

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2006- 0062 (PUT-1)

BEING A BY-LAW TO PROHIBIT AND REGULATE THE
ERECTION AND MAINTENANCE OF ADVERTISING
DEVICES WITHIN THE TOWN OF GEORGINA

Whereas the Ontario Municipal Act 2001, as amended, authorizes a municipality to pass by-laws for the purpose of prohibiting and regulating the erection and maintenance of advertising devices.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA ENACTS AS FOLLOWS:

1.0 SHORT TITLE

This by-law may be known and cited as the "sign by-law".

2.0 DEFINITIONS

A-FRAME SIGN or SANDWICH BOARD SIGN, means a portable sign normally two sided that is self-supported on the ground, or a "Tee" framed sign with the base of the "Tee" self supported on the ground.

AWNING SIGN, means copy painted or affixed flat to the surface of a roof-like cover extending over or before a door, wall or window, acting as a shelter, that is attached to a building or structure and composed of non-rigid materials except for the supporting framework.

BANNER, means a portable sign made of cloth, plastic or similar lightweight non-rigid material.

BILLBOARD, means a ground sign having a maximum of two (2) sign faces erected and maintained by a person engaged in the sale or rental of space thereon to a clientele for advertising of products or services from a premises other than the sign location.

CANOPY SIGN, means copy painted or affixed flat to a structure of rigid materials that projects horizontally from the exterior face of a building wall that may provide protection or shelter from the weather.

DOUBLE FACED SIGN, means a sign having a maximum of two (2) identical sign faces of equal area and proportions and mounted exactly back to back on the same sign structure.

ELECTION SIGN, means any sign advertising or promoting the election of a political party or candidate for public office in a federal, provincial or municipal election.

FASCIA SIGN or SIGN BOX, means a sign intended to be part of the architectural design of a building and attached and parallel to the building wall, normally above the doors and windows, that projects not more than 45 centimetres (18") from the wall face.

GROUND SIGN or PYLON SIGN, means a free standing sign with a maximum of two (2) sign faces of rigid material in a fixed location wholly supported by uprights or braces or mounted on a structural base placed in or upon the ground.

HIGHWAY, means a highway as defined in the Highway Traffic Act, as amended.

ILLUMINATED SIGN, means a sign that uses direct, indirect, internal or external artificial illumination.

INFLATABLE SIGN or **BALLOON SIGN**, means a portable sign designed to be inflated and tethered to the ground, a building, structure or other similar support.

MOBILE SIGN or **TRAILER SIGN**, means a portable sign with a maximum of two (2) sign faces, not exceeding 4.5 square metres (48 sq. ft.) per sign face designed to be capable of being readily moved from one location to another and usually built on a trailer or other solid platform that may include wheels.

MURAL, means any type of display or artistic endeavour applied as paint, film or other covering to an external wall or other integral part of a building or structure that does not include any words or commercial advertising or any other promotional message or content including logos and trademarks.

OWNER, means the owner, lessee or occupier of the lot or premises upon which a sign is located.

PERMANENT SIGN, means any sign other than a portable sign such as wall signs and ground signs.

PERSON, means an individual, business, firm, corporation, association, partnership or sole proprietorship.

PORTABLE SIGN or **TEMPORARY SIGN**, means a sign that is not permanently affixed and is specifically designed to be moved from one location to another and includes signs commonly known as A-frames, mobiles, inflatable devices and banners.

PREMISES, means a lot under registered ownership and includes all buildings and structures thereon.

PROJECTING SIGN, means a sign that projects horizontally at a right angle from and is supported by a wall of a building.

REAL ESTATE SIGN, means a sign advertising the sale, rental, or lease of a single lot or premises upon which the sign is located.

REAL ESTATE DEVELOPMENT SIGN, means a sign advertising the sale of lots, units or houses within a plan of subdivision but does not include a real estate sign.

REFACING, means a change of the sign message from the message previously displayed provided that the structure, location and size of the sign remain the same.

SHOPPING CENTRE, means two or more commercial establishments on a lot utilized, developed and managed as a single operating unit for which parking is provided in common off-street areas.

SIGHT TRIANGLE, means the area of a corner lot which is formed by measuring from the projected point of intersection of the two highway curbs or railroad right-of-way abutting the front and exterior side lot lines at a distance as follows:

Where the Town highway lines intersect:

In a residential zone	6 metres (20')
In a commercial or institutional zone	9 metres (30')
In all other zones	15 metres (50')

Where the Town highway lines intersect:

A regional highway	15 metres (50')
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Where a regional highway lines intersect:

A regional highway	30 metres (100')
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Where a railroad right-of-way intersects a highway line:

At Pefferlaw Road	15 metres (50')
All other highway intersections	45 metres (150')

Notwithstanding the above, where one of the intersecting highways is a provincial or regional highway, and the provincial or regional setback is less than those set forth above, the lesser standard shall apply.

SIGN, means any advertising device including its structure and other component parts, such as a notice, banner, landscaping, symbol, fence, inflatable device, statute or any surface or medium upon which advertisement appears that is used or is capable of being used to attract attention to a specific subject matter or to convey information to the public.

SIGN FACE, means the total area used, or capable of being used, for the display of a message or other form of advertising.

SOFFIT SIGN, means a sign mounted to the underside of a projecting canopy or soffit and parallel to the wall from which the canopy projects.

UNSIGHTLY, means but is not limited to, rusty components, peeling paint, faded sign face, general state of being incomplete, in a dilapidated condition or contents that are obscene or offensive.

WALL SIGN, means a sign of rigid material that is attached and parallel to, or painted on, an exterior wall of any structure, building, fence or trailer that projects not more than 45 centimetres (18") from the wall.

3.0 NO PERMIT REQUIRED

The following signs shall be permitted in all zones in the Town of Georgina, unless otherwise stated, and shall not be counted when calculating the number of signs permitted for any lot or premises. All signs permitted under the provisions of this section shall comply with all other provisions specified within this by-law:

- 3.1 A sign stating only the name, address and profession, including listing the services being offered, of a resident or occupant not exceeding 0.6 square metres (6.5 sq. ft.) per sign face, but must not include any commercial advertising.
- 3.2 "No Trespassing" sign or other similar type of sign regulating the use of a lot or premises not exceeding 0.2 square metres (2.2 sq. ft.) per sign face.

- 3.3 Real estate signs not exceeding 0.6 square metres (6.5 sq. ft.) per sign face in a residential zone and 3 square metres (32 sq. ft.) per sign face in other zones. Such real estate signs shall be removed within ten (10) days after the premises advertised has been sold, rented or leased.
- 3.4 Signs regulating on-premises traffic, parking or other directions such as lavatory facilities, telephone, signs denoting other sections of a building such as shipping, office, etc., which do not exceed 0.6 square metres (6.5 sq. ft.) per sign face, but must not include any commercial advertising.
- 3.5 Government or railway signs containing no commercial advertising, such as traffic signs, railroad crossing signs, safety signs, signs identifying only the name of public schools, high schools and public buildings, and signs of a similar nature.
- 3.6 Memorial signs, tablets or other signs denoting the date of erection of buildings attached to the wall of a building or structure.
- 3.7 A wall or A-frame sign not exceeding 1.5 square metres (16 sq. ft.) per sign face, or a flag, banner or pennant of any religious or charitable organization may be displayed for a period of thirty (30) days for a special event and shall be removed within twenty-four (24) hours of the completion of the event.
- 3.8 A banner sign, except as provided for in subsection 3.7, not exceeding 1.5 square metres (16 sq. ft.) per sign face.
- 3.9 One (1) sign only, not exceeding 6 square metres (64 sq. ft.) per sign face, incidental to building construction within the building site. Such signs shall not be erected prior to commencement of the construction and must be removed when the construction is complete or discontinued for a period exceeding sixty (60) days.
- 3.10 Election signs shall be permitted between the close of nominations and seven (7) days after the close of the election.
- 3.11 Signs not exceeding 1.5 square metres (16 sq. ft.) per sign face which advertise auctions or special events of a charitable or public service organization, may be displayed for a maximum period of thirty (30) days and shall be removed within twenty-four (24) hours following the completion of the event.
- 3.12 Signs not exceeding 1.5 square metres (16 sq. ft.) per sign face for the sale of edible farm produce grown on the same premises to a maximum of two (2) signs. Such signs shall be removed within twenty-four (24) hours of the date when the advertised produce ceases to be available for sale.
- 3.13 One (1) sign per premises or lot, not exceeding 1.5 square metres (16 sq. ft.) per sign face, advertising special community events of limited duration not associated with a charitable or public service organization, such as a new business opening, home shows, trade or craft shows, may be displayed for a maximum period of thirty (30) days and shall be removed within twenty-four (24) hours following the completion of the event.
- 3.14 One (1) portable sign per lot incidental to home repairs etc. not exceeding 0.6 square metres (6.5 sq. ft.) only during the time that the contractor is on site.

- 3.15 Murals that have been approved by the Town and do not include any commercial advertising.
- 3.16 A sign that was lawfully erected or displayed on the day this by-law came into force if the sign is not substantially altered, and the maintenance and repair of the sign or a change in the message or contents displayed shall be deemed not in itself to constitute a substantial alteration.
- 3.17 A-frame signs at shopping centers in commercial zones only not exceeding 0.6 square metres (6.5 sq. ft.) per sign face provided they comply with all other provisions of this by-law.
- 3.18 Awning signs and canopy signs as defined.
- 3.19 Refacing of any permanent sign as defined for an existing business.
- 3.20 Changes in tenancy only, of a ground sign in shopping centers, containing a tenant directory.

4.0 PROHIBITED SIGNS

No person shall erect, install, post, display, maintain or keep on any lot or premises any of the following types of signs:

- 4.1 A portable sign that incorporates in any manner any flashing or moving illumination that varies in intensity or that varies in colour, or signs that have any visible moving parts, visible mechanical movement of any description or other apparent movement achieved by electrical pulsations or by actions of normal wind currents, with the exception of signs that indicate time or temperature, provided such sign is not prohibited by any other provision of this by-law.
- 4.2 A sign that by reason of size, location, content, colouring or manner of illumination interferes with the safe sight distance or obstructs the vision of motorists or pedestrians or obstructs or detracts from the visibility or effectiveness of any traffic sign or control device on any highway.
- 4.3 A sign that makes use of words such as "STOP", "LOOK", "ONE WAY", "DANGER", "YIELD", or any similar words, phrases, symbols, lights or characters that may interfere with, mislead or confuse motorists.
- 4.4 A sign that obstructs or interferes with ingress or egress from a fire escape door, window or building exit.
- 4.5 Obsolete sign that advertises a business that is no longer operating and/or a product no longer being sold.
- 4.6 A sign on public property or public rights-of-way or that extends over public highways or public rights-of-way unless a government sign, railway sign or an election sign.
- 4.7 A sign painted on, attached to, or supported by a tree, stone, utility pole or other natural object.
- 4.8 A sign erected in part or entirely on the roof of a building or structure.

- 4.9 A sign located within a sight triangle as defined.
- 4.10 A sign that obstructs a parking space or utilizes such parking space for the purposes of locating such sign.
- 4.11 A sign attached to a canopy except a canopy sign and a soffit sign.
- 4.12 Any sign displaying information that would aid or abet the contravention of any zoning or other by-law, government legislation, or that would identify, advertise or provide information in relation to a use or occupancy not permitted by the zoning by-law.
- 4.13 A sign attached, affixed or displayed on a vehicle or trailer that is parked or located for the primary purpose of displaying said sign or advertisement.
- 4.14 A sign that interferes with pedestrian walkways.
- 4.15 A sign that is unsafe, dangerous, unsightly, in poor working order or in a poor state of repair.
- 4.16 A sign painted directly on a fence or building other than an approved mural.
- 4.17 An illuminated sign light source that is not shielded by opaque material whereby bulbs, floodlights or tubes are visible on properties other than the property that the sign is located.

5.0 PERMIT APPLICATION PROCEDURES AND RESPONSIBILITIES

Every person applying for a sign permit shall provide and ensure that:

- 5.1 An application form completed in its entirety for each requested sign including the name of the applicant, the property owner and the company or person who will be erecting the sign.
- 5.2 Where the applicant is not the owner of the lot or premises, the application shall include written authorization from the owner of the lot or premises granting permission.
- 5.3 A site plan indicating the location of all highway lines, boundaries of the lot or premises and the location of the sign upon the lot in relation to other buildings thereon, the location of any buildings having a residential use therein located on any adjoining lots and any adjoining lots zoned residential are to be identified.
- 5.4 Drawings of, and such information with respect to, any building upon which it is proposed to locate the sign as may be necessary to determine the sign area permitted and whether the structure of such building will carry the additional loads as required by the Ontario Building Code, as amended.
- 5.5 Complete drawings and specifications covering the construction of the sign and its supporting framework, the proposed advertising and the identification of materials to be used in its construction.
- 5.6 All required sign permit fees are paid as specified in Schedule "A" of this by-law including an additional \$75.00 fee payable for signs erected before the sign permit has been issued.

- 5.7 Where an application submitted under this section remains incomplete or inactive for a period of six (6) months, the application is deemed to have been abandoned and shall be cancelled without notice and all fees paid shall not be refunded.
- 5.8 Where the permit has been issued as a result of false or misleading statements or undertakings in the application the permit may be revoked.
- 5.9 All materials incorporated into a sign shall comply with all requirements of the Ontario Building Code, as amended.
- 5.10 No sign materials that lessen the fire resistance of a wall by creating a bridge effect between the wall components for fire separations shall be used or mounted on any portion of an exterior wall or a building or structure where non-combustible construction is required.
- 5.11 Where applicable every sign shall comply with all the governing requirements of the appropriate hydro authority.
- 5.12 Signs and their structural members shall be designed to have structural capacity to resist safely and effectively all effects of loads and influence from the environment that may be expected and shall, in any case, satisfy the requirements of the Ontario Building Code, as amended.
- 5.13 Signs to be erected adjacent to provincial or regional highways must obtain any necessary permits or approvals where applicable.

6.0 APPLICATION FOR MINOR VARIANCE GRANTED BY COUNCIL

- 6.1 Every person that requires a minor variance from the provisions contained in this by-law shall complete and file with the By-law Division, an application for such minor variance(s) from the requirements herein. Town Council will review such application and by resolution may refuse to grant the relief or may grant the relief with or without modifications.
- 6.2 A non-refundable application fee as provided in Schedule "A" of this by-law must accompany the aforementioned application.
- 6.3 When considering the minor variance, Council shall give the applicant and any person opposed to the application an opportunity to be heard.
- 6.4 Any breach of the terms, conditions or modifications granted by Council shall render the minor variance null and void.

7.0 GENERAL PROVISIONS FOR ALL SIGNS

7.1 WALL SIGNS

- A) No wall sign or any part thereof, shall project more than 45 centimetres (18") from the wall upon which it is attached.
- B) No wall sign shall, either vertically or horizontally, extend beyond the extremities of the wall to which it is attached.

- C) No wall sign shall be permitted above the ground floor level of the premises having direct public access unless the business occupies the entire building up to the level to which the sign is to be located.

7.2 GROUND SIGNS

- A) No ground sign shall be located at a distance of less than 1.5 metres (5') or the height of the sign, whichever is greater, away from any common lot boundary with an adjacent lot.
- B) No ground sign shall be located within 400 metres (1,310') of any common lot boundary with an adjacent lot permitting a residential use, having a sign area of 10 square metres (108 sq. ft.) per sign face or larger.
- C) No ground sign including any part of its structure shall be located closer than 1 metre (3'-3") to any driveway. A curb 15 centimetres (6") to 20 centimetres (8") in height shall be constructed around the ground sign and 1 metre (3'-3") from its base where it is located in a parking area or adjacent to a driveway.
- D) No ground sign or any part of its structure shall be located less than 3 metres (10') from the lot line immediately adjacent to a highway unless specified otherwise by either the Region of York or the Province of Ontario as the case may be. On regional and provincial highways the authority having jurisdiction may require the use of the road allowance in excess of 3 metres (10') whereby the sign in question must be relocated as required at the expense of the sign owner.
- E) No ground sign shall be located within 15 metres (50') of an intersection.
- F) A separation distance of not less than 8 metres (26') shall be provided between the sign and any other sign or building on the lot.
- G) A separation distance of not less than 20 metres (65') shall be provided between the sign and any government sign located on the same side of the highway.
- H) A maximum of one (1) sign shall be permitted per lot, however where the lot has two (2) or more road frontages a maximum of two (2) signs shall be permitted, but not on the same road frontage.
- I) No more than one (1) ground sign shall be attached to the supporting structure. A double faced ground sign, other than a billboard, shall contain identical messages on both sides. Double faced billboards may contain non-identical messages on either side.
- J) A maximum of twenty-five (25) billboards shall be permitted within the Town.

7.3 SOFFIT SIGNS

- A) No portion of any soffit sign shall be less than 2.5 metres (8') above the finished grade or floor level immediately below such sign.
- B) No soffit sign shall be located above the first storey of any building.
- C) No soffit sign shall be closer than 60 centimetres (24") from the outer edge of a canopy upon which it is mounted.
- D) No soffit sign shall have a vertical dimension greater than 40 centimetres (16") and a horizontal dimension greater than 2 metres (6'-6").

7.4 A-FRAME SIGNS

- A) The number of A-frame signs permitted on a lot, except as provided for in section 8.8, shall be calculated in accordance with the highway frontage as follows:

Metres (feet) of highway frontage	Number of signs
15 (50') – 50 (165')	1
51 (168') – 100 (328')	2
101 (332') – 300 (984')	3
301 (988') or more	4

- B) No A-frame sign shall be located less than 3 metres (10') from the lot line immediately adjacent to a Town highway or a regional or provincial highway unless specified otherwise by either the Region of York or the Province of Ontario as the case may be. On all highways the authority having jurisdiction may require the use of the road allowance in excess of 3 metres (10') whereby the sign in question must be relocated as required at the expense of the sign owner.
- C) No A-frame sign shall be located within 15 metres (50') of a traffic light.
- D) The maximum number of A-frame signs permitted on any lot shall decrease by one (1) for every mobile sign located thereon.
- E) No A-frame sign shall exceed 1.5 square metres (16 sq. ft.) per sign face.
- F) No A-frame sign shall be located within 8 metres (26') of another A-frame or mobile sign located on the same lot.
- G) Permits shall be issued in time increments of 30, 60 or 90 day occasions to a maximum of 240 cumulative days per lot per calendar year. Permits may be issued consecutively provided there are no other completed applications for other premises on the same lot.

7.5 MOBILE SIGNS

- A) The number of mobile signs permitted on a lot shall be calculated in accordance with the following provisions:
 - i) one (1) mobile sign shall be permitted on a lot with a highway frontage of no less than 15 metres (50').

- ii) one (1) additional mobile sign shall be permitted on a lot containing more than eight (8) business premises.
- iii) one (1) additional mobile sign shall be permitted on a lot having a highway frontage of more than 150 metres (492').
- iv) one (1) additional mobile sign shall be permitted on a lot that abuts two or more highways providing the highway frontage for each highway is more than 30 metres (100').
- B) No mobile sign shall exceed a height of 2.5 metres (8') from the finished grade.
- C) No mobile sign shall exceed 4.5 square metres (48 sq. ft.) per sign face.
- D) No mobile sign shall be located less than 3 metres (10') from any common lot boundary with an adjacent lot, except where the adjacent lot is zoned for residential use and in such cases the sign shall be located no less than 6 metres (20') from the side or rear lot line of the lot upon which it is located.
- E) No mobile sign shall be located less than 3 metres (10') from the lot line immediately adjacent to a Town highway or a regional or provincial highway unless specified otherwise by either the Region of York or the Province of Ontario as the case may be. On all highways the authority having jurisdiction may require the use of the road allowance in excess of 3 metres (10') whereby the sign in question must be relocated as required at the expense of the sign owner.
- F) No mobile sign shall be located within 15 metres (50') of a ground sign or a wall sign located at a height greater than 3 metres (10') from the finished grade.
- G) No mobile sign shall be located within 3 metres (10') of a driveway.
- H) No mobile sign shall be located within 8 metres (26') of an A-frame sign or another mobile sign located on the same lot.
- I) Every mobile sign must be accessory to a use conducted upon the lot that it is located.
- J) Permits shall be issued in time increments of 30, 60 or 90 day occasions to a maximum of 240 cumulative days per lot per calendar year. Permits may be issued consecutively provided there are no other completed applications for other premises on the same lot.

7.6 BANNERS

- A) No more than two (2) banners shall be displayed at any one time on the same lot or premises.
- B) The maximum number of banners permitted on a lot shall decrease by one (1) for every A-frame or mobile sign in use upon the lot.

- C) Where a banner is attached to the building of a single premise, the banner shall not be greater in size than 25% of the wall space or 10 square metres (108 sq. ft.), whichever is the lesser amount.
- D) Where a banner is attached to the building of a multi use premises, the banner shall not be greater in size than 25% of the wall space for the single premises to which the sign refers or 10 square metres (108 sq. ft.) whichever is the lesser amount.
- E) The sign area of a banner shall not exceed 10 square metres (108 sq. ft.) per sign face.
- F) A banner shall not exceed a height of 7 metres (23') from the finished grade.
- G) No banner shall be located less than 3 metres (10') plus the length of the banner from any common lot boundary with an adjacent lot.
- H) No banner shall be located within 8 metres (26') plus the length of the banner from any common lot boundary with an adjacent lot permitting a residential use.
- I) No banner sign shall be located within 15 metres (50') of a ground sign or a wall sign located at a height greater than 3 metres (10') from the finished grade.
- J) No banner sign shall be located within 3 metres (10') of a driveway.
- K) No banner sign shall be located within 8 metres (26') of another portable sign located on the same lot.
- L) Every banner shall be accessory to a use conducted upon the lot that it is located.
- M) Permits shall be issued in time increments of 30, 60 or 90 day occasions to a maximum of 240 cumulative days per lot per calendar year.
- N) Permits may be issued consecutively provided there are no other completed applications for other premises on the same lot.
- O) Every banner shall be securely affixed to withstand extreme weather conditions.

7.7 INFLATABLE SIGNS

- A) Every inflatable sign shall be accessory to a use conducted upon the lot that it is located.
- B) Permits shall be issued in time increments of 30, 60 or 90 day occasions to a maximum of 240 days per lot per calendar year.
- C) Inflatable signs shall not be considered roof signs.

- D) Inflatable signs shall not be placed on or tethered from a parking space, aisle or pedestrian area.
- E) Inflatable signs shall comply with the relevant location and height restrictions provided for in this by-law.
- F) Power cords and/or supporting devices for inflatable signs shall not be placed on or over parking or pedestrian areas.
- G) Permits may be issued consecutively provided there are no other completed applications for other premises on the same lot.

8.0 PROVISIONS IN SPECIFIED ZONES

8.1 ALL RESIDENTIAL ZONES

In addition to the signs permitted in section 3.0 of this by-law, the following signs are also permitted for legal non-conforming uses located within a residential zone:

- A) One (1) ground sign not exceeding a height of 2 metres (6'-6") and a sign area of 0.8 square metres (8.6 sq. ft.) per sign face or one (1) wall sign not exceeding a sign area of 1.5 square metres (16 sq. ft.) per sign face shall be permitted on a lot occupied by a legal non-conforming use.
- B) In multiple occupancy buildings, one (1) additional wall sign shall be permitted per premises. Such sign shall not exceed 1.5 square metres (16 sq. ft.) per sign face.

8.2 RESIDENTIAL (ER/R/R1/R2) ZONES

Only those signs permitted in section 3.0 of this by-law are permitted in a residential (ER/R/R1/R2) zone.

8.3 RESIDENTIAL (R3) ZONES

In addition to the signs permitted in section 3.0 of this by-law, the following signs containing no commercial advertising shall be permitted in a residential (R3) zone:

- A) One (1) ground sign per lot, not exceeding a height of 2 metres (6'-6") and 1.2 square metres (13 sq. ft.) per sign face, identifying only the building on which the sign is located.
- B) One (1) wall sign located at the ground floor level of a building, not exceeding 1.2 square metres (13 sq. ft.) per sign face identifying only the building.

8.4 SIGNS PERMITTED IN COMMERCIAL ZONES

In addition to the signs permitted in sections 3.0 and 7.0 of this by-law, the following provisions shall apply to all signs located in a commercial zone:

A) WALL SIGNS

- i) Wall signs shall not exceed twenty-five per cent (25%) of the area of the wall to which the sign is attached in the storey in which the sign is located. In buildings of multiple occupancy and/or shopping centres, the signs shall

be of uniform height and shall be a part of the design of the building. Wall area is the area of the wall containing only the premises to which the sign refers.

ii) In addition, one (1) temporary sign may be attached to the inside of the windows. Such sign shall not exceed 1 square metre (10 sq. ft.) per 3 metres (10') of window space upon which such sign is located to a maximum sign area of 5 square metres (54 sq. ft.) per sign face for each premises.

B) PROJECTING SIGNS

i) No projecting signs shall be larger than 1.5 square metres (16 sq. ft.) per sign face.

ii) No portion of any projecting sign shall be less than 2.5 metres (8') above the finished grade or floor level immediately below.

iii) Only one (1) projecting sign shall be permitted per lot.

C) GROUND SIGNS

i) No ground sign shall be larger than 7.5 square metres (80 sq. ft.) per sign face, for lots up to 90 metres (295') of highway frontage, plus 1 square metre (10 sq. ft.) for each 40 metres (130') of highway frontage in excess of 90 metres (295') to a maximum of 10 square metres (108 sq. ft.) per sign face.

ii) No ground sign shall exceed a maximum height of 7.5 metres (25') from the finished grade level at the base of the supporting structure of the sign.

D) SOFFIT SIGNS

i) Where there is more than one (1) soffit sign, all the soffit signs shall be of uniform size.

ii) One (1) soffit sign shall be permitted per premises.

E) MOBILE SIGNS

A mobile sign may be erected on a property with a single business on a permanent basis in accordance with Schedule "A" providing all other provisions of this by-law are met.

8.5 SIGNS PERMITTED FOR SHOPPING CENTRES IN COMMERCIAL ZONES

The following provisions shall apply to signs where the lot is a commercial zone, and utilized as a shopping centre:

A) No ground sign shall be larger than 10 square metres (108 sq. ft.) per sign face for lots with 90 metres (295') of frontage or less, plus 5 square metres (54 sq. ft.) for every 40 metres (130') of highway frontage to a maximum of 20 square metres (215 sq. ft.) per sign face.

B) No ground sign shall exceed a maximum height of 7.5 metres (25') from the finished grade level at the base of the supporting structure of the sign.

- C) Shopping centres may be permitted one entrance and one (1) exit sign at each entrance and each sign shall not exceed 1 square metre (10 sq. ft.) per sign face and shall not exceed 2 metres (6'-6") in height.
- D) A-frame signs not exceeding 0.6 square metres (6.5 sq. ft.) are allowed only during business hours devoid of sign permit fees providing all other provisions of this by-law are met.
- E) In new shopping centers only, the property owner is responsible to secure all permanent, A-frame and mobile sign permits that will be issued on a permanent basis. Allocation of A-frame and mobile signs is at the property owner's discretion. Sign permits will only be issued where all other provisions of this by-law are met.

8.6 SIGNS PERMITTED FOR SERVICE STATIONS AND GAS BARS IN COMMERCIAL ZONES

In addition to the signs permitted in section 7.0 the following signs shall also be permitted in association with service stations and gas bars:

- A) Gas price signs not exceeding 1 square metre (10 sq. ft.) per sign face, to a maximum of two (2) signs, shall be permitted on the fascia of a canopy associated with pump islands provided that such sign is an integral part of the canopy design and does not extend beyond the fascia.
- B) Signs customarily displayed on gasoline pumps that are an integral part of the pump design.

8.7 SIGNS PERMITTED IN INDUSTRIAL, INSTITUTIONAL, RURAL AND OPEN SPACE ZONES

The following provisions shall apply to all signs located within industrial, institutional, rural and open space zones:

A) WALL SIGNS

Wall signs shall not exceed twenty-five per cent (25%) of the area of the wall that the sign is attached on the storey that the sign is located. In buildings of multiple occupancy, the signs shall be of uniform height and shall be part of the design of the building. Wall area is the area of the wall containing only the building or premises to which the sign refers.

B) GROUND SIGNS

i) No ground sign shall be larger than 10 square metres (108 sq. ft.) per sign face for a lot with 90 metres (295') of frontage or less, plus 5 square metres (54 sq. ft.) for every 40 metres (130') of highway frontage to a maximum of 20 square metres (215 sq. ft.) per sign face.

ii) No ground sign shall exceed a maximum height of 7.5 metres (25') from the finished grade level at the base of the supporting structure of the sign.

iii) A separation distance of not less than 400 metres (1,310'), measured in a straight line, shall be provided between ground signs having a sign area of more than 10 square metres (108 sq. ft.) per sign face located on the same side of the highway.

8.8 REAL ESTATE DEVELOPMENT SIGNS

The following provisions shall apply to all real estate development signs:

- A) Such signs shall only be located within the subdivision and/or development where lots, units or houses are being offered for sale.
- B) Such signs shall advertise only the subdivision or the development that the sign is located and not the sale of lots, units or houses elsewhere or the realtor's, developer's or landowner's business in general.
- C) No sign shall exceed 20 square metres (215 sq. ft.) per sign face, except as provided for in subsection (vi), and the total signage of all signs within the subdivision or the development, except as provided for in subsection (vii) and (viii), shall not exceed:
 - i) 40 square metres (430 sq. ft.) where the number of houses or units to be built within that phase of the subdivision or development is twenty (20) or less.
 - ii) 60 square metres (645 sq. ft.) where the number of houses or units to be built within that phase of the subdivision or development is more than twenty (20) and less than one hundred (100).
 - iii) 100 square metres (1,075 sq. ft.) where the number of houses or units to be built within that phase of the subdivision or development over one hundred (100) or more.
 - iv) No two (2) signs, exceeding 10 square metres (108 sq. ft.) per sign face, shall be closer to each other than 50 metres (165') measured in a straight line between the signs.
 - v) Where any subsequent phase of the same subdivision or development has less houses or units to be built than a preceding phase of the same subdivision or development, the signage permitted for the largest phase shall apply.
 - vi) Wall signs painted or located on a building, pavilion or trailer being used as a sales office may exceed 20 square metres (215 sq. ft.) per sign face.
 - vii) One (1) real estate sign or A-frame sign, not exceeding 1.5 square metres (16 sq. ft.) per sign face shall be permitted on each residential or development lot or proposed residential or development lot intended for private ownership, providing no such sign shall be located on any lands that are to be conveyed to the Town or that may form part of a municipal highway.

viii) One (1) ground sign, not exceeding 10 square metres (108 sq. ft.) per sign face, and a maximum of three (3) A-frame signs not exceeding 1.5 square metres (16 sq. ft.) per sign face, shall be permitted on the same lot as a model home.

ix) The signs referred to in subsection (viii) may be transferred from one model home lot to another model home lot within the same subdivision or development, providing that such signs are in compliance with the application previously approved.

- D) A wall sign painted on, or affixed to, the side of a building, structure, fence or trailer shall constitute one (1) sign for each side of the building, structure, fence or trailer with a sign thereon.
- E) A wall sign painted on, or affixed to, the side of a building, structure or trailer shall only be permitted when such building, structure, or trailer is being used as a sales office.
- F) Such signs shall be removed when seventy-five per cent (75%) of the lots in the subdivision or development have been built upon, except as may be provided by agreement with the Town of Georgina.
- G) No part of the sign shall be more than 7.5 metres (25') above grade.
- H) Signs shall be permitted outside the subdivision or development if the number of houses or units to be constructed within that phase of the subdivision or development is a minimum of twenty (20) and such signs comply with the following provisions:
 - i) Signs shall only be located on the same lot as the sales office.
 - ii) A maximum of two (2) ground signs, excluding a wall sign, having a maximum sign area of 20 square metres (215 sq. ft.) per sign face may be located in an industrial, institutional, rural or open space zoning area located no more than 2 kilometres (1.25 miles) from the subdivision or development being advertised.
 - iii) Wall signs shall only be permitted when painted or located on a building, pavilion or trailer being used as a sales office.
 - iv) A maximum of three (3) A-frame signs not exceeding 1.5 square metres (16 sq. ft.) per sign face.
 - v) No ground sign shall be erected in a location that may obstruct the view of traffic.
 - vi) The sign shall only make reference to the subdivision or development to which the permit relates.
 - vii) No ground sign shall be located within 300 metres (984') of an adjacent lot zoned for a residential use, having a sign area of 10 square metres (108 sq. ft.) per sign face or larger.

9.0 ENFORCEMENT

- 9.1 Where a sign(s) has been or is being erected in breach of the provisions of this by-law, employees of the Town may enter upon the land to pull down and remove the sign(s) or do the remedial work required.
- 9.2 Where Town employees enter upon land to pull down and remove the sign(s) or undertake the remedial work required, all expenses incurred shall be paid by the owner of the lot or premises.
- 9.3 Where a sign is removed by Town employees the sign shall be stored for a period of thirty (30) days during which time the owner, or his agent, may redeem the sign upon payment of the prescribed fees.
- 9.4 Every sign removed by the Town shall be subject to the prescribed fees for removal and storage as outlined in Schedule "A" to this by-law.
- 9.5 Where a sign has been removed by the Town and stored for a period of thirty (30) days and such sign has not been redeemed, such sign may be forthwith destroyed or otherwise disposed of by the Town.
- 9.6 The provisions of this by-law may be enforced by a Municipal Law Enforcement Officer or a Police Officer.

10.0 GENERAL PROHIBITIONS

- 10.1 No person shall cause, or permit the erection, display, repair, replacement or alteration of a sign without first obtaining a permit from the Town of Georgina authorizing them to do so.
- 10.2 No person shall upon obtaining a permit, cause a sign to be erected, displayed, altered or repaired contrary to the site plan or drawings submitted in respect of which the permit was issued.
- 10.3 Where a permit relies upon a specified time period or expiry date, no person shall erect or display a sign after the specified time period or expiry date.

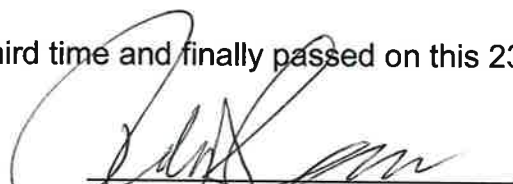
11.0 PENALTIES

Every person who contravenes any of the provisions of this by-law, upon conviction, is guilty of an offence and liable to a fine pursuant to the Provincial Offences Act, as amended.

12.0 REPEALS

By-law 2005-0132 (PUT-1) is hereby repealed.

READ a first, second and third time and finally passed on this 23rd day of May, 2006.


Robert A. Grossi, Mayor


Roland Chenier, Town Clerk