ft) or less in height;
- (4) Ground signs shall be single or double-faced signs only;
- (5) Where a sign is illuminated, the sign shall conform to the following requirements:
 - (a) The illumination shall not exceed 5000 nits during the period between sunrise and sunset;
 - (b) The illumination shall not exceed 300 nits during the period between sunset and sunrise; and
 - (c) The illumination shall not increase the light levels within 10 m of all points of the sign facing by more than 3 lux above the ambient lighting level.
- (6) Applications for a ground signs containing an Electronic Variable Message Centre shall have a safety assessment prepared in accordance with the City of Brampton’s Public Works Department’s: DPAD Terms of Reference;

SCHEDULE II TO BY-LAW 399-2002
GROUND SIGNS (Continued)

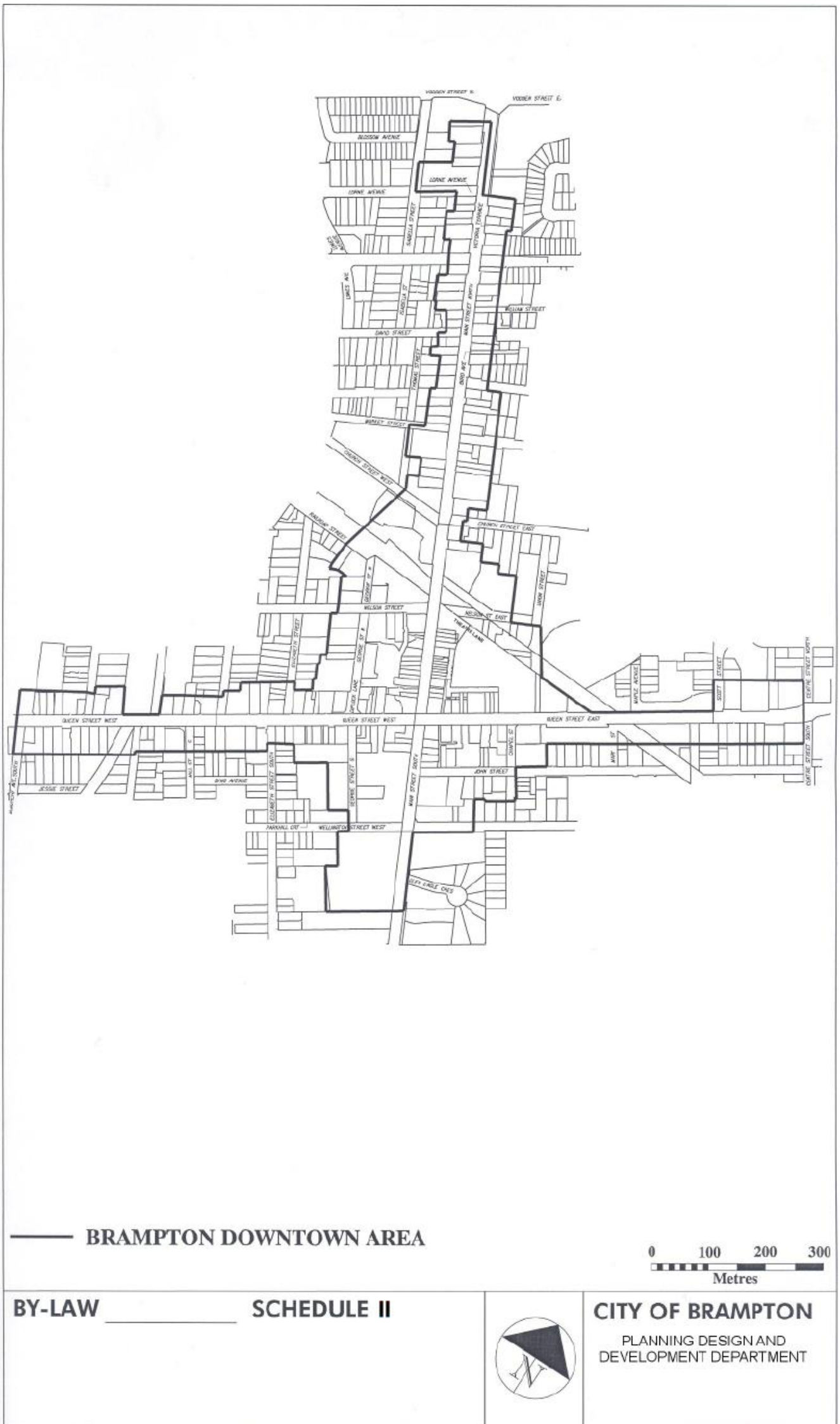
- (7) Foundations shall be extended a minimum of 150 mm (6 in) above grade and sloped in order to shed standing water;
- (8) Any exposed elements of a sign shall be constructed with or coated in corrosion resistant material;
- (9) Any sign with exposed anchor bolts shall be capped with acorn nuts;
- (10) Heritage approval is required for signage on properties designated as a heritage resource; and
- (11) All ground *signs* shall be subject to the requirements and restrictions as set out in the table below:

	Required Zoning of Property	# of Signs Permitted on a Lot	Minimum Distance from Property Lines	Maximum Sign Area	Maximum Height
Class A	Open Space Floodplain/Greenbelt Commercial Industrial Institutional ¹⁰	One ^{1,2,8}	1.5 m (5 ft)	15 m ² (161 ft ²) ¹¹	7.5 m (24.5 ft) ¹²
Class B ³	Commercial ⁴ Industrial ⁴	One	10 m (32 ft)	20 m ² (215 ft ²)	7.5 m (24.5 ft)
Brampton Downtown Area ^{5,6,7,10}	Commercial Residential (where a commercial use has been approved through Committee of Adjustment) ⁹	One	1.5 m (5 ft)	1 m ² (10.8 ft ²)	1.2 m (4 ft)
Live/Work Unit Constructed as a Detached or Semi-Detached House ^{6,7}	Residential	One	1.5 m (5 ft)	1 m ² (10.8 ft ²)	1.2 m (4 ft)
¹ Corner lots shall be permitted one additional ground sign, subject to the following requirements: (i) The property shall have a combined frontage in excess of 150 m (492 ft) on two or more streets; (ii) The two signs shall not front on the same street; (iii) A minimum distance of 30 m (98 ft) shall be provided between each sign; and (iv) A minimum distance of 30 m (98 ft) shall be provided between the projected point of intersection of the two lot lines.					
² A corner lot shall be permitted up to two additional ground sign, subject to the following requirements: (i) The property shall have a combined frontage in excess of 300 m (984 ft) on three or more streets; (ii) No two signs shall not front on the same street; (iii) A minimum distance of 60 m (196 ft) shall be provided between each sign; and (iv) A minimum distance of 30 m (98 ft) shall be provided between the projected point of intersection of the two lot lines.					
³ Shall not be located within 100 m (328 ft) of property zoned residential.					
⁴ The property shall be vacant land with a minimum lot size of 1 hectare (2.5 acres). The sign shall be removed prior to the development of the site.					
⁵ As indicated in Map 2 of Schedule II of this by-law.					
⁶ Signs shall be non-illuminated.					
⁷ In lieu of wall signs, window signs, awning signs or canopy signs.					

SCHEDULE II TO BY-LAW 399-2002
GROUND SIGNS (Continued)

	<p>8 In addition to permitted ground signs, signage identifying the plaza or development name shall be permitted provided it is wholly contained within an entryway feature wall that has been approved by the City. This provision shall also apply to entryway feature walls at the entrance to a plan of subdivision.</p>
	<p>9 Signs shall be permitted only for the duration of the Committee of Adjustment approval of the commercial use and shall be removed upon expiration of the approval of the commercial use through Committee of Adjustment.</p>
	<p>10 Should a commercial, industrial or institutional use be permitted through the City of Brampton Zoning By-law on an agricultural or residential zoned property, ground signs shall be permitted as if the property were zoned as such.</p>
	<p>11 An Electronic Variable Message Centre is permitted within a Class A ground sign provided:</p> <ul style="list-style-type: none"> (i) The EVMC shall not exceed 1/3 of the sign area; (ii) The EVMC shall not contain a flashing message or image; (iii) The EVMC shall not contain copy that is full motion or otherwise gives the appearance of animation of movement; (iv) Where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds; (v) An EVMC shall be separated by a minimum distance of 36 m (118 ft) from a property zoned residential or containing residential units except where the sign is contained on a school property; and (vi) Where an Electronic Variable Message Centre is located within 100 m (328 ft) of a property zoned residential or containing a residential unit, the sign shall be turned off between the hours of 10:00 pm and 7:00 am.
	<p>12 No ground sign shall be located within 600 mm (2 ft) of the vehicular traveled portion of a highway, private laneway, drive-through lane or parking area unless the minimum vertical distance between grade and the bottom of an overhanging sign shall be at least 4.25 m (13.94 ft), except for a clearance or headroom sign or where an alternative solution is accepted by the Chief;</p>

MAP 2



SCHEDULE III TO BY-LAW 399-2002

WALL SIGNS

(Amended by By-laws 124-2005, 278-2005, 59-2010, 25-2011, 141-2017)

1. GENERAL PROVISIONS:

- (1) Signs designated under this schedule shall be permitted on all lands, except lands zoned residential. Wall signs for mixed-use residential/commercial buildings shall be permitted only on the commercial portion of the building in accordance with this schedule;
- (2) Illuminated signs shall be permitted on a building wall which faces lands zoned residential or containing a residential unit provided that:
 - (a) The sign face is separated from lands zoned residential or containing residential units by a distance of at least 36 m (118 ft);
 - (b) The signs shall be *Indirectly Illuminated*; or
 - (c) The applicant shall demonstrate to the satisfaction of the Chief that the sign is fully obscured from view from the residential units by a permanent structure.
- (3) The distance between a sign and a property zoned residential or containing a residential unit referenced in sentence (2) shall be measured at an angle of 45 degrees from the face of the sign;
- (4) Where a sign is illuminated, the sign shall conform to the following requirements:
 - (a) The illumination shall not exceed 5000 nits during the period between sunrise and sunset;
 - (b) The illumination shall not exceed 300 nits during the period between sunset and sunrise;
- (5) Every sign shall be attached to and parallel to the building wall face on which it is installed;
- (6) No sign shall project more than 0.6 m (2 ft) from the wall or fascia to which it is attached;
- (7) Where a wall sign with a projection greater than 100 mm (4 in) overhangs a vehicular travelled portion of a highway, private laneway, drive-through lane or parking area a minimum vertical distance between grade and the bottom of the sign shall be 4.25 m (13.94 ft).
- (8) No advertising shall be permitted on the projecting ends of a sign;
- (9) All signs on units in a commercial or industrial plaza shall be of a uniform style on each elevation of the building. The following are exempt from this requirement:
 - (a) Signs on units with a gross floor area greater than 3000 m² (32 292 ft²);
 - (b) Signs may be upgraded to consist of individual letters with a minimum depth of 13 mm (1/2 in); or
 - (c) Where individual letters are the standard, less than 50% of each units signage may be of an alternative simpler style, such as a box sign;
- (10) Any sign which projects in whole or in part, over a *road right-of-way*, shall be subject to an encroachment agreement with the City;

**SCHEDULE III TO BY-LAW 399-2002
WALL SIGNS (Continued)**

- (11) Prior to the issuance of a permit for a sign that are subject to an encroachment agreement with the City, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence for the entire length of time the sign is erected;
- (12) Signs shall pertain to goods and services provided on the property. Signs located on a *commercial or industrial plaza* shall be wholly contained on the wall face of the unit to which it is advertising. Third party advertising shall be prohibited;
- (13) Heritage approval is required for signage on properties designated as a heritage resource; and
- (14) Wall *signs* shall be subject to the requirements and restrictions as set out in the table below:

	Maximum Aggregate Sign Area	Upper Limit of Sign	Maximum Vertical Dimension	Minimum Clearance from Finished Grade
Wall Signs (Other than listed below)	20% of the area of the <i>building wall face</i> on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) <i>1,3,4,11</i>	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building <i>2</i>; or • Wholly contained within a gable end wall or parapet feature of a one-storey building <i>5</i> 	Not Limited	2.4 m (7.9 ft) <i>6</i>
Commercial and Industrial Plazas	20% of the area of the <i>building wall face</i> of the unit on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) <i>1,3,4,10,12</i>	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building <i>2</i>; or • Wholly contained within a gable end wall or parapet feature of the unit of a one-storey building <i>5</i> 	Not Limited	2.4 m (7.9 ft) <i>6</i>
Single Tenant Industrial Building	6% of the area of the <i>building wall face</i> of the unit on which the <i>sign</i> is located <i>3,4,11</i>	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building <i>2</i>; or • Wholly contained within a gable end wall or parapet feature of a one-storey building <i>5</i> 	Not Limited	2.4 m (7.9 ft) <i>6</i>
Big Box Commercial Developments	6% of the area of the <i>building wall face</i> on which the <i>sign</i> is located <i>3,4,11</i>	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; or • Wholly contained within a wall or parapet feature of the building 	Not Limited	2.4 m (7.9 ft) <i>6</i>
Indoor Shopping Malls	6% of the area of the <i>building wall face</i> on which the <i>sign</i> is located <i>3,11</i>	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building 	Not Limited	2.4 m (7.9 ft) <i>6</i>

**SCHEDULE III TO BY-LAW 399-2002
WALL SIGNS (Continued)**

Signs Located on Towers	Shall consist of a <i>logo</i> only ^{13, 14}	<ul style="list-style-type: none"> Wholly contained within the <i>tower</i> feature 	0.9 m (3 ft)	2.4 m (7.9 ft)
Live/Work Unit constructed as a Detached or Semi-Detached House ^{7,8,9,10}	One sign maximum 1 m ² (10.8 ft ²) in sign area ^{3,4}	<ul style="list-style-type: none"> Attached only to the front of the commercial portion on the main floor of the live/work unit; or Fully contained within the fascia of a porch over the main entrance to the live/work unit 	0.45 m (1.5 ft)	2.4 m (7.9 ft) ⁶
Live/Work Unit constructed as a Townhouse ^{7,8,9,10}	10 % of the area of the <i>wall face</i> of the commercial portion of the building ^{3,4}	<ul style="list-style-type: none"> Attached only to the front elevation of the commercial portion on the main floor of the live/work unit 	0.6 m (2 ft)	2.4 m (7.9 ft) ⁶
¹ Whichever is less ² The upper limit of a sign on an industrial building shall be the top of the 2 nd storey office wall ³ Window signs shall be permitted as part of the maximum aggregate area ⁴ Window signs with the exception of a temporary portable <i>coming soon window sign</i> , shall be prohibited prior to the issuance of a permit for a wall, awning or canopy sign on the unit to which it is advertising, this requirement shall not apply to an indoor shopping mall; ⁵ In addition to the permitted wall sign area, four (4) top storey signs each located on separate building wall faces may be permitted subject to the following requirements: (i) On an <i>office building</i> , school or hotel two or more storeys in height; (ii) On an industrial building three or more storeys in height; (iii) The additional <i>signs</i> shall be located only on the top storey, but shall be contained below the <i>roof line</i> of the building; (iv) The additional <i>signs</i> shall not exceed a maximum of 2% of the <i>building wall face</i> or 30 m ² (323 ft ²), whichever is less; (v) When located on a property with multiple buildings, the top storey sign shall relate to a unit within the building; and (vi) Top storey signs shall not be permitted on a building containing tower signs. ⁶ Signs are permitted less than 2.4 m (7.9 ft) from grade where a sign projects no more than 100 mm (4 in) from the building wall face ⁷ Signs may be indirectly illuminated only ⁸ Signs shall not be painted directly on the wall and sign boxes shall be prohibited. ⁹ Signs shall be located a minimum distance of 1 m (3.3 ft) from the building corner or the center of the demising wall of the unit ¹⁰ In lieu of ground signs ¹¹ One (1) Electronic Variable Message Centre is permitted within a ground floor window provided: (i) The EVMC shall be separated from a property zoned residential or containing residential units by a distance of at least 36 m (118 ft); (ii) The EVMC shall not exceed 20% of the glazed area of the window pane and shall be included as part of the permitted maximum aggregate sign area. (iii) The EVMC shall not contain a flashing message or image; (vii) The EVMC shall not contain copy that is full motion or otherwise gives the appearance of animation of movement; (iv) Where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds; and (v) Where an EVMC is located within 100 m (328 ft) of a property zoned residential or containing a residential unit, the sign shall be turned off between the hours of 10:00 pm and 7:00 am. ¹² In addition to the permitted wall sign area, One (1) additional directory sign shall be permitted at the main common entry way subject to the following requirements: (i) The sign shall be located within 3 m (9.84 ft) of the common entry way feature; (ii) Each unit identified on the directory sign shall be permitted a maximum sign area of 0.2 m ² (2.15 ft ²); (iii) The sign shall not project more than 100 mm (4 in) from the building wall face; and (iv) The sign shall be located on the ground floor of the building. ¹³ Tower sign area shall be permitted in addition to the maximum wall sign area. ¹⁴ A building may have either tower signs or top storey signs, but not both.				

**SCHEDULE IV TO BY-LAW 399-2002 –
AWNING SIGNS & CANOPY SIGNS**
(Amended by By-laws 59-2010, 141-2017)

1. GENERAL PROVISIONS:

- (1) Signs designated under this schedule shall be permitted on all lands, except lands zoned residential; Wall signs for mixed-use residential/commercial buildings shall be permitted only on the commercial portion of the building in accordance with this schedule;
- (2) Illuminated signs shall be permitted on a building wall which faces lands zoned residential or containing a residential unit provided that:
 - (a) The sign face is separated from lands zoned residential or containing residential units by a distance of at least 36 m (118 ft);
 - (b) The signs shall be *Indirectly Illuminated*; or
 - (c) The applicant shall demonstrate to the satisfaction of the Chief that the sign is fully obscured from view from the residential units by a permanent structure.
- (3) The distance between a sign and a property zoned residential or containing a residential unit referenced in sentence (2) shall be measured at an angle of 45 degrees from the face of the sign;
- (4) Where a sign is illuminated, the sign shall conform to the following requirements:
 - (a) The illumination shall not exceed 5000 nits during the period between sunrise and sunset;
 - (b) The illumination shall not exceed 300 nits during the period between sunset and sunrise;
- (5) All signs attached to the face of a canopy shall not project more than 0.6 m (2 ft) from the face on which it is attached;
- (6) All signs mounted on top of a canopy shall not project beyond any face of the canopy to which it is attached;
- (7) Canopy signs may be mounted on top of a canopy provided the upper limit of the sign shall be:
 - (a) The roof line of a one storey building; or
 - (b) The floor level of the second storey on a multi-storey building.
- (8) All signs attached to the face of an awning shall not project more than 3 mm (1/8 in) from the face on which it is attached;
- (9) All signs on units in a commercial or industrial plaza shall be of a uniform style on each elevation of the building. The following are exempt from this requirement:
 - (a) Signs on units with a gross floor area greater than 3000 m² (32 292 ft²);
 - (b) Signs may be upgraded to consist of individual letters with a minimum depth of 13 mm (1/2 in); or
 - (c) Where individual letters are the standard, less than 50% of each units signage may be of an alternative simpler style, such as a box sign;

**SCHEDULE IV TO BY-LAW 399-2002 –
AWNING SIGNS & CANOPY SIGNS (Continued)**

- (10) Any sign which projects in whole or in part, over a *road right-of-way*, shall be subject to an encroachment agreement with the City;
- (11) Prior to the issuance of a permit for a sign that are subject to an encroachment agreement with the City, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence for the entire length of time the sign is erected;
- (12) Signs shall pertain to goods and services provided on the property. Signs located on a *commercial or industrial plaza* shall be wholly contained on the wall face of the unit to which it is advertising. Third party advertising shall be prohibited;
- (13) Heritage approval is required for signage on properties designated as a heritage resource; and
- (14) All awning and canopy signs shall be subject to the requirements and restrictions as set out in the table below:

	Maximum Sign Area	Upper Limit of Sign	Minimum Clearance from finished grade
Awning Signs	Included in the maximum aggregate wall sign area	<ul style="list-style-type: none">• <i>Roof line</i> of a one storey building; or• The floor level of the Second storey on a multi-storey building;	Not Limited
Canopy Signs	Included in the maximum aggregate wall sign area	<ul style="list-style-type: none">• <i>Roof line</i> of a one storey building; or• The floor level of the second storey on a multi-storey building;	2.4 m (7.9 ft) ¹
Under Awning & Canopy Identification Signs	0.5 m ² (5.38 ft ²) ²	<ul style="list-style-type: none">• <i>Roof line</i> of a one storey building; or• The floor level of the second storey on a multi-storey building;	2.4 m (7.9 ft) ¹
	¹ Where the canopy sign projects from the face or hangs below the canopy and overhangs a vehicular travelled portion of a highway, private laneway, drive-through lane or parking area a minimum vertical distance between grade and the bottom of the sign shall be 4.25 m (13.94 ft).		
	² Each entrance to the unit located under the awning or canopy shall be permitted one (1) under <i>awning & canopy identification sign</i> .		

**SCHEDULE V TO BY-LAW 399-2002 –
OVERHEAD SIGNS & PERMANENT BANNER SIGNS**
(Amended by By-laws 124-2005, 25-2011)

1. GENERAL PROVISIONS:

- (1) Signs designated under this schedule shall be permitted on all lands, except lands zoned residential. Wall signs for mixed-use residential/commercial buildings shall be permitted only on the commercial portion of the building in accordance with this schedule;
- (2) Only one sign per business shall be permitted on each elevation;
- (3) The sign shall be non-illuminated;
- (4) Overhead *signs* shall consist of a double-sided sign hanging from a permanently attached cantilevered arm. This arm shall be a metal bracket that projects perpendicular to the building wall face to which it is attached;
- (5) *Permanent banner signs* shall consist of a double-sided banner hanging from permanently attached cantilevered arms. These arms shall be metal brackets that project perpendicular to the building wall face to which it is attached. Cantilevered arms shall be provided at both the top and bottom of the banner;
- (6) *Overhead signs* and *permanent banner signs* for units in a *commercial or industrial plaza* shall be of a uniform style on each elevation of the building. This requirement shall not apply to units with a gross floor area greater than 3000 m² (32 292 ft²).
- (7) Any sign which projects in whole or in part, over a *road right-of-way*, shall be subject to an encroachment agreement with the City;
- (8) *Prior* to the issuance of a permit for a sign that are subject to an encroachment agreement with the City, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence for the entire length of time the sign is erected;
- (9) *Signs* shall pertain to goods and services provided on the property. Third party advertising shall be prohibited;
- (10) Signs located on a property with multiple buildings, signs shall be located on the same building as the unit being advertised.
- (11) *Heritage* approval is required for signage on properties designated as a heritage resource; and

**SCHEDULE V TO BY-LAW 399-2002 –
OVERHEAD SIGNS & PERMANENT BANNER SIGNS (Continued)**

(12) All overhead signs and permanent banner signs shall be subject to the requirements and restrictions as set out in the table below:

	Maximum Width of Sign	Upper Limit of Sign	Maximum Vertical Dimension	Minimum Clearance from Finished Grade
Overhead Signs	0.9 m (3 ft) ^{1,2}	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; or • The floor level of the third storey on a multi-storey building; 	0.9 m (3 ft)	2.4 m (7.9 ft) ³
Permanent Banner Signs	0.9 m (3 ft) ^{1,2}	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; or • The floor level of the third storey on a multi-storey building; 	1.2 m (4 ft)	2.4 m (7.9 ft) ³
	¹ The supporting members shall not extend more than 1.3 m (4.27 ft) from the building wall face.			
	² Signs shall be located a minimum of 1 m (3.28 ft) from the edge of a buildings elevation and shall be separate by a minimum of 2 m (6.56 ft) from any other overhead or permanent banner sign.			
	³ Where an overhead sign or permanent banner sign overhangs a vehicular travelled portion of a highway, private laneway, drive-through lane or parking area a minimum vertical distance between grade and the bottom of the sign shall be 4.25 m (13.94 ft).			

**SCHEDULE VII TO BY-LAW 399-2002 –
PRODUCTION HOME BUILDERS & HIGH-RISE RESIDENTIAL
DEVELOPMENT SIGNS**
(Amended by By-laws 124-2005, 59-2010)

1. GENERAL PROVISIONS:

- (1) Signs designated under this schedule shall be permitted on:
 - (a) Land where in conjunction with an approved temporary sales office or model home;
 - (b) A draft plan of subdivision that is approved for future development by the builder for which the sign advertises; or
 - (c) Land zoned for high-rise residential development for which a formal Site Plan application has been accepted by the City.
- (2) Ground *signs* shall be single or *double-faced signs* only;
- (3) For ground signs the distance from the finished grade to the bottom of the sign shall be either less than 900 mm (3 ft) or greater than 2.4 m (7.9 ft);
- (4) Flags in conjunction with a temporary sales office or model home shall be permitted provided that:
 - (a) No more than nine flags are located on one *lot*;
 - (b) Each flag or emblem does not exceed 2.7 m² (29 ft²);
 - (c) Each flag shall be attached to a pole not exceeding 7.5 m (25 ft) in height;
 - (d) Each flag shall be setback a minimum of 1.5m from any property line; and
 - (e) Sales offices located within a unit in a commercial or industrial zoned property shall not be permitted flags.
- (5) *Signs* shall be *indirectly illuminated* only;
- (6) Signs and flags for *production home builders* shall be temporary in nature, and shall be removed upon:
 - (a) Completion of the subdivision for which it is advertising;
 - (b) Removal of the temporary Sales office for which it is advertising;
 - (c) Residential occupancy of the model home for which it is advertising; or
 - (d) Three (3) years from the date of approval of the building permit, whichever comes first.
- (7) Signs and flags for *a high-rise residential development* shall be temporary in nature, and shall be removed upon:
 - (a) Completion of the development for which it is advertising;
 - (b) Removal of the temporary Sales office for which it is advertising; or
 - (c) Three (3) years from the date of approval of the building permit, whichever comes first.

**SCHEDULE VII TO BY-LAW 399-2002 –
PRODUCTION HOME BUILDERS & HIGH-RISE RESIDENTIAL
DEVELOPMENT SIGNS (Continued)**

- (8) No person shall erect or display, or cause to be erected or displayed, a *development sign* within a visibility triangle or in a manner which interferes with pedestrian or vehicular traffic;
- (9) Signs shall pertain to goods and services provided on the property where the sign is located. Third part advertising shall be prohibited;
- (10) *Production home builder and high-rise residential development A-Frame signs* located on *road right-of-ways* shall be permitted subject to the following conditions and restrictions:
 - (a) Prior to the issuance of a permit for signs located on the road right-of-way, for the entire length of time the permit is valid and any subsequent renewal thereof, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence. Such policy(s) shall include the Corporation of the City of Brampton as an additional insured;
 - (b) No person shall erect or display, or cause to be erected or displayed, a *portable sign* without first affixing thereto, in a clearly visible fashion, a validation sticker;
 - (c) No *sign* shall be located within the Brampton Downtown Area, as indicated in Schedule II - map 2 of this by-law;
 - (d) No *sign* shall be located within the minimum sightline requirements as indicated in Schedule XI of this by-law;
 - (e) No *sign* shall be located so as to obstruct or interfere with *highway* maintenance, impede movement of pedestrian or vehicular traffic, or otherwise create a hazard;
 - (f) No *sign* shall be located on a median or within 150 feet of utilities or bus stops; and
 - (g) No *sign* shall be displayed before 6:00 pm on a Friday or after 6:00 am on a Monday, except when the Friday or Monday is a statutory holiday, the display dates shall be adjusted by one day to allow the *sign* to be displayed during the statutory holiday.
- (11) Where there is a conflict between other provisions of this by-law and the provisions of this schedule, this schedule shall apply to *production home builders* and *high-rise residential development signs*;

**SCHEDULE VII TO BY-LAW 399-2002 –
PRODUCTION HOME BUILDERS & HIGH-RISE RESIDENTIAL
DEVELOPMENT SIGNS (Continued)**

(12) *Signs for production home builders and high-rise residential developments shall be subject to the requirements and restrictions as set out in the tables below:*

	Ground Signs			
	# of Signs Permitted on a Lot	Maximum Sign Area	Maximum Height	Minimum Distance from Property Lines
Signs on the same property as a temporary sales office	One	15 m ² (161 ft ²) ^{1,3}	7.5 m (24.5 ft)	1.5 m (5 ft)
Signs on the same property as a model home approved for use as a temporary sales office	One	6 m ² (64 ft ²)	3.6 m (12 ft)	1.5 m (5 ft)
Signs on the same property as a model home used for the purpose of display only	One	0.75 m ² (8.1 ft ²)	1.2 m (4 ft)	1.5 m (5 ft)
Signs on the draft approved property ²	One	15 m ² (161 ft ²)	7.5 m (24.5 ft)	1.5 m (5 ft)
Signs on the property subject to site plan approval for high-rise residential ²	One	15 m ² (161 ft ²)	7.5 m (24.5 ft)	1.5 m (5 ft)
	¹ Where the sign is advertising more than one production home builder with temporary sales offices located on the same lot, the maximum permitted sign area may be increased to 20 m ² (215 ft ²)			
	² Sign shall pertain to the builder and product to be developed on the site, third party advertising shall be prohibited			
	³ Ground signs related to a sales centre located in a commercial or industrial plaza shall be subject to the provisions of Schedule II GROUND SIGNS to this by-law.			

**SCHEDULE VII TO BY-LAW 399-2002 –
PRODUCTION HOME BUILDERS & HIGH-RISE RESIDENTIAL
DEVELOPMENT SIGNS (Continued)**

	Wall Signs		
	Maximum Aggregate Sign Area	Upper Limit of Sign	Minimum Clearance from Finished Grade
Signs on the same property as a Temporary Sales Office	Not Limited ^{4,6}	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building 	2.4 m (7.9 ft) ⁵
Signs on the same property as a model home approved for use as a temporary sales office	10% of the area of the <i>building wall face</i> of each elevation	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building 	2.4 m (7.9 ft) ⁵
Signs on a High-rise residential building being developed ^{7,8,9}	5% of the area of the largest building wall face	<ul style="list-style-type: none"> • Roofline of the building 	2.4 m (7.9 ft) ⁵
	⁴ Signs shall be contained wholly within the building wall face of the structure.		
	⁵ Signs are permitted less than 2.4 m (7.9 ft) from grade where a sign projects no more than 100 mm (4 in) from the building wall face.		
	⁶ Signs at sales centres displayed on a unit in a commercial or industrial plaza shall be subject to the provisions of Schedule III WALL SIGNS to this by-law.		
	⁷ Shall apply to temporary banner(s) displayed on high-rise residential buildings, including mixed use commercial and residential buildings.		
	⁸ Prior to the issuance of a permit and for the entire length of time the sign is erected, the owner shall at its own expense obtain and provide the Corporation of the City of Brampton with evidence of Commercial General Liability Insurance, against all claims for personal injury, including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million (\$2,000,000.00) per occurrence.		
	⁹ Signs shall be removed once the sales centre related to the property development ceases to operate.		

	A-Frame Signs		
	Maximum Aggregate Sign Area	# of Signs Permitted	Minimum Height of Sign
Signs on the Road Right-of-way	1.5 m ² (16 ft ²) ¹⁰	<ul style="list-style-type: none"> • 12 per sales office ¹¹ 	1.2 m (4 ft)
	¹⁰ No sign shall have more than two faces.		
	¹¹ Permits are for a three (3) month period.		

SCHEDULE VIII TO BY-LAW 399-2002
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS
(Amended by By-laws 59-2010, 242-2010, 141-2017)

1. GENERAL PROVISIONS:

- (1) Where there is a conflict between other provisions of this by-law and the provisions of this schedule, this schedule shall apply to Gas Bars and Drive Through Commercial Operations;
- (2) For ground signs the distance from the finished grade to the bottom of the sign shall be either less than 900 mm (3 ft) or greater than 2.4 m (7.9 ft);
- (3) Every owner shall display the street number of the property on the main ground sign on the street frontage on which the property is addressed, in order to identify the municipal address of the property, subject to the following requirements:
 - (a) The street number shall be prominently displayed and have a minimum number height of 0.15 m (6 in) and a maximum number height of 0.5 m (1.6 ft);
 - (b) The street number and address shall be located a minimum of 0.9 m (3 ft) above the finished grade;
 - (c) Where the address on a ground sign is non-illuminated, the address shall be of a reflective material;
 - (d) Where the sign is located on a street other than that on which it is addressed, the full street number and street name shall be identified; and
 - (e) The area occupied by the street number and name shall not be included in calculating the sign area.
- (4) No person shall erect or display, or cause to be erected or displayed, a sign within a visibility triangle, unless such sign has a minimum clearance of 2.4 m (7.9 ft) above the finished grade. This provision is not applicable where the ground sign is 1.2 m (4 ft) or less in height;
- (5) Ground *signs* shall be single or *double-faced signs* only;
- (6) Where a sign is illuminated, the sign shall conform to the following requirements:
 - (a) The illumination shall not exceed 5000 nits during the period between sunrise and sunset;
 - (b) The illumination shall not exceed 300 nits during the period between sunset and sunrise;
 - (c) The illumination of ground and instructional signs shall not increase the light levels within 10 m of all points of the sign facing by more than 3 lux above the ambient lighting level.
- (7) Illuminated signs shall be permitted on a building wall which faces lands zoned residential or containing a residential unit provided that:
 - (a) The sign face is separated from lands zoned residential or containing residential units by a distance of at least 36 m (118 ft);
 - (b) The signs shall be *Indirectly Illuminated*; or
 - (c) The applicant shall demonstrate to the satisfaction of the Chief that the sign is fully obscured from view from the residential units by a permanent structure.

**SCHEDULE VIII TO BY-LAW 399-2002 –
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS
(Continued)**

- (8) The distance between a sign and a property zoned residential or containing a residential unit referenced in sentence (7) shall be measured at an angle of 45 degrees from the face of the sign;
- (9) Applications for a main ground sign containing an Electronic Variable Message Centre shall have a safety assessment prepared in accordance with the City of Brampton's Public Works Department's DPAD Terms of Reference. This shall not apply to instructional signs or a ground sign only containing the EVMC referenced in Note 6 of the following table;
- (10) Foundations shall be extended a minimum of 150 mm (6 in) above grade and sloped in order to shed standing water;
- (11) Any exposed elements of a sign shall be constructed with or coated in corrosion resistant material;
- (12) Any sign with exposed anchor bolts shall be capped with acorn nuts;
- (13) Every *wall sign* shall be attached to and parallel to the building wall or *freestanding canopy* face on which it is installed;
- (14) No *wall sign* shall project more than 0.6 m (2 ft) from the wall, fascia or *freestanding canopy* to which it is attached;
- (15) No advertising shall be permitted on the projecting ends of a *sign*;
- (16) No person shall erect or display, or cause to be erected or displayed, a sign within a visibility triangle, unless such sign has a minimum clearance of 2.4 m (7.9 ft) above the finished grade. This provision is not applicable where the ground sign is 1.2 m (4 ft) or less in height; and
- (17) All signs for gas bars and drive through commercial operations shall be subject to the requirements and restrictions set out in the tables below:

	Ground Signs						
	Minimum Distance from Property Lines	Main Ground Signs ¹			Instructional Signs ²		
		# of Signs Permitted on a Lot	Maximum Sign Area	Maximum Height	# of Signs Permitted per drive through facility	Maximum Sign Area	Maximum Height
Gas Bars	1.5 m (5 ft)	One ^{3,4}	15 m ² (161 ft ²) ^{5,6,7}	7.5 m (24.5 ft)	Two	2 m ² (21.5 ft ²) ⁹	2 m (6.6 ft)
Drive Through Commercial Operations	1.5 m (5 ft)	One ^{3,4}	15 m ² (161 ft ²) ^{5,7}	7.5 m (24.5 ft)	Two ⁸	4 m ² (43 ft ²) ⁹	3 m (9.8 ft)
	¹ Where a gas bar or drive through commercial operation forms part of a commercial or industrial plaza, ground signs for the plaza shall be permitted as regulated under Schedule II GROUND SIGNS to this by-law.						
	² No <i>sign</i> shall be located so as to obstruct, interfere or impede movement of pedestrian or vehicular traffic, or otherwise create a hazard.						

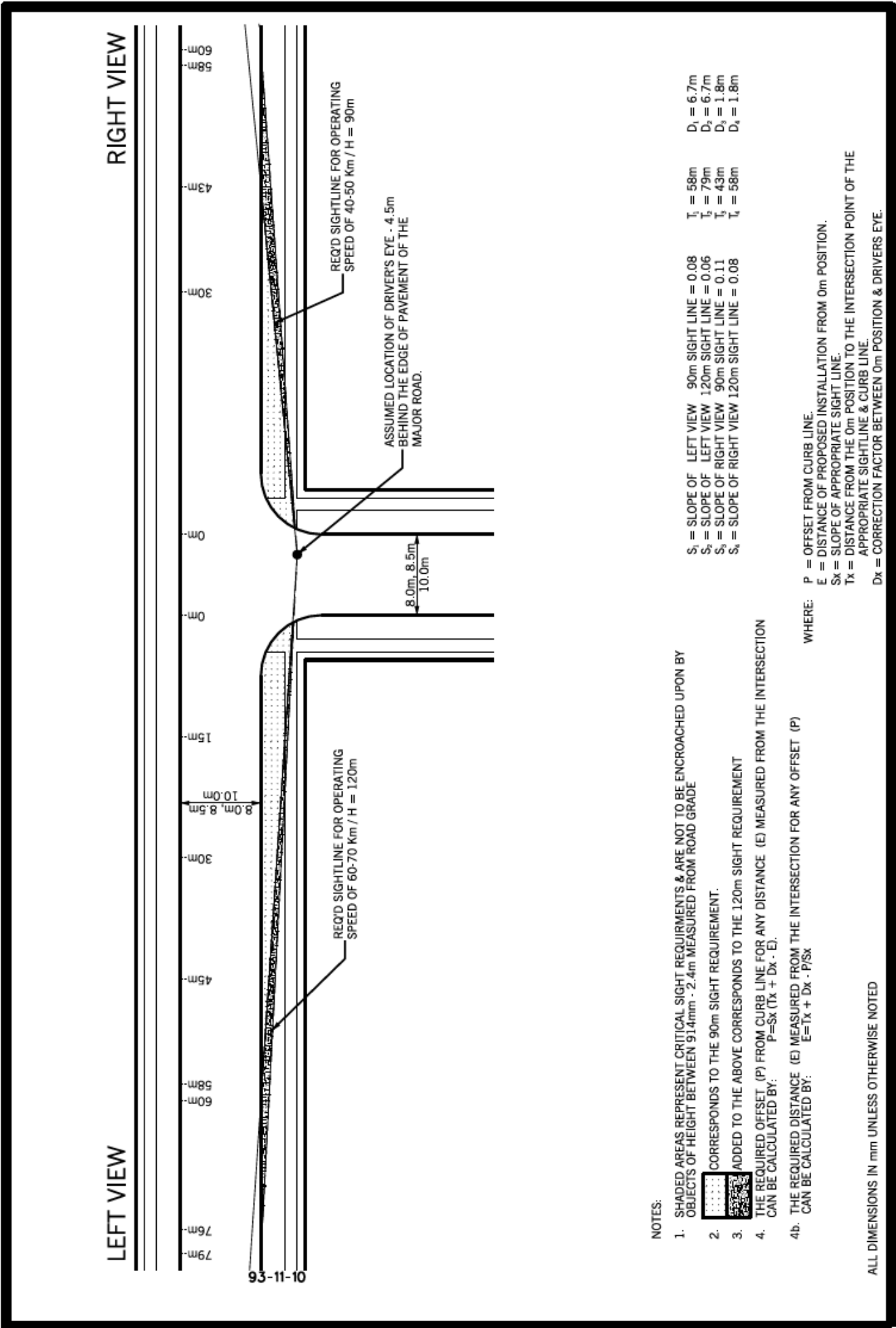
SCHEDULE VIII TO BY-LAW 399-2002
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS
(Continued)

	<p>3 Corner lots shall be permitted one additional ground sign, subject to the following requirements:</p> <ul style="list-style-type: none"> (i) The property shall have a combined frontage in excess of 150 m (492 ft) on two or more streets; (ii) The two signs shall not front on the same street; (iii) A minimum distance of 30 m (98 ft) shall be provided between each sign; and (iv) A minimum distance of 30 m (98 ft) shall be provided between the projected point of intersection of the two lot lines.
	<p>4 In addition to ground signs permitted for a commercial or industrial plaza, one ground sign shall be permitted for the sole use of the gas bar and any subsidiary uses contained within the gas bar.</p>
	<p>5 An Electronic Variable Message Centre is permitted within a main ground sign provided:</p> <ul style="list-style-type: none"> (i) The EVMC shall not exceed 1/3 of the sign area; (ii) The EVMC shall not contain a flashing message or image; (iii) The EVMC shall not contain copy that is full motion or otherwise gives the appearance of animation of movement; (iv) Where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds; and (v) Where an Electronic Variable Message Centre is located within 100 m (328 ft) of a property zoned residential or containing a residential unit, the sign shall be turned off between the hours of 10:00 pm and 7:00 am.
	<p>6 Notwithstanding Note 5, a gas bar ground sign may include an Electronic Variable Message Centre subject to the following:</p> <ul style="list-style-type: none"> (i) The EVMC shall consist exclusively of numerical digits identifying the current gas price; (ii) The maximum height of the digits shall be 0.33 m (13 in) in height; (iii) The EVMC shall not contain a flashing message or image; (iv) The EVMC shall not contain copy that is full motion or otherwise gives the appearance of animation of movement; and (v) Each ground sign face shall contain no more than two such signs.
	<p>7 No ground sign shall be located within 600 mm (2 ft) of the vehicular traveled portion of a highway, private laneway, drive-through lane or parking area unless the minimum vertical distance between grade and the bottom of an overhanging sign shall be at least 4.25 m (13.94 ft), except for a clearance or headroom sign or where an alternative solution is accepted by the Chief;</p>
	<p>8 Where a drive through lane contains a separate speaker board, an order confirmation screen may be incorporate into the stand provided it does not exceed 0.2 m² (2 ft²) in size. The order confirmation screen may consist of a digital display.</p>
	<p>9 Instructional signs may contain an Electronic Variable Message Centre provided:</p> <ul style="list-style-type: none"> (i) The EVMC shall not contain a flashing message or image; (ii) The EVMC shall not contain copy that is full motion or otherwise gives the appearance of animation of movement; (iii) Where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds; and (iv) An EVMC shall be separated by a minimum distance of 36 m (118 ft) from a property zoned residential or containing a residential unit except where: <ul style="list-style-type: none"> (a) The applicant shall demonstrate to the satisfaction of the Chief, that all windows of the residential unit are full shielded from view of the illuminated sign by landscaping subject to site plan approval; or (b) The applicant shall demonstrate to the satisfaction of the Chief, that the illumination of the sign is reduced by other means resulting in the visible portion of the sign achieving the same illumination impact as a sign providing the 36 m (118 ft) separation distance.

SCHEDULE VIII TO BY-LAW 399-2002
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS (Continued)

	Wall Signs				Freestanding Canopies	
	Maximum Sign Area	Upper Limit of Sign	Maximum Vertical Dimension	Minimum Clearance from Finished Grade	Maximum Sign Area	Upper Limit of Sign
Gas Bars	20% of the area of the <i>building wall face</i> on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) ¹⁰	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building. 	Not Limited	2.4 m (7.9 ft) ¹¹	35% of the area of the <i>canopy</i>	Roof Line of the canopy structure ¹²
Drive Through Commercial Operations	20% of the area of the <i>building wall face</i> on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) ¹⁰	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building. 	Not Limited	2.4 m (7.9 ft) ¹¹	35% of the area of the <i>canopy</i>	Roof Line of the canopy structure ¹²
	¹⁰ Whichever is less. Window signs shall be permitted as part of the maximum aggregate sign area					
	¹¹ <i>Signs</i> are permitted less than 2.4 m (7.9 ft) from grade where a <i>sign</i> projects no more than 100 mm (4 in) from the <i>building wall face</i>					
	¹² Signs attached to the canopy face shall not extend beyond the canopy face except that a <i>Logo</i> is permitted to project a combined maximum of 1 m (3.3 ft) either above or below the face of the <i>canopy</i> . When projecting below the canopy the minimum vertical distance between grade and the bottom of the sign shall be 4.25 m (13.94 ft).					

SCHEDULE XI TO BY-LAW 399-2002
SIGHTLINE REQUIREMENTS
(Amended by By-laws 124-2005)



BRAMPTON
Flower City

MINIMUM SIGHTLINE
REQUIREMENTS
FOR 8.0m, 8.5m, 10.0m
ROADWAYS

ANGLE OF INTERSECTION
BETWEEN 70°- 90°

APPROVED:
1993/11/10

ORIGINAL:
1993/11/10

REV. 0

448

N.T.S

SCHEDULE XIV TO BY-LAW 399-2002

DEVELOPMENT SIGNS

(Amended by By-laws 124-2005, 25-2011)

1. **GENERAL PROVISIONS:**

- (1) “**Developed Property**” shall mean a property which has been developed; and
- (2) “**Undeveloped Property**” shall mean a vacant property for which an application has been made for a proposal to develop the property and shall include properties in the process of development or under construction, but shall not include residential plans of subdivision

2. **GENERAL PROVISIONS:**

- (1) For ground signs the distance from the finished grade to the bottom of the sign shall be either less than 900 mm (3 ft) or greater than 2.4 m (7.9 ft);
- (2) *Development signs* shall include the following – land for lease or sale signs, design-build signs, coming soon signs and marketing signs;
- (3) A *development sign* shall be permitted on all lands except lands zoned residential;
- (4) No person shall erect or display, or cause to be erected or displayed, a *development sign* regulated under this section without first obtaining a permit;
- (5) Signs shall be temporary in nature and shall be removed upon:
 - (a) Development of the site (for undeveloped properties) which includes completion of the building;
 - (b) Within 48 hours of the property being no longer for sale or lease;
or
 - (c) Two years from the date of approval of the building permit for the sign, whichever comes first;
- (6) No person shall erect or display, or cause to be erected or displayed, a *development sign* within a visibility triangle or in a manner which interferes with pedestrian or vehicular traffic; and
- (7) The sign shall be non-illuminated;

SCHEDULE XIV TO BY-LAW 399-2002
DEVELOPMENT SIGNS (Continued)

(8) All development signs shall be subject to the requirements and restrictions as set out in the table below:

	Minimum Property Frontage Required	# of Signs Permitted on a Lot	Minimum Distance from Property Lines	Maximum Sign Area	Maximum Height
Developed Property	N/A	One ¹	1.5 m (5 ft)	6 m ² (64 ft ²)	3.6 m (12 ft)
Undeveloped Property	< 150 m	One	1.5 m (5 ft)	10 m ² (108 ft ²)	7.5 m (24.5 ft)
	>= 150 m	One	1.5 m (5 ft)	15 m ² (161 ft ²)	7.5 m (24.5 ft)
		OR			
		Two ²	1.5 m (5 ft)	6 m ² (64 ft ²)	7.5 m (24.5 ft)
	¹ In addition to existing permanent ground signs on the site.				
	² A minimum distance of 30 m (98 ft) shall be provided between each sign.				