

SIGN REGULATIONS

5.7.9 Table S.09

Districts	IB-1	IB-3
	IB-2	

Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D	E	P	E
Projecting Sign	D						
Roof Sign	M	M					
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign	M						
Lawn Sign	P		E		E	P	E
Monument Sign	P	P					
Portable Sign			D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	D						

Sign Features					
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
D		M	D		
D	M	P	P		
D	M	D	D		
		M	M		
P	P	P			
Freestanding Signs					
P					
M			M		M ³
P					
D	M	D	P		
D	M	D	P	M	M
Other Sign Types					
			M		
M	M	M	M	M	M

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Billboards with Third-Party Advertising are limited to specific locations (see **Map 2**, Permissible Billboard Locations).

Sign Definitions**Roof Sign** means:

Any sign erected upon, against, or directly above a roof of a building. This also may include a sign placed above the parapet of a building;

(4) Roof Sign

Sign Location	
Number of Signs	1 per building
Clear Height	N/A
Clear Pedestrian Space	N/A
Projection	Up to 1.0m from building foundation
Setbacks from Property Line	N/A
Separation from Building Entrance	N/A
ROW Encroachment	None Permitted

Sign Size	
Sign Area	At the discretion of the Development Authority
Sign Height	At the discretion of the Development Authority
Sign Width	At the discretion of the Development Authority
Copy Area	At the discretion of the Development Authority

Sign Regulations

- (a) Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority.
- (b) Any portion of a Roof Sign that projects beyond the building foundation shall not overhang or project beyond the roof on which it is located.
- (c) No supporting structures shall be visible to the public unless finished in a manner deemed acceptable to the Development Authority.

Fascia Sign means:

A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3m out from the wall;

(2) Fascia Sign

Sign Location	
Number of Signs	At the discretion of the Development Authority
Clear Height	N/A
Clear Pedestrian Space	N/A
Projection	0.3m
Setbacks from Property Line	N/A
Separation from Building Entrance	N/A
ROW Encroachment	None Permitted

Sign Size	
Sign Area	The combination of Fascia sign and Window sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this shall apply both to the overall Building Face as well as to each individual unit.
Sign Height	N/A
Sign Width	N/A
Copy Area	N/A

Sign Regulations

- (a) No portion of a Fascia Sign may extend above the roof line of a building.
- (b) Fascia Signs shall have no exposed wiring or bulbs.
- (c) A Fascia Sign attached to an exterior wall shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws, or similar means, to the satisfaction of the Development Authority.
- (d) For the requirements under this section, the Sign Area for Fascia Signs includes any borders or painted areas around the edges of the sign copy.

5.9.3 Illumination

Where permitted under the associated Land Use District, signs may incorporate illumination features provided that the following standards and requirements are met:

- (1) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (2) Any sign providing illumination shall be subject to a Development Permit application and must provide photographs or renderings of the sign and proposed illumination.
- (3) The Development Authority may request a photometric plan showing light intensity created from the illumination of the sign and throughout the site to property/boundary lines.
- (4) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (5) No illuminated signs may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (6) All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.
- (7) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.
- (8) Any sign located within 30 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (9) Any sign illumination must not exceed the following lighting levels:
 - (a) A maximum of 7,500 Nits from sunrise to sunset
 - (b) A maximum of 500 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX