

PARKING AND LOADING SPACES AFTER RECONSTRUCTION

- 117.1 For any *structure* or *use* in existence on the effective date of this By-law that is subsequently damaged or destroyed, and which is reconstructed, re-established, or repaired, accessory off-street parking or *loading spaces* maintained at the time of such damage or destruction must be restored or continued in operation except that, if the original parking or *loading spaces* were provided in numbers or dimensions greater than that required by this By-law, restored or continued *parking spaces* may meet the minimum requirements contained in this By-law.

SECTION 4.4 ACCESSORY SIGNS

- 118.1 This section applies to all accessory *signs*, *advertising/billboard signs* must comply with provisions 88.1 – 88.6.
- 118.2 The *owner* may erect and maintain accessory *signs* to all *sites* and *uses* other than *single-family and two-family dwellings*, and excepting advertising *signs*, subject to the Accessory Sign *standards* of this section.

GENERAL PROVISIONS

- 119.1 The following *standards* apply to *signs*:

DEVELOPMENT PERMIT REQUIRED

- 120.1 Other than normal *maintenance*, the construction, erection, *alteration*, relocation, or repair of any *sign* must comply with provisions 118.1 through 142.1, Accessory *Signs*, unless exempted by this By-law. For purposes of provision 120.1, normal *maintenance* includes a change of *sign copy* if the *sign* face is damaged.
- 120.2 No person may commence or cause to be commenced on a *site* the construction, erection, *alteration*, relocation, or repair, other than normal *maintenance*, of any *sign*, unless a *development permit* has been approved, or unless exempted by this By-law.

UNSPECIFIED SIGNS

- 121.1 The *Designated Officer* may permit *signs* of types that are not specified in this By-law under the *sign* type regulations that most nearly reflect the characteristics of the unspecified *sign*, as determined by the *Designated Officer*.

ABANDONED SIGNS

- 122.1 When an *owner* of a *sign* can no longer be located and the *sign* no longer correctly directs attention to or includes any person, advertising of a business, lessor, *owner*, product or activity conducted, on the *premises* where such a *sign* is displayed, the *Designated Officer* may serve notice on the *owner* of the land that either the *copy area* of the *sign* or the *sign* itself be removed.

ADJACENT LOTS IN RELATED USE

123.1 Where *adjacent lots* are in related use, and the *lots* have cross-access easements and/or shared parking agreements so that they have the appearance and function of a single *lot development*, signage that is accessory to a *principal use* on any of the *lots* will not be considered advertising signage simply because it is erected on another of the *lots*.

SIGNS NOT SUBJECT TO THIS BY-LAW

124.1 The following types of *signs* are not subject to the provisions of this By-law:

- a. *Signs* installed by the City for traffic control, public transit, parking, street names and direction;
- b. Street decorations or community billboards installed by or authorized by the City;
- c. *Signs* required to be erected or maintained by law or governmental order;
- d. *Window signs*, unless such *signs* occupy more than thirty (30) percent of the window surface on any façade of the *principal building* in which case they are treated as *fascia signs*; and
- e. Election *signs* during Federal, Provincial, Municipal, and School Board election periods and up to seven (7) days after the election.

SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A DEVELOPMENT PERMIT

125.1 An *owner* may erect or maintain the following *signs* in all *zoning districts* without first obtaining a *development permit*, provided such *signs* are not illuminated, *flashing*, *scintillating* or *animated*, unless otherwise noted:

- a. Official public notice *signs*;
- b. One *fascia* or *freestanding real estate sign*, per zoning *lot* (i.e., for sale or lease *sign*), illuminated or non-illuminated, not exceeding thirty-two (32) square feet in *sign surface area*, with a maximum *height* of twelve (12) feet. The *sign* must be removed within fifteen (15) days of conclusion of the purpose for which the *sign* is erected;
- c. Non-illuminated *construction signs* not exceeding 125 square feet in total *sign surface area*, to be located within the zoning *lot*, or attached to a fence or hoarding, with a maximum *height* of twelve (12) feet. The *sign* must be permitted from the date a *development application* is made until eighty (80) percent of the building(s) is/are occupied, or a Zoning Compliance Certificate is issued confirming compliance with all rules, agreements and orders;

