

Bylaw No. B-27/2024

Land Use Bylaw Amendments – Sign Regulations

<u>Current Land Use Bylaw Standards</u>	<u>Proposed Amendments</u> Strikethrough: Would be removed from current standards Red Text: Changes to existing standards Purple Text: New sections Italic Text: Comments and Notations for context				
<p>Section 2.3.2(1), Development Not Requiring a Development Permit</p> <table border="1"> <tr> <td data-bbox="202 473 528 534">Signs</td> <td data-bbox="528 473 1429 534">Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7</td> </tr> </table>	Signs	Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7	<table border="1"> <tr> <td data-bbox="1616 473 1942 534">Signs</td> <td data-bbox="1942 473 2843 534">Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as “Exempt” in Section 5.5 District-Specific Sign Regulations</td> </tr> </table>	Signs	Signs identified in Section 5.3 Signs Not Requiring a Development Permit or listed as “Exempt” in Section 5.5 District-Specific Sign Regulations
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<p>Section 6.4(2), Mixed Use Development Standards</p> <table border="1"> <tr> <td data-bbox="202 635 450 695">Signage</td> <td data-bbox="450 635 1429 695"> <ul style="list-style-type: none"> ▪ Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area </td> </tr> </table>	Signage	<ul style="list-style-type: none"> ▪ Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area 	<table border="1"> <tr> <td data-bbox="1616 635 1880 695">Signage</td> <td data-bbox="1880 635 2843 695"> <ul style="list-style-type: none"> ▪ May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window. </td> </tr> </table> <p><i>This change is to match the language to similar tables in Section 6.10 Live-Work Units, and Section 6.12 Home Businesses. Though these standards are related, currently only the table for Mixed Use development is different.</i></p>	Signage	<ul style="list-style-type: none"> ▪ May include the use of one (1) non-illuminated identification sign or plaque, no larger than 2.0m² in area and attached to the dwelling or displayed in a window.
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<p>Section 7.11 Development within Interim Land Use Corridors</p> <p><i>Interim Use Development Standards</i></p> <p>(9) Notwithstanding any typical requirements within the general standards of this Bylaw, the following shall apply to any interim development pursuant to this section:</p> <p>...</p> <p>(e) The Development Authority may approve signs in accordance with the sign tables in Section 5.7 (S.01-S.15) which apply to the underlying Land Use District.</p> <p>(f) Where not already allowed in the typical sign table and standards which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated.</p>	<p><i>Interim Use Development Standards</i></p> <p>(9) Notwithstanding any typical requirements within the general standards of this Bylaw, the following shall apply to any interim development pursuant to this section:</p> <p>...</p> <p>(e) Deleted</p> <p>(f) Where not already allowed in the listed Permitted and Discretionary Uses which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated.</p>				
<p>Section 7.26.2 Awning or Canopy Projections</p> <p>A Development Permit shall not be issued for the construction of any awning or canopy projecting over public property unless and until:</p> <ol style="list-style-type: none"> (1) The applicant enters into an agreement that indemnifies the City against damage; and (2) The applicant files with the City, in a form satisfactory to the City, a public liability and property damage policy issued by an insurance company in an amount to be determined by the City, which shall: <ol style="list-style-type: none"> (a) Insure against loss or damage, including personal injury or death, sustained by one or more persons or damage to property; (b) Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses that may accrue or be suffered by the City or by any person by reason of the erection, installation, suspension, alteration, maintenance and/or use of the canopy or awning; (c) Be maintained in force by the lawful owner of the sign until the canopy or awning has been taken down and removed; and (d) Provide proof of insurance which names the City as an Additional Insured. 	<p>A Development Permit shall not be issued for the construction of any awning or canopy projecting over public property unless and until:</p> <ol style="list-style-type: none"> (1) The applicant enters into an agreement that indemnifies the City against damage; and (2) The applicant files with the City, in a form satisfactory to the City, a public liability and property damage policy issued by an insurance company in an amount to be determined by the City, which shall: <ol style="list-style-type: none"> (a) Insure against loss or damage, including personal injury or death, sustained by one or more persons or damage to property; (b) Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses that may accrue or be suffered by the City or by any person by reason of the erection, installation, suspension, alteration, maintenance and/or use of the canopy or awning; (c) Be maintained in force by the lawful owner of the structure until the canopy or awning has been taken down and removed; and (d) Provide proof of insurance which names the City as an Additional Insured. 				

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Section 8.4 Additional/Special Land Use Permissions

- (1) Notwithstanding the list of Permitted and Discretionary Uses provided in each district, the following land uses shall be considered Permitted Uses in all land use districts under this Bylaw:
- (a) Community Garden
 - (b) Essential Public Service
 - (c) Mobile Vendors
 - (d) Park
 - (e) Utility

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 - (c) Mobile Vendors
 - (d) Park
 - (e) Utility
 - (f) Sign, Class 1
 - (g) Sign, Class 2

Section 8.5 Land Use Districts

M1, Neighbourhood Mixed Use District

Purpose and Intent

The purpose of this district is to provide low-intensity development accommodating a mix of residential and commercial uses. Development in this district is intended to be similar to a typical residential neighbourhood in form, with commercial uses at grade.

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Bed & Breakfast
Animal Service, Limited	Cannabis Retail
Artist Studio	Child Care, General
Business Support Service	Dwelling, Duplex
Child Care, Limited	Dwelling, Secondary Suite
Dwelling, Live-Work Unit	Dwelling, Semi-Detached
Financial Service	Dwelling, Single Detached
Government Service	Home Business, General
Health Care, Limited	Home Business, Major
Home Business, Limited	Residential Sales Centre
Indoor Recreation, Limited	Residential Show Home
Mixed Use Development, Limited	Retail Store, Liquor
Office	Supportive Housing, General
Personal Service	Temporary Event
Restaurant	Urban Agriculture
Retail Store, Convenience	
Retail Store, General	
Supportive Housing, Limited	

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

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Development Standards

- (1) ~~Signs in this district shall be regulated in accordance with Table S-03~~
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

M1, Neighbourhood Mixed Use District

Purpose and Intent

The purpose of this district is to provide low-intensity development accommodating a mix of residential and commercial uses. Development in this district is intended to be similar to a typical residential neighbourhood in form, with commercial uses at grade.

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Bed & Breakfast
Animal Service, Limited	Cannabis Retail
Artist Studio	Child Care, General
Business Support Service	Dwelling, Duplex
Child Care, Limited	Dwelling, Secondary Suite
Dwelling, Live-Work Unit	Dwelling, Semi-Detached
Financial Service	Dwelling, Single Detached
Government Service	Home Business, General
Health Care, Limited	Home Business, Major
Home Business, Limited	Residential Sales Centre
Indoor Recreation, Limited	Residential Show Home
Mixed Use Development, Limited	Retail Store, Liquor
Office	Supportive Housing, General
Personal Service	Temporary Event
Restaurant	Urban Agriculture
Retail Store, Convenience	
Retail Store, General	
Sign, Class 3	
Sign, Class 4	
Supportive Housing, Limited	

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

...

Development Standards

- (1) Deleted
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

The M1 District is used here as an example. Similar edits to these would be made to all affected land use districts, adding the new sign classes directly into the list of permitted and discretionary uses and removing the cross-references to the old sign tables from the existing LUB.

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<p>Section 9.2 Direct Control Districts 9.2.39 Direct Control Bylaw 48 (DC-48) Bylaw No. B29-2017</p> <p>Direct Control Regulations (13) All signs and sign features are subject to the regulations and standards provided in Part 5, Section 5.7 and Table S-05 of Land Use Bylaw B-01/2016. (14) Unless otherwise specified in this bylaw, development in this district shall adhere to the regulations of Land Use Bylaw B-01/2016.</p>	<p>9.2.39 Direct Control Bylaw 48 (DC-48) Bylaw No. B29-2017</p> <p>Direct Control Regulations (13) All signs and sign features are subject to the regulations and standards provided in Part 5 of Land Use Bylaw B-01/2016. (14) Unless otherwise specified in this bylaw, development in this district shall adhere to the regulations of Land Use Bylaw B-01/2016.</p>
<p>Section 9.2 Direct Control Districts 9.2.40 Direct Control Bylaw 49 (DC-49) Bylaw No. B-20/2022</p> <p>Development Standards (6) Signs in this district shall be regulated in accordance with Table S-09 (7) In addition to the Maximum Floor Area standards outlined above which are administered on a per unit basis, the maximum combined floor area for all listed land uses with a Parking Standard greater than or equal to 3.0 stalls per 100m² gross floor area (as defined in Table 5: Minimum Required Parking) shall be 25% of the overall development site defined by this Direct Control Bylaw. (8) Any outdoor storage in association with an approved land use under this Bylaw: (a) shall meet the requirements of Section 7.23 (Outdoor Storage), and (b) shall not interfere with any existing soft landscaping, parking, sidewalks, or loading areas.</p>	<p>9.2.40 Direct Control Bylaw 49 (DC-49) Bylaw No. B-20/2022</p> <p>Development Standards (6) Deleted. (7) In addition to the Maximum Floor Area standards outlined above which are administered on a per unit basis, the maximum combined floor area for all listed land uses with a Parking Standard greater than or equal to 3.0 stalls per 100m² gross floor area (as defined in Table 5: Minimum Required Parking) shall be 25% of the overall development site defined by this Direct Control Bylaw. (8) Any outdoor storage in association with an approved land use under this Bylaw: (a) shall meet the requirements of Section 7.23 (Outdoor Storage), and (b) shall not interfere with any existing soft landscaping, parking, sidewalks, or loading areas.</p> <p><i>Similar to the updates in the standard land use districts, references to the old sign tables from the existing LUB would need to be removed. Direct Control districts are already covered generally by Section 9.1(3) which allows the Development Authority to decide which portion of the sign standards to apply as best fits the context of any specific Direct Control area, so specific cross-references are not required in the individual districts. These edits would be made to Direct Control Bylaws 49, 50, 52, and 53.</i></p>
<p>Section 9.2 Direct Control Districts 9.2.45 Direct Control Bylaw 54 (DC-54) Bylaw No. B-25/2024</p> <p>Development Standards (6) Signs in this district shall be regulated in accordance with Table S-04 and shall incorporate character and design elements consistent with those outlined in the Village Area Redevelopment Plan, Bylaw No. B-31/2006, as may be amended from time to time.</p>	<p>9.2.45 Direct Control Bylaw 54 (DC-54) Bylaw No. B-25/2024</p> <p>Development Standards (1) Signs in this district shall be regulated in accordance with Section 5 and Section 9.1(3) of this Bylaw and shall incorporate character and design elements consistent with those outlined in the Village Area Redevelopment Plan, Bylaw No. B31/2006, as may be amended from time to time.</p>