

NO: R158

COUNCIL DATE: July 25, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 21, 2022**

FROM: **General Manager, Corporate Services**

FILE: **3900-20-13656**

SUBJECT: **Proposed Amendments to *Surrey Sign By-law, 1999, No. 13656***

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## RECOMMENDATION

The Corporate Services Department recommends that Council:

1. Receive this report for information;
2. Approve the proposed amendments to the *Surrey Sign By-law, 1999, No. 13656*, as summarized in Appendix "I" and reflected within the *Surrey Sign By-law, 1999, No. 13656*, as documented in Appendix "II" of this report;
3. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings; and
4. Direct staff to review whether a policy should be implemented regarding the criteria to be considered by staff when processing a sign permit.

## INTENT

The purpose of this report is to obtain Council's approval to adopt the amendments to the *Surrey Sign By-law, 1999, No. 13656* (the "Sign By-law").

## BACKGROUND

On November 8, 2021, Council gave final adoption to amendments to the Sign By-law (the "Amendments") which clarified the periods when political signs may be erected and removed in relation to various types of elections.

On December 14, 2021, a Petition was filed in the Supreme Court of British Columbia by members of the public (the "Petitioners"), who challenged the Amendments believing that the Amendments do not allow the placement of political signs on private property at any time outside of election periods. On this basis, the Petitioners argued that the Amendments infringed Section 2(b) of the *Canadian Charter of Rights and Freedoms* (the "Charter"), which guarantees freedom of expression. The Petitioners also alleged that the Surrey Council acted in bad faith in directing staff to bring forward these the Amendments for Council's consideration.

The City argued that the Amendments:

- Were not intended to ban political signs outside of election periods;
- Were consistent with the *Charter*; and
- The purpose of the Amendments was to clarify when residents did not require permits for political signs.

The Court agreed that the Amendments were not adopted for an improper purpose or in bad faith. The Court also acknowledged that the Amendments were not intended to be interpreted as banning political signs outside of election periods and agreed with the City that they should be interpreted in a manner that was consistent with the *Charter*. The Court directed the City to revise the Sign By-law to remove any ambiguity about the purpose and meaning of the amendments. The Court also ordered that the City take all steps to amend the Sign By-law before October 14, 2022, to clarify the City's intent that political signs can be erected outside of election periods.

## DISCUSSION

After consultation with the City's legal counsel, staff have drafted amendments to the Sign By-law which are:

1. Consistent with the City's position in relation to the intent of the Amendments;
2. Consistent with the Court's reasons for judgment; and
3. A more efficient way of clarifying the intent of the Amendments than the language proposed in the reasons for judgment.

The proposed amendments will not technically apply to signs for the upcoming municipal election by virtue of Section 56 of the *Local Government Act*, which effectively provides that any sign bylaw adopted after July 4, 2022, does not apply to the election. Nevertheless, as the proposed amendments are simply intended to remove the ambiguity in the Sign By-law as identified by the Court, for the purposes of enforcement until the October 2022 municipal election, there is no difference between the current Sign By-law and the proposed amendments.

The amendments are summarized as follows:

- Section 6 is amended to make clear that signs are generally restricted to a maximum area of 3 sq. metres [32 sq. ft.] unless otherwise provided for in the bylaw. For example, outside the election period, the first sign on a single-family residential lot does not require a permit but cannot exceed 0.2 sq metres [2 sq. ft.].
- Section 7(21) will be amended to clarify that outside of the election periods listed in Section 7.1(4), one sign, including a political sign, is allowed at any time on a single-family residential lot without a permit, subject to the restrictions set out in that section, including size, setback and height. A person may apply for a permit to erect more than

one sign or for a sign that otherwise does not comply with the requirements set out in Section 7(21) at any time.

- Sections 7.1(1) and 7.1(4) will be amended to clarify that no sign permit is required for political signs erected on private property during the election periods set out in Section 7.1(4). There will be no limit on the number of exempted political signs during these periods. However, the requirements set out in Section 7.1(1) will apply to the unpermitted signs, including that:
  - The owner of the property where the political sign is erected consents to the placement of the sign;
  - The political sign does not exceed 3 sq. metres [32 sq. ft.]; and
  - The political sign does not impede sightlines.
  
- Section 10 will be amended to clarify that a person may apply for a permit to erect a political sign outside of the election periods listed in Section 7.1(4).

Below is a chart setting out the rules regarding when and where political signs are permitted pursuant to the Sign By-law:

<b>Time Period</b>	<b>Rules</b>
1. Before the first day of the nomination period (August 30, 2022)	<ul style="list-style-type: none"> <li>• Political signs may not be erected on public property.</li> <li>• One (1) political sign may be erected on private residential property without a permit if the sign does not exceed 0.2 sq. metres [2 sq. ft.] and meets other criteria regarding setbacks, height, etc.</li> <li>• A political sign that exceeds 0.2 sq. metres [2 sq. ft.] may be erected on private residential property if the sign owner obtains a sign permit from the City. The maximum size of the sign in this case cannot exceed 3 sq. metres [32 sq. ft.] unless otherwise provided for in the bylaw.</li> <li>• All political signs erected on private commercial property require a permit regardless of sign size. The maximum size of the sign in this case cannot exceed 3 sq. metres [32 sq. ft.] unless otherwise provided for in the bylaw.</li> </ul>
2. From the first day of the nomination period (August 30, 2022) until 14 days after the election (October 29, 2022)	<ul style="list-style-type: none"> <li>• Political signs may not be erected on public property.</li> <li>• Political signs may be erected on private property (commercial and residential) without a permit subject to certain restrictions, including that the sign:                             <ul style="list-style-type: none"> <li>• not exceed 3 sq. metres [32 sq. ft.];</li> <li>• does not impede sightlines; and</li> <li>• the owner of the property where the sign is erected consents to the placement of the sign</li> </ul> </li> </ul>

3. 14 days after the election (October 29, 2022) and thereafter	<ul style="list-style-type: none"><li>• Same rules as Time Period #1.</li></ul>
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If directed to do so by Council, staff will also consider whether to adopt a policy setting out criteria to be considered by staff when processing a sign permit.

In summary, outside of the election periods listed in Section 7.1(4), generally one political sign will be allowed on a single-family residential lot without a permit, subject to some restrictions. A person may apply for a permit to erect more than one sign or for a sign that otherwise does not comply with the requirements set out in Section 7(21). During the election periods listed in Section 7.1(4), there will be no limit on the number of political signs, subject to some requirements.

### LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

### SUSTAINABILITY CONSIDERATIONS

The work of these amendments supports the objectives of the City’s Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 themes of Inclusion. Specifically, this work supports the following Desired Outcome (“DO”) and Strategic Direction (“SD”):

- Community Pride and Engagement DO<sub>21</sub>: All residents have opportunities to be meaningfully engaged in civic issues and to contribute to community life; and
- Community Pride and Engagement SD<sub>16</sub>: Enhance the opportunities available for residents to be meaningfully engaged in civic issues.

### CONCLUSION

Based on the above information, it is recommended that Council approve the proposed amendments to the *Surrey Sign By-law, 1999, No. 13656*.

Rob Costanzo  
General Manager, Corporate Services

Appendix “I”: Summary of Proposed Amendments to the *Surrey Sign By-law, 1999, No. 13656*  
Appendix “II”: Proposed *Surrey Sign By-law, 1999, No. 13656* Amendments as shown in the *Surrey Sign By-law, 1999, No. 13656*

**Proposed Amendments to  
*Surrey Sign By-law, 1999, No. 13656***

The following amendments are proposed to *Surrey Sign By-law, 1999, No. 13656*, as amended:

1. Add a new Subsection 6(13) as follows:

“(13) Unless otherwise provided for by this By-law, the maximum sign area of any sign shall not exceed 3 sq. m [32 sq. ft].”

2. In Subsection 7(21), add the following “, including a political sign,” between the words “sign” and “located”.

3. In Subsection 7.1(1), add the following “during the periods set out in section 7.1(4),” between the words “property” and “provided”.

4. Delete the first sentence of Subsection 7.1(4) in its entirety and replace it with the following:

“(4) The exemption provided for in section 7.1(1) only applies during the following periods:”

5. In Subsection 10(13), add the word “and” at the end of the subsection.

6. In Subsection 10(14), delete “; and” and add a “.” at the end of the subsection.

7. Delete Subsection 10(15) in its entirety.

CITY OF SURREY

BY-LAW NO. 13656

SURREY SIGN BY-LAW, 1999

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As amended by By-law No. 13823, 09/13/99; 14580, 12/03/01; 14635, 02/18/02; 14655, 03/25/02; 14934, 03/24/03; 15057, 06/16/03; 15025, 06/23/03; 15178, 12/01/03; 15216, 06/07/04; 15467, 07/26/04, 15474, 07/28/04, 15666, 05/18/05; 15937, 02/13/06; 16209, 01/15/07; 16530, 01/14/08; 16857, 01/19/09; 17080, 12/14/09; 17323, 01/10/11; 17567, 02/06/12; 17843, 12/17/12; 17984, 07/29/13; 18136, 01/13/14; 18303, 10/20/14; 18358, 01/12/15; 18590, 12/14/15; 18982, 12/19/16; 19428, 12/18/17; 19554, 04/23/18; 19718, 12/19/2018; 19834, 06/10/2019; 20459, 11/08/2021

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

WHEREAS pursuant to Section 908 of the Municipal Act, R.S.B.C. 1996, Chapter 323, the Council may, by By-law regulate the number, size, type, form, appearance and location of any signs;

AND WHEREAS it is deemed desirable to repeal Part 6 - Signs of the Surrey Zoning By-law, 1993, No. 12000 as amended;

NOW THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACT AS FOLLOWS:

**INTENT OF BY-LAW**

- (a) To protect the public from the potential hazards associated with signs that conflict with signs and lights erected for the direction of vehicular and pedestrian traffic;
- (b) To protect the public from the dangers of signs of inferior construction and from the public nuisance or hazard arising from improperly sited signs;
- (c) To enable businesses to identify their businesses and services and to indicate, to the extent permitted by this By-law, the types of goods and services manufactured or sold on the *premises* or off the *premises*;

- (d) To protect the City from the negative effects of signs which may be inappropriate as to appearance, size, height, design and location; and
- (e) To simplify the administration of the Sign By-law.

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## PART 1

### INTRODUCTORY PROVISIONS

#### TITLE

1. This By-law may be cited for all purposes as the "Surrey Sign By-law, 1999, No. 13656."

#### PURPOSE

2. The purpose of this By-law is to replace the *sign* regulations currently contained in Surrey Zoning By-law, 1993, No. 12000, as amended.

#### AUTHORITY

3. (1) Except as provided otherwise by this By-law, the General Manager, Planning & Development is authorized to implement the *sign* regulations contained herein.  
(2) The General Manager, Planning & Development or his or her designate is authorized to receive applications for *sign* permits, approve with or without conditions, or reject such applications, to collect fees and to issue permits in accordance with Sections 12 and 13 of this By-law.

#### DEFINITIONS

4. (1) In this By-law:

*Advertising Sign* means a *sign* which advertises or identifies a business, profession, or event conducted upon the *lot* on which the *sign* is located, or which advertises or identifies goods, products, services or other things produced, displayed, offered for sale or otherwise obtainable upon the *lot*.

*Agriculture Zone* is a zone intended to control and accommodate general and intensive agriculture on land outside or within the Agricultural Land Reserve (ALR) and to protect the agricultural land from intrusion of uses not compatible with farm practices.

*Awning/Canopy* means a weather protection other than roof eaves, and is composed of rigid or non-rigid material.

*Awning/Canopy Sign* means a *sign* painted on, attached to, or constructed on the surface of an *awning/canopy*.

*Banner Sign* means a *sign* of light weight, vinyl, canvas, flexible fabric or material mounted to a pole, structure or building.

*Billboard Sign* means a *free-standing sign* or *fascia sign* with a *sign area* exceeding 17 square meters [183 sq. ft.] and which contains *third party advertising* only.

*Block Watch Sign* means a *sign* advertising the "Block Watch" program of property surveillance by the community.

*Bus Shelter* – Deleted.

*Canopy* – Deleted.

*Canopy Sign* – Deleted.

*Changeable Copy Sign* means a *sign* in or on which the information that is displayed can be changed manually or automatically using detachable letters, characters, numbers, pictorial panels or graphics.

*Clearance* means the vertical distance between the lowest point of the *sign* and the *grade* "or between the lowest point of an *awning/canopy* and the *grade*, whichever distance is greater.

*Community Activity Sign* means a *sign* advertising that a community activity or event such as a fair, rodeo or fund drive, is about to be, is being, or has been carried on.

*Copy* means the letters, characters, numbers or graphics which make up the messages on a *sign*, but does not include the background colour.

*Copy Area* means the area within a square, rectangle, triangle or circle, or a combination of these figures, which encloses all the *copy*.

*Development Sign* means a *sign* advertising a new land development project, excluding a City-mandated development proposal *sign*, and which may contain the name, nature and particulars of the development project, the names of the developer, contractors, subcontractors, consultants, and *logo* identifying the development.

*Directional Sign* means a *sign* indicating the name and direction to a business, place, event or other establishment which is located on the *lot* or on the *premises* to which it pertains.

*Directory Sign* - Deleted.

*Drive-through Menu Board Sign* means a *sign* which displays information about the food items and beverages sold on the *premises* or *lot* and their prices, is located at the entrance to or on the side of and facing a drive-through aisle, and is not a continuously or intermittently revolving *sign* or *flashing sign*.

*Electronic message Board Sign* means a *sign* in or on which the information that is displayed can be changed automatically by means of the electronic switching of

lamps or illuminated tubes, and includes digital *sign*, HDTV or video wall *sign*, LED *sign*, and any other type of electronic media *sign*.

*Establishment Date* means the date that the following are established under the applicable law:

- (a) the *general voting day*, or
- (b) where there is no *general voting day*, the deadline for voters to return their ballots to Elections Canada or Elections BC, as the case may be.

*Fascia Sign* means a *sign* displayed on a building face on a plane generally parallel to and projecting no more than 0.5 m [1.6 ft.] from the building face.

*Flag* means a piece of light weight and flexible fabric or other material, natural or synthetic, of distinctive design, shape or colour that is hung from or attached to a mast, vertical pole, string, line, rope, wire or similar material.

*Flashing Sign* means a *sign* containing an intermittent or flashing light source but does not include an *electronic message board sign*.

*Free-standing Sign* means a *sign* which is attached to the ground and is independent of any building or structure located on the same *lot*.

*Frontage* means the length of the common boundary shared by the *front lot line* of that *lot* and a *highway* adjacent to the *lot* excluding a *lane*. On a corner *lot*, the frontage shall be the shorter of the *highway* boundaries, regardless of the direction the *buildings* on the *lot* face.

*Front Lot Line* means the *lot line* common to a *lot* and an abutting *highway* excluding a *lane*.

*General voting day* means "polling day" under the *Canada Elections Act*, S.C. 2000, c. 9 and the *Referendum Act*, S.C. 1992, c. 30, or "general voting day" under the *Local Government Act*, R.S.B.C. 2015, c. 1, *School Act*, R.S.B.C. 1996, c. 412 or *Election Act*, R.S.B.C. 1996, c. 106, or the day when a referendum is held pursuant to s. 1(2) of the *Referendum Act*, R.S.B.C. 1996, c. 400, whichever is applicable.

*Grade* means the elevation of the finished ground surface directly below the *sign* or an *awning/canopy* as determined by the General Manager, Planning & Development.

*Height* of a *sign* means the vertical distance from *grade* to the highest part of the *sign*.

*Highway* means a street, road, *lane*, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

*Home Occupation Sign* means a *fascia sign* or a *free-standing sign* indicating that a home occupation is carried out in the building.

*Identification Sign* means a *fascia sign* or a *free-standing sign*, which contains the name and/or address of the building or project.

*Inflatable Sign* means an inflated three-dimensional device, which incorporates a *sign* and is anchored or affixed to, or is suspended from a building, *lot*, vehicle or an air borne object.

*Lane* means a *highway* abutting the rear or side boundary of a *lot* and which is intended primarily to provide vehicular access to the rear or side yard of the *lot*.

*Landscape Logo Sign* means a *sign* using flowers and plants as materials for composition of a *logo*.

*Logo* means a symbolic representation, not including any words, names or numbers unless part of registered trademark, which is used exclusively to simplify advertising of a product, business, service, or activity, and which contains no additional identification, information or message.

*Lot* means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

*Lot line* means any line which forms the boundary of a *lot*.

*Mural* means any piece of artwork, including a painting, fresco, frieze, photograph, picture, image, illustration or graphic presentation, applied directly or by an electronic or digital means on and partially or fully covering a wall, ceiling or other permanent or non-permanent surface.

*Notice Board Sign* – Deleted.

*Political Sign* means a *sign* erected to promote the voting at, support or opposition of an issue in a municipal, provincial or federal election, referendum, plebiscite, initiative petition, or recall petition; or the election, support or disapproval of a particular candidate or political organization; or the voting for, support or opposition of a municipal, provincial or federal issue.

*Portable Sign* means a *sign* which is self-supporting, easily moved, and not permanently attached to the ground, a building, a structure, or a vehicle.

*Premises* means a site, building or structure or portion thereof or the land occupied by an establishment. When a tenant or occupant is not the sole occupier of a building or structure, *premises* is deemed to extend to the centre lines of walls, partitions, floor levels and ceiling levels dividing the space occupied by such tenant or occupant from any other occupier of the same building.

*Premises Frontage* means the linear horizontal dimension of the side of a *premises* which contains the main entrance to the *premises*, except that, for the purposes of

calculating the maximum allowable *sign area* for *fascia signs* located above the first storey (ground floor) of a *premises*, *premises frontage* means the linear horizontal dimension of the shortest side of the *premises* regardless of whether or not that side of the *premises* contains the main entrance.

*Prohibitory Sign* means a *sign* erected by Federal, Provincial, Regional or Municipal Government prohibiting certain uses or activities on *premises* by virtue of powers granted by law to the relevant authority.

*Projecting Sign* means a *sign* which is attached to the wall of a building face and projects from the wall by more than 0.5 m [1.6 ft.].

*Public Transit Shelter* means a structure intended to shelter public transit patrons and situated on land which adjoins a public transit stop in ordinary use by public transit including buses, light rail or rapid transit operated by a public transit authority.

*Pump Island* means a base upon which fuel dispensing equipment is mounted.

*Pump Island Canopy* means the structure at a gasoline station that provides weather protection over the fuel dispensing equipment.

*Real Estate Sign* means a *sign* which contains information indicating that a building or *premises* on which the *sign* is located is for sale, lease or rent.

*Roof Line* means the horizontal line made by the intersection of the wall of the building with the roof of the building. In the case of a building with a pitched roof, the *roof line* shall be at the level of the eaves.

*Roof Sign* means a *sign* erected upon or above the *roof line* of a building, including any *sign* which is attached to a parapet or is upon or above a parapet, or a *sign* affixed to a building and extending above the *roof line* of the building, but shall not include a *projecting sign*.

*Sandwich-board Sign* means a *portable sign* with a maximum area of 1.2 square meters [12 sq. ft.] and a maximum height of 1.2 meters [4 ft.], with advertising information on one or both faces.

*Setback* means the horizontal distance from *lot line* to the outermost extent of the *sign* or base of the *sign*, whichever distance is the shortest.

*Sign* means any visual communication device, including its structure, used to attract attention for advertising, identification, or information purposes.

*Sign Area* means the total area within the outer edge of the borders of a *sign*, counting all faces, and where the *sign* has no frame, border or background, the *sign area* means the area contained within the shortest perimeter surrounding the *copy*.

*Sign Owner* means the person or his or her authorized agent in lawful control of a *sign*.

*Special Sign Area* means the lands identified in the maps attached to this By-law as Schedules 1.A, 1.B, 1.C, 1.D, 1.E, 1.F, 1.G, 1.H, 1.I, 1.J and 1.K.

*Temporary Off-Site Real Estate Development/Construction Sign* means a *development sign* erected on a *lot*, other than the *lot* on which the real estate development project to which the sign refers is located, to market or advertise the real estate development project.

*Temporary On-Site Real Estate Development/Construction Sign* means a *development sign* erected to market a real estate development project and which is located on the *lot* on which the real estate development project is located.

*Temporary Sign* means a *sign* permitted for a specified period of time.

*Third Party Advertising* means the content of a *sign* which directs attention to products sold or services provided on *premises* other than the *premises* or *lot* upon which the *sign* is located.

*Under Canopy Sign* – Deleted.

*Under-Awning/Canopy Sign* means a *sign* which is suspended from an *awning* and is situated entirely under the *awning/canopy*.

*Vehicle Sign* means any *sign* or *signs* painted on or attached to a vehicle and having an area in excess of 0.4 sq. m [4 sq. ft.] for any single sign or where there is more than one painted/attached *sign* on the vehicle, a cumulative area in excess of 1.0 sq. m [11 sq. ft.].

*Window Sign* means a *sign* painted on or attached to or installed inside a window for viewing from outside the *premises*.

#### Other Definitions

- (2) For words not defined in this By-law, the definitions contained in Surrey Zoning By-law, 1993, No. 12000, and the Highway and Traffic By-law, 1997, No. 13007 as amended from time to time, shall apply.

#### Contradicting Definitions

- (3) Where the same words are defined in more than one by-law, the definition in this By-law shall apply for purposes of administering this By-law.

#### APPLICATION

5. (1) This By-law regulates all *signs*:

- (a) on private properties;
  - (b) on public lands; and
  - (c) on or within a highway, subject to Section 5(2).
- (2) No *sign* shall be permitted on or within a *highway*, except the following *signs*:
- (a) a *sign* that is licensed by General Manager, Engineering Department including *third party advertising signs* on *public transit shelters* and courtesy bus shelters approved by the General Manager, Engineering Department; and
  - (b) a *sign* listed under Section 7.
- (3) *Signs* located within the right-of-way of a Provincial *highway* shall meet the requirements of the Province of British Columbia's ministry responsible for Provincial *highways*.
- (4) No owner of a *lot* or *premises* shall erect, allow or cause to be erected any *sign* on the *lot* unless the *sign* fully complies with the provisions of this By-law.
- (5) No owner of a *lot* or *premises* shall erect, allow or cause to be erected a *mural* unless such *mural* has received approval from Council or from any Committee appointed by Council to approve such *mural*.
- (6) No *advertising signs* shall be tacked, posted or otherwise affixed to the surface of any structure, tree, pole, hydrant, bridge, fence owned by the City or utility companies.

## GENERAL PROVISIONS

6. (1) The design of every *sign* shall be aesthetically pleasing and shall not detract from the architectural integrity of any *building* or structure to which it is attached, or beside which it is located. The arrangement and grouping of *signs* on a building shall be integrated with the architecture of the said building and, notwithstanding the *setback* or location regulations of *signs* in this By-law, their *setback* and/or location may be regulated by a development permit issued by Council. Structural supports, bracing and ties for *signs* shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the *sign* itself.
- (1.1) An L-shaped or angularly connected *sign* visible from two different *highways* shall be considered as two *signs*.
- (1.2) A *free-standing sign* shall be located on the same *lot* as the *lot* where the business or service to which the *sign* pertains is located, except otherwise permitted by this By-law.

- (1.3) A *fascia sign* shall not extend beyond the end of the building face nor above the *roof line* of the building face to which it is attached.
- (2) All *signs* together with their supporting *structures* and any electrical equipment shall be kept fully operable, in good repair and maintained in a safe and clean condition.
- (3) No *sign* shall be erected, rebuilt, enlarged, extended, relocated or attached to, suspended from, or supported on any structure or the lands on a *lot* unless the *sign* fully complies with the provisions of "Surrey Building Bylaw, 2012, No. 17850", as amended, and this By-law.
- (4) No *sign* shall be erected or lighted in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist visibility at an access to or egress from a *highway* or so as to be unsafe to the public in the vicinity of such *sign*.
- (5) No *sign* shall be erected within 150 metres [500 ft.] of any boundary of the right-of-way of Highway No. 1 and Highway No. 99 except as permitted by Section 6(7) and *directional signs* as permitted by Section 7.
- (6) Deleted.
- (7) Notwithstanding Section 6(5):
  - (a) when a *lot* fronts or abuts another *highway* located with 150 metres [500 ft.] of Highway No. 1 or Highway No. 99, *free-standing signs* may be permitted along the *highway*, provided that the *sign* is located at a minimum of 60 metres [200 ft.] distance measured perpendicular from the right-of-way of Highway No. 1 or Highway No. 99, as applicable, and further provided that the *sign* also complies with all other applicable provisions of this By-law; and
  - (b) *fascia signs* may be permitted on a building located on a *lot* adjacent to or abutting Highway No. 1 or Highway No. 99, provided that the *sign* is installed on a building wall or facade that is not oriented to Highway No. 1 or Highway No. 99, as applicable, and further provided that the *sign* also complies with all other applicable provisions of this By-law.
- (8) Deleted.



- (8.1) Notwithstanding the *setback* requirements for *free-standing signs* pursuant to other Parts of this By-law, when a *free-standing sign* is located on a *lot* adjacent to Highway No. 10 or Highway No. 15, the *setback* of the *free-standing sign* shall be a minimum of 2 m [6.5 ft.] from the *lot line* located along Highway No. 10 or Highway No. 15, as applicable, provided that this *setback* shall be subject to approval of the Province of British Columbia's ministry responsible for Provincial *highways*, which may require a *setback* greater than 2 m [6.5 ft.].
- (9) *Signs* projecting over a pedestrian area shall have a *clearance* to the underside of the projection of at least 2.4 m [8.0 ft.] above *grade* or sidewalk while *signs* projecting over an area frequented by vehicular traffic shall have a *clearance* to the underside of the projection of at least 5 m [16 ft.] above *grade*. No *sign* shall project over the travelled portion of a *highway*.
- (10) The illumination for any *sign* shall not create a direct glare upon any surrounding *lot* or *premises* that is residential or permits residential alone or in combination with a non-residential use.
- (11) *Third party advertising signs* are allowed in Commercial and Industrial Zones only, and shall be limited to 30% of the allowable *copy area* of a *sign* permitted under the applicable provisions this By-law, provided that this Section 6(11) shall not apply to *signs* on *public transit shelters* and courtesy bus shelters and to *temporary off-site real estate development /construction signs* permitted under the applicable provisions of this By-law.
- (12) All dimensions and other measurements in this By-law are expressed in the Standard International Units (Metric) System. Equivalents in the Imperial System (ft., in, sq. ft. etc.) shown in square brackets are included for convenience only and do not form part of this By-law. In the event of conflict or contradiction between two sets of measurements, the Metric measurements shall prevail over Imperial measurements.
- (13) **Unless otherwise provided for by this By-law, the maximum sign area of any sign shall not exceed 3 sq. m [32 sq. ft].**

#### EXEMPTION

7. Neither a *sign* permit nor is an inspection required for the *signs* listed in this Section. Notwithstanding this provision, the *sign owner* and, where applicable, the owner of the *lot* or *premises* upon which the *sign* is located shall ensure that the *sign* is in compliance with all applicable provisions of this By-law.
  - (1) *Sign* required by law including *prohibitory signs*;
  - (2) Public notice authorized by Federal, Provincial, Regional or Municipal Government or the School Board;
  - (3) Deleted.

- (4) *Signs* noted below, provided that the *signs* shall be removed within 30 (thirty) days after the condition requiring the posting of the *sign* no longer exists:
  - (a) *Sign* depicting danger, hazard or other safety conditions erected by an individual authorized by a public agency in the performance of his or her duty; and
  - (b) "Beware of Dog," "No. Trespassing," "No discharge of Firearms" and "No Dumping" *signs* and *signs* warning the public of the existence of danger, provided that these *signs* are permitted only in Agricultural, Residential, Commercial, Industrial and Institutional Zones, and further provided that each of these *signs* shall not exceed 0.2 sq. m [2 sq. ft.] in *sign area* and all such *signs* shall comply with all other applicable provisions of this By-law.
- (5) Memorial plaque, historical tablet and similar marker provided it does not exceed 0.4 sq. m [4 sq. ft.] in *sign area* and the *height* of *sign* does not exceed 0.45 m [1.5 ft.];
- (6) *Block Watch sign* or *Block Parent sign*;
- (7) Deleted.
- (8) Deleted.
- (9) One on-site *real estate sign* per *lot frontage* or *premises frontage* advertising the lease, sale or rental of the *lot* or *premises* upon which the *sign* is located provided that:
  - (a) in Residential Zones the *sign area* does not exceed a maximum of 0.75 sq. m [8 sq. ft.] and the *height* of the *sign* does not exceed a maximum of 1.2 m [4 ft.];
  - (b) in Commercial and Industrial Zones the *sign area* does not exceed a maximum of 1.7 sq. m [18 sq. ft.] and the *height* of a *sign* shall not exceed a maximum of 1.8 m. [6 ft.];
  - (c) the *sign* is located at a minimum of 2 m [6.5 ft.] *setback* from each adjacent *highway* or greater as may be required to ensure the *sign* does not restrict sightlines, provided that when the *sign* is located along Highway No. 1, Highway No. 10, Highway No. 15 or Highway No. 99, it shall comply with the provisions of Section 6, as applicable; and
  - (d) the *sign* is removed within 30 (thirty) days after the lease, sale or rental of the *lot* or *premises* is completed.

- (9.1) One *temporary on-site real estate development/construction sign*, either as a *free-standing sign* or *fascia sign*, on a Residential, Commercial, Industrial and Institutional *lot* along each *lot line* adjacent to a *highway*, except a *lane*, provided that the *sign* shall not exceed a maximum of 14 sq. m [150 sq. ft.] in *sign area* and the *height* of the *sign* shall not exceed a maximum of 4.5 m [15 ft.], and it shall be located at a minimum of 2 m [6.5 ft.] *setback* from each adjacent *highway*;
- (10) Deleted.
- (11) Sponsorship *signs* (for the purpose of acknowledging sponsors but not for advertising sponsor's products) erected by the City Parks, Recreation & Culture Department and/or community organizations provided the *sign area* does not exceed 3 sq. m [32 sq. ft.];
- (12) *Window sign* up to a maximum of three *window signs* per premises provided that:
- (a) the *sign area* of each window shall not exceed the larger of a maximum of 0.3 sq. m. (3 sq. ft.) or 25% of the area of the window; and
  - (b) if the *signs* are located on a *lot* in a Commercial or Industrial Zone, the total *sign area* of all *window signs* shall comply with the combined *sign area* provisions Section 27(2)(b).
- (13) *Banner sign* installed by a non-profit or community organizations for a special event, provided:
- (a) the *banner* is used exclusively for:
    - (i) promotion of a special event
    - (ii) street beautification purposes in the City Centre and Town Centres;
  - (b) the *sign area* of the *banner sign* does not exceed 2.3 sq. m [24 sq. ft.]; and
  - (c) the *banner sign* is removed within 30 (thirty) days of the event.
- (14) *Temporary sign* advertising a special event for a community cause or charitable fund raising campaign not exceeding an area of 2.3 sq. m [24 sq. ft.];
- (15) *Temporary sign* advertising an opening date of a place of business or a change of proprietorship provided:
- (a) the *sign area* does not exceed 2.3 sq. m [24 sq. ft.]; and
  - (b) the *sign* is removed within 30 (thirty) days of the date when it was installed;
- (16) On-site *Directional Signs*, intended to facilitate the movement of pedestrians and vehicles within the *lot* or *premises* upon which the *directional sign* is located, provided that the *sign area* does not exceed 0.4 sq. m. [4 sq. ft.] for a single faced

*sign* and 0.74 sq. m. [8 sq. ft.] for a double faced *sign* and the *height* of the *sign* does not exceed 1.2 m [4 ft.];

- (17) Deleted.
- (18) Real Estate open house *directional sign* for the duration of open house hours;
- (19) *Vehicle Sign* except when the vehicle is stationary and visible from a *highway* for a period in excess of 6 hours;
- (20) *Sign* located in the interior of a building, provided the *sign* is not visible from the exterior of the building;
- (21) A maximum of one *sign*, **including a political sign**, located on a single family residential *lot*, except any *sign* regulated by Part 4 of this By-law, provided that the *sign* does not exceed a total of 0.2 sq. m. [2 sq. ft.] in *sign* area and if the *sign* is a *free-standing sign*, it shall be placed at a minimum of 2 m [6.5 ft.] *setback* and the *height* of the *sign*, including its support structure, shall not exceed a total of 1 m [3 ft.]; and
- (22) Informational *signs* on a gasoline service station *lot* that do not contain any advertising, provided that the *sign area* of each *sign* does not exceed 0.55 sq. m [6 sq. ft.] and the *sign* is mounted on a permanent or fixed base or attached to a building wall or another permanent structure.

#### 7.1 *Political Signs*

- (1) Neither a *sign* permit nor an inspection is required for a *political sign* located on private property **during the periods set out in section 7.1(4)**, provided that:
  - (a) the *sign owner* obtains consent from the private property owner(s) to erect a political sign on the their property;
  - (b) the *sign area* does not exceed 3 sq. m [32 sq. ft.]; and
  - (c) the *sign* does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity of the *sign*.
- (2) Notwithstanding Section 7.1(1), the *sign owner* and the *owner* of the *lot* or *premises* upon which the *sign* is located shall ensure that the *sign* is in compliance with all applicable provisions of this By-law.
- (3) No *political signs* shall be erected or placed on any public property except as otherwise permitted in this By-law.
- ~~(4) Notwithstanding Section 7.1(1), a person shall not place, or permit to be placed, a *political sign* on public or private property, except:~~
- (4) The exemption provided for in section 7.1(1) only applies during the following periods:**

- (a) in relation to federal or provincial elections and by-elections, from the time the writ of election is issued until 14 (fourteen) days after the *general voting day*;
- (b) in relation to local government and school elections and by-elections, from the first day of the nomination period until 14 (fourteen) days after the *general voting day*;
- (c) in relation to federal or provincial referenda or plebiscites, from the *establishment date* until 14 (fourteen) days after the *general voting day*, or where there is no *general voting day*, until 14 (fourteen) days after the deadline for voters to return their ballots to Elections Canada or Elections BC, as the case may be;
- (d) in relation to local government assent voting, referenda or plebiscites, from the day that the text of the question is approved by Council or a regional board by bylaw or resolution, as the case may be, until 14 (fourteen) days after the *general voting day*; and
- (e) in relation to provincial recall or initiative petitions, from the day that an application for recall or initiative petition is approved in principle by the Chief Electoral Officer of BC, until 14 (fourteen) days after the petition is submitted to the Chief Electoral Officer of BC.

#### REMOVAL OF TEMPORARY SIGNS

8. *Real estate signs, community activity signs* and similar *temporary signs* which are displayed on any *lot* shall be removed by the owner of the *lot* within 14 (fourteen) days of the termination of the event identified in the *sign* or the completion of the sale of the real estate unless otherwise specified in this By-law.

#### VARIANCE

9. Variances to this By-law shall be subject to the following:
- (1) Variances to the provisions of this By-law may be granted by Council through a Development Variance Permit in accordance with "Surrey Development Application Procedure By-law, 1997, No. 13196 as amended; and
  - (2) Notwithstanding Section 9(1), where a development permit application has been submitted to Council that includes a comprehensive *sign* design package and the *sign* design package contains *signs* that require variances of the applicable provisions of this By-law, Council may grant these variances through approval of a Development Permit in accordance with "Surrey Development Application Procedure By-law, 1997, No. 13196", as amended.

## PROHIBITED SIGNS

10. The following *signs* are prohibited:

- (1) *Flashing sign*, except in *special sign areas*;
- (2) *Roof sign*;
- (3) *Portable sign*, excluding *sandwich-board signs*;
- (4) *Revolving sign*;
- (5) *Billboard sign*;
- (6) *Inflatable Sign*;
- (7) *Flag*, as a *sign*;
- (8) *Mural*, as a *sign*;
- (9) *Streamer flags*, except for religious and institutional event purposes provided that the *streamer flags* are removed within 30 (thirty) days after the event has concluded;
- (10) *Painted window signs*;
- (11) *Window sign* above first storey (ground floor);
- (12) *Fascia sign* above first storey (ground floor), except as permitted by this By-law;
- (13) *Electronic message board sign*; **and**
- (14) *Snap-on signs* attached to or supported on any structures including light poles.;  
**and**
- ~~(15) — Any other sign not specifically permitted by this By-law.~~

## VALIDITY

11. Should any section, clause or provision of this By-law be declared invalid by a competent court, such decision shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared.

## PART 2

### GENERAL PROVISIONS – SIGN PERMITS

#### PERMITS

12. (1) Every *sign owner*, *lot owner* and owner of the *premises* or business to which the *sign* pertains shall obtain a *sign* permit in accordance with the provisions of this By-law before erecting or permitting a new *sign* to be erected on a *lot*, or before making or permitting any changes to an existing *sign*, including relocation of the *sign*, except as permitted in this By-law.
- (2) Every application for a *sign* permit shall be made using the City of Surrey standard *Sign* Application Form and shall include the following information:
- (a) Scaled drawings of the *lot* and improvements thereon;
  - (b) Details of any existing *signs* on the *lot*;
  - (c) Scaled drawings showing location, type, size, weight, construction, colour, finishing material and estimated costs of all proposed *signs*, or proposed changes to existing *signs* and supporting structures;
  - (d) Names and addresses of the *sign owner*, *lot owner*, owner of the *premises* or business to which the *sign* pertains and their signatures, and names and addresses of the manufacturer of the *sign* and the contractor for the construction of the *sign*;
  - (e) A letter of authorization from the *lot owner* if the applicant is not the *lot owner*; and
  - (f) Any other information that is relevant to the issuance of the *sign* permit.
- (3) No *sign* permit shall be issued by the City until:
- (a) An application complete with all information has been received by the City;
  - (b) The proposed *sign* and its associated construction works conform to this and other applicable By-laws of the City; and
  - (c) The prescribed fee, insurance coverage bond and damage deposit, if required under the provisions of this By-law, have been received by the City.
- (4) Where the site conditions, size or complexity of the proposed *sign* so warrant or where the General Manager, Planning & Development has concern for the structural integrity of the *sign*, he or she may require that all designs, drawings and specifications be prepared and sealed by, and the construction carried out under,

the supervision of a Professional Engineer registered to practice in the Province of British Columbia.

## FEES

13. (1) Permit fees and damage deposits for *sign* permits shall be assessed in accordance with the following schedule:
- (a) Each applicant for a *sign* permit shall submit a non-refundable processing fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* plus applicable taxes. If the *sign* is approved, this fee will be credited towards the appropriate permit fee as set out below.
  - (b) The permit fee in accordance to "Surrey Fee-Setting By-law, 2001, No. 14577" will be assessed for all new *signs* based on total *sign* area. For multi-faced *signs* and for L-shaped or angularly connected *signs* considered as two *signs* pursuant to this Bylaw, the total *sign area* shall be the aggregate of *sign area* on all faces.
  - (c) If an applicant proposes to relocate or alter an existing *sign* (excluding a *temporary on-site real estate development/construction sign* or *temporary off-site real estate development/construction sign*) on the same *lot* without enlarging it, a relocation or alteration fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* will be charged.
  - (d) Enlargement, rebuilding, relocation and extension of an existing *sign* (in *height, sign area* or both) amounts to an erection of a new *sign* and requires a *sign* permit.
  - (e) *Temporary on-site real estate development/construction signs* and *temporary off-site real estate development/construction signs* shall be assessed the permit fee stipulated in Section 13(1)(b) above and a removal deposit of \$500.00 shall be paid. This deposit is refundable if the applicant removes the *sign* within the stipulated period. If the applicant fails to remove the *sign* to the satisfaction of the City, the removal deposit shall be forfeited and the City may use the money to offset the cost incurred by the City to remove the *sign*.



- (2) Third party liability insurance coverage shall be provided by the applicant in accordance with the following:

When a *sign* or any part thereof is suspended or projects over a *highway* right-of-way, a public place or over a sidewalk or walkway where public access is allowed, the *sign owner* shall deposit with the City and maintain in full force and effect throughout the life of the *sign* a policy of insurance in which the City is named as an insured party for a sum of at least \$5,000,000 (\$5 million) to indemnify the City against all loss, cost, damage or expense incurred by the City arising from the construction, erection, maintenance and existence of the *sign*.

- (3) No permit fee is payable for *signs* listed in Section 7 of this By-law.

## INSPECTION

14. (1) Notwithstanding Section 14(5), where a *sign* is designed and certified by a Professional Engineer, the *sign owner* shall cause the construction of the *sign* to be inspected by a Professional Engineer registered in the Province of British Columbia and shall submit a certificate from the Engineer confirming the structural soundness of the *sign* in a form satisfactory to the City.
- (2) Deleted.
- (3) All *signs* requiring an electrical connection shall be approved, constructed and installed in accordance with Surrey Electrical Safety By-law, 2004, No. 15596" and "Surrey Electrical Connection Regulation By-law, 1976, No. 4726", as applicable, and as may be amended from time to time.
- (4) Immediately upon completion of the electrical installation of any *sign* that requires electricity and for which a *sign* permit has been issued, the person to whom the permit has been granted shall notify the Building Division of the Planning & Development Department that the installation of the *sign* has been completed in accordance with the applicable provisions of "Surrey Electrical Safety By-law, 2004, No. 15596" and "Surrey Electrical Connection Regulation By-law, 1976, No. 4726", as may be amended from time to time, and that person shall request that the City carry out an inspection of the electrical installation.
- (5) No inspections are required for *signs* listed in Section 7 except as required pursuant to Section 14(1). Notwithstanding this provision, it shall be the responsibility of the *sign owner* and the *lot owner* to ensure that any *sign* listed in Section 7, if installed on the *lot*, and all electrical connections to the *sign*, are in compliance with all applicable by-laws including "Surrey Electrical Safety By-law, 2004, No. 15596" and "Surrey Electrical Connection Regulation By-law, 1976, No. 4726", as may be amended from time to time.

## VIOLATION AND ENFORCEMENT

15. (1) The General Manager, Planning & Development, the General Manager, Engineering, a City By-law Enforcement Officer and their respective designates are authorized to enter upon any *lot*, building or *premises* at all reasonable times in order to ascertain compliance with the provisions of this By-law.
- (2) It is unlawful for any person to prevent or obstruct, or seek or attempt to prevent or obstruct, the entry of any person as authorized by Section 15(1).

## PENALTIES

16. (1) Every person who violates any of the provisions of the By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this By-law commits an offense and shall be liable to a penalty of not less than \$100.00 and not more than \$2,000.00 for each offense.
- (2) Where an offense against this By-law is of a continuing nature, each day that a violation is permitted to exist shall constitute a separate offense.

## PART 3

### SIGNS IN AGRICULTURAL ZONES

#### APPLICATION

17. (1) The regulations in this Part apply to all *signs* located on all agricultural *lots*.
- (2) Deleted.

#### PERMIT NOT REQUIRED

18. In addition to any *sign* as listed in Section 7, one *temporary sign* per *lot* may be erected without a *sign* permit or inspection, during the growing season for the purpose of advertising the sale of farm produce or nursery stock grown on the *premises*, subject to the *sign* meeting the following conditions:
  - (1) the *sign* shall not exceed 3 sq. m [32 sq. ft.] in *sign area*;
  - (2) the *height* of the *sign* shall be in compliance with Section 20;
  - (3) the *sign* shall be in compliance with all other applicable provisions of this By-law; and

- (4) the *sign* shall be removed within 30 days of the end of the growing season of the advertised farm produce or nursery stock.

#### PERMIT REQUIRED

19. The following *signs* may be erected provided a *sign* permit is obtained:

(1) Farm without Farm-Based Winery:

- (a) One *identification sign* per *lot* not exceeding 3 sq. m [32 sq. ft.] in *sign area* either as a *free-standing sign* or as a *fascia sign*;
- (b) One *sign* advertising the sale of farm produce or nursery stock not grown on or off the *premises* provided the *sign* does not exceed 3 sq. m [32 sq. ft.] in *sign area*;
- (c) One *Home Occupation Sign* per *lot* for each residential unit, provided that the *height* of the *sign* does not exceed a maximum of 1.2 m [4 ft.] and the *sign area* does not exceed:
  - i. 0.55 sq. m. [6 sq. ft.] for a single faced *sign*; and
  - ii. 0.75 sq. m. [8 sq. ft.] for a double faced *sign*.

(2) Farm with Farm-Based Winery:

- (a) One *free-standing advertising sign* not exceeding 14 sq. m [150 sq. ft.] in *sign area* for each *lot line* adjacent to a *highway* except a *lane*;
- (b) One *fascia sign* not exceeding 14 sq. m [150 sq. ft.] in *sign area*; and
- (c) One *Home Occupation Sign* per *lot* for each residential unit, provided that the *height* of the *sign* does not exceed a maximum of 1.2 m [4 ft.] and the *sign area* does not exceed:
  - i. 0.55 sq. m. [6 sq. ft.] for a single faced *sign*; and
  - ii. 0.93 sq. m. [10 sq. ft.] for a double faced *sign*.

#### SPECIFIC REGULATIONS

20. The *height* of a *free-standing sign* shall not exceed 4.5 m [15 ft.] and the *setback* of the *sign* shall be a minimum of 2 m [6.5 ft.], provided that when the *sign* is located along Highway No. 1, Highway No. 10, Highway No. 15 or Highway No. 99, the *setback* shall be subject to the provisions of Section 6, as applicable.

## PART 4

### SIGNS IN RESIDENTIAL ZONES

#### APPLICATION

21. (1) The regulations in this Part apply to all *signs* located on all residential *lots*.
- (2) Deleted.
- (3) Deleted.

#### PERMIT NOT REQUIRED

22. Deleted.

#### PERMIT REQUIRED

23. The following *signs* may be erected provided a *sign* permit is obtained:
  - (1) One *identification sign*, either as a *free-standing sign* or as a *fascia sign*, per residential subdivision or multiple residential development, provided that the *sign area* does not exceed 2.3 sq. m [24 sq. ft.].
  - (2) Deleted.
  - (3) One *Home Occupation sign* per single family residential *lot* or per residential unit in a multiple residential development, provided that the *sign* is non-illuminated, the *height* of the *sign* does not exceed a maximum of 1.2 m [4 ft.] and the *sign area* does not exceed:
    - (a) 0.55 sq. m. [6 sq. ft.] for a single faced *sign*; and
    - (b) 0.93 sq. m. [10 sq. ft.] for a double faced *sign*.
  - (4) Deleted.
  - (5) *Temporary off-site real estate development/construction signs* not exceeding 3 sq. m [32 sq. ft.] in *sign area* and 4.5 m [15 ft.] in height on *lots* abutting road intersections subject to the following conditions:
    - (a) the *sign* shall be located within a 1.6 km [1 mile] radius of the *lot* to which the *sign* pertains;
    - (b) the maximum number of such *signs* permitted per development is 4 (four);

- (c) only 1 (one) *sign* per development may be located at a road intersection corner, provided that the total number of the *signs* shall not exceed 4 (four) at a 4-way road intersection;
- (d) the applicant shall submit with his or her *sign* permit application a letter of disclaimer, signed by the owner of the *lot* on which the *sign* is to be located, which authorizes the City to enter the subject *lot* and remove the *sign* any time after the *temporary sign* permit has expired;
- (e) a refundable bond of \$500.00 shall be posted by applicant for each such *sign*;
- (f) a fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* plus applicable taxes per year shall be paid by the *sign* permit applicant with a renewal fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* plus applicable taxes for each additional 6 month period beyond the first year;
- (g) a *sign* not removed by the expiry date may be removed by the City in which case the bond will be forfeited to the City;
- (h) Deleted.
- (i) the *setback* of the *sign* shall be subject to Section 23(5)(j) or Section 24, as applicable;
- (j) when the *sign* is located at the corner of a road intersection, the *sign* shall be placed at a minimum of 4.5 m [15 ft.] *setback* from the corner except that when the road intersection is at Highway No. 1, Highway No. 99, Highway No. 10 or Highway No. 15, the *setback* shall be subject to the provisions of Section 6, as applicable;
- (k) the *sign* does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity of the *sign*;
- (l) if the back of the *sign* faces a residential zone the portion of the *sign* facing that zone must be painted in a neutral colour.

#### SPECIFIC REGULATIONS

24. Except as otherwise specified, the *height* of a *free-standing sign* shall not exceed 1.8 m [6 ft.] and the *setback* of the *sign*, including the *setback* of a *temporary off-site real estate development/construction sign*, shall be a minimum of 2 m [6.5 ft.], provided that when the *sign* is located along Highway No. 1, Highway No. 10, Highway No. 15 or Highway No. 99, the *setback* shall be subject to the provisions of Sections 6, as applicable.

## PART 5

### SIGNS IN COMMERCIAL/INDUSTRIAL ZONES

#### APPLICATION

25.

- (1) The regulations in this Part apply to all *signs* as follows:
  - (a) *Signs* on commercial *lots* except to *signs* on a *lot* that is zoned to permit a gasoline service station or to the gasoline service station component where it is permitted in a mixed use development;
  - (b) *Signs* on business park, light impact industrial, high impact industrial and agro-industrial *lots*; and
  - (c) *Signs* pertaining to the commercial components on a *lot* where a mixed use multiple residential commercial development is permitted, provided that the *signs* permitted by this Part shall only be located on those portions of the *lot* and building that contain the commercial component.
- (2) Deleted.
- (3) Deleted.
- (4) Deleted.

#### PERMIT NOT REQUIRED

26. Deleted.

#### PERMIT REQUIRED

27. The following *signs* may be erected provided a *sign* permit is obtained:

- (1) *Free-standing signs* subject to the following conditions:
  - (a) the design and location of *free-standing signs* shall be architecturally co-ordinated into the overall building design of the buildings on the same *lot* and landscaping and shall present a unified appearance, and the *signs* shall be mounted on a permanent base;
  - (b) a *free-standing sign* shall not be permitted within any yard that abuts a *highway* if the business to which the *sign* pertains is located in a building whose *setback* adjacent to that *highway* is 5 m [16 ft.] or smaller than 5 m [16 ft.];

- (c) only one *free-standing sign*, including an *identification sign*, shall be permitted for each *lot line* that is adjacent to a *highway*, except a *lane*, unless the length of that *lot line* exceeds 50 m [150 ft.] in which case one additional *free-standing sign* for each additional 50 m [150 ft.] length of the *lot line* may be permitted, provided that the minimum distance between *free-standing signs* on the same *lot* shall not be less than 50 m [150 ft.];
- (d) Deleted.
- (e) the *free-standing sign* shall be located at a minimum of 2 m [6.5 ft.] *setback* from any *lot line*, provided when the *sign* is located on a *lot* within a *special sign area*, the applicable provisions of Part 8 of this By-law shall apply to the location of the *sign*, and further provided that when the *sign* is located on Highway No. 1, Highway No. 99, Highway No. 10 or Highway No. 15, the location of the *sign* shall be subject to the provisions of Section 6, as applicable;
- (f) Deleted.
- (g) the *sign area* shall not exceed 14 sq. m [150 sq. ft.] for single faced *signs* and 28 sq. m [300 sq. ft.] for double faced *signs*, except that the *sign area* of a *free-standing sign* located in a *special sign area* shall comply with Part 8 of this By-law;
- (h) Deleted.
- (i) *copy area* shall not exceed 50% of *sign area*; and
- (j) Deleted.
- (k) Except in *special sign areas* where the *height of free-standing signs* is regulated by Part 8 of this By-law, the maximum *height* of a *free-standing sign* in this Part is permitted to be 4.5 m [15 ft.], provided it may be increased to a maximum of 6 m [20 ft.] if the *sign* is located within a yard adjacent to a *highway* listed below:

<b>Highway:</b>	<b>Between the following highways:</b>
a. 108 Avenue.....	• 140 Street and 150 Street
b. 96 Avenue.....	• 120 Street (Scott Road) and 152 Street; and between 184 Street and 196 Street

c.	88 Avenue.....	• 120 Street (Scott Road) and 152 Street
d.	80 Avenue.....	• 120 Street (Scott Road) and King George Boulevard
e.	72 Avenue.....	• 120 Street (Scott Road) and Hall Road
f.	64 Avenue.....	• 120 Street (Scott Road) and 192 Street
g.	120 Street (Scott Road).....	• Highway No. 10 and King George Boulevard
h.	128 Street.....	• 76 Avenue and 96 Avenue
i.	132 Street.....	• 80 Avenue and 88 Avenue
j.	152 Street.....	• 28 Avenue and 72 Avenue
k.	176 Street.....	• 64 Avenue and 68 Avenue
l.	King George Boulevard.....	• on the north side, up to 112 Avenue between 124 Street and 128 Street; between 76 Avenue and 88 Avenue; and between 8 Avenue and 64 Avenue
m.	Highway No. 10.....	• King George Boulevard and 192 Street
n.	Highway No. 10/ Langley By-pass.....	• 192 Street and 196 Street
o.	Fraser Highway.....	• 140 Street and 196 Street

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- (1.1) *Identification sign*, either as a *free-standing sign* or *fascia sign*, provided that a *free-standing sign* shall be subject to the following:
- (a) the *sign* shall comply with the applicable provisions of Section 27(1); and
  - (b) if it is located on a *lot* within a *special sign area*, it shall comply with the applicable provisions of Part 8 of this By-law.
- (1.2) A maximum of two *drive-through menu board signs* per drive-through aisle are permitted.
- (2) *Fascia signs*, subject to the conditions as listed below, except that when the *fascia sign* is located on a *lot* adjacent to Highway No. 1 or Highway No. 99, applicable provisions of Section 6 of this By-law shall also apply to the *sign* in addition to the following conditions:
- (a) a maximum of two *fascia signs* are permitted for each *premises* provided that both of the *fascia signs* shall not be located on the same façade of the *premises*, except where a *premises* has a floor area of 3,000 square metres



[32,290 sq. ft.] or greater, one additional *fascia sign* may be permitted for each additional 1,000 square metres [10,760 sq. ft.] of floor area to a maximum of six *fascia signs* per *premises*, which may all be located on the same façade.

- (a.1) *Fascia signs* shall not be located above a first storey (ground floor of a building) except as follows:
    - i. a maximum of one *fascia sign* per *lot frontage* may be located above a first storey to identify the name and/or address of the building to which it is attached, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
    - ii. a maximum of one *fascia sign* per *lot frontage* may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
    - iii. all *fascia signs* above the first storey shall be located on the top floor of the building; and
    - iv. all *fascia signs* above the first storey must be comprised of individual channel letters;
  - (b) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of *premises frontage*;
  - (c) the *copy area* shall not exceed 50% of *sign area*; and
  - (d) Deleted.
  - (e) Deleted.
  - (f) the *sign* shall not project more than 0.5 m [1.6 ft.] in front of the building face to which it is attached.
- (3) *Awning/Canopy signs* subject to the following conditions:
- (a) only one *sign* is permitted for each *premises*;
  - (a.1) The *awning/canopy* is projected from the face of the exterior wall by a minimum of 1.2 m [4 ft.] and maximum of 1.8 m [6 ft.], and has a *clearance* of a minimum of 2.4 m [8 ft.] and maximum of 3 m [10 ft.];

- (b) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 1 sq. m per linear metre [3 sq. ft. per linear foot] of *premises frontage*;
  - (c) the *copy area* of *the sign* shall not exceed 50% of *sign area*;
  - (d) the *sign* shall not extend beyond the outer perimeter of the *awning/canopy* to which it is affixed;
  - (e) where the *awning/canopy* has more than one face, the *sign* may continue around the perimeter of the *awning/canopy* and shall be considered as one *sign*; and
  - (f) Deleted.
  - (g) Deleted.
  - (h) the *sign* shall be located only on the exterior of an *awning/canopy* and the *sign* shall not project more than 8 cm [3 in] from the *awning/canopy* or within 0.6 m [2 ft.] of a curb line of a *highway* or, where there is no curb, of the edge of the pavement of the *highway*.
- (4) *Under-awning/canopy signs* and *Projecting signs* subject to the following conditions:
- (a) only one *under-awning/canopy sign* or *projecting sign* per *lot* for each *lot line* adjacent to a *highway*, except a *lane* or, in the case of multi-tenant buildings, one *under-awning/canopy sign* or *projecting sign* per *premises*, subject to the following conditions:
    - i. *under-awning/canopy signs* shall be subject to the following:
      - a. the *awning/canopy* shall project from the face of the exterior wall by a minimum of 1.2 m [4 ft.] and maximum of 1.8 m [6 ft.] and its underside, including its support structure, shall have a *clearance* of a minimum of 2.4 m [8 ft.], subject to having regard for clause "i.b" of Section 27(4)(a), and maximum of 3 m [10 ft.];
      - b. the *clearance* of the sign shall not be less than 2.4 m [8 ft.];
      - c. the *sign* shall be located perpendicular to the wall to which the *awning/canopy* is attached and shall not project beyond any edge of the *awning/canopy*;

- d. the vertical and horizontal dimensions of the *sign* shall not exceed 0.3 m [1 ft.] and 1.5 m. [5 ft.] respectively; and
  - e. the *clearance* between the top of the *sign* and the underside of the *awning/canopy* to which it is affixed shall not exceed 5 cm [2 in.].
- ii. *a projecting sign shall be subject to the following:*
- a. *a projecting sign shall be attached to the premises to which it pertains;*
  - b. *the sign area shall not exceed 3 sq. m [32 sq. ft.], provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage;*
  - c. *the clearance of the sign shall not be less than 2.4 m [8.0 ft.], and if the sign is installed under an awning/canopy, the awning/canopy shall be in compliance with the applicable provisions of clause "i" of Section 27(4)(a);*
  - d. *the copy area of the sign shall not exceed 50% of the sign area;*
  - e. *the sign and its supporting structure shall not project closer than 0.6 m [2 ft.] to the curb line of a highway or, where there is no curb, of the edge of the highway;*
  - f. *the sign and its supporting structure shall not extend above the roofline of the building to which it is attached; and*
  - g. *the distance between the sign and the exterior wall of the building to which it is attached, shall not exceed 0.3 m [1 ft.].*

(5) Deleted.

(6) Deleted.

(7) *Sandwich-board signs* provided that:

- (a) only one *sign* is permitted for each business;
- (a.1) the *sign* shall be located on the same *lot* as the business to which the *sign* pertains;
- (b) the *sign* shall be displayed only during the operating hours of the business to which it pertains;

- (c) the *sign area* shall not exceed 1.2 sq. m [13 sq. ft.];
  - (d) the *height* of the *sign* shall not exceed 1.2 m [4 ft.];
  - (e) the *sign* shall not cause a nuisance or obstruct pedestrian or vehicular movement, as determined by the City Engineer or his or her designate; and
  - (f) the *sign* shall be kept clean and in good repair.
- (8) Deleted.
- (9) *Temporary off-site real estate development/construction signs* not exceeding 3 sq. m [32 sq. ft.] in *sign area* and 4.5 m [15 ft.] in *height* at road intersections subject to the following conditions:
- (a) the *sign* shall be located within a 1.6 km [1 mile] radius of the *lot* on which the development is located and to which the *sign* pertains;
  - (b) the maximum number of *signs* permitted per development shall not exceed 4 (four);
  - (c) the total number of *signs* permitted at a 4-way road intersection shall not exceed 4 (four).
  - (d) only (1) one *sign* per development may be located at any road intersection corner;
  - (e) the applicant shall submit with his or her *sign* permit application a letter of authorization, signed by the owner of the *lot* on which the *sign* is to be located, which authorizes the City to enter the subject *lot* and remove the *sign* within 30 (thirty) days after the *temporary sign* permit has expired;
  - (f) a refundable of \$500.00 shall be posted by applicant for each *sign* location;
  - (g) a fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* plus applicable taxes per year shall be paid by the *sign* permit applicant with a renewal fee in accordance to *Surrey Fee-Setting By-law, 2001, No. 14577* plus applicable taxes for each additional 6 (six) month period beyond the first year;
  - (h) a *sign* not removed by the expiry date may be removed by the City in which case the bond will be forfeited to the City;
  - (i) Deleted.
  - (j) the *sign* shall be placed at a minimum of 2 m [6.5 ft.] *setback* from the *lot line* except it shall be placed at a minimum of 4.5 m [15 ft.] *setback* from the intersecting point of the boundaries of the intersecting *highways*, provided

that when the *sign* is located on Highway No. 1, Highway No. 10, Highway No. 15 or Highway No. 99, the *setback* shall be subject to the provisions of Section 6, as applicable;

- (k) Deleted.
  - (l) the *sign* shall not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity of the *sign* to ensure safe functioning of the intersection; and
  - (m) if the back of the *sign* faces a *lot* in a residential zone the back of the *sign* facing that zone must be painted in a neutral colour.
- (10) Deleted.
- (11) Deleted.
- (12) Pole-supported *sign*, provided the *sign* is:
- (a) not a snap-on *sign*;
  - (b) not supported on or attached to a light pole;
  - (c) for the purpose of advertising an automobile dealership business located on a *lot* within a comprehensively designed auto mall development or within an auto mall type of setting, and further provided that both the *sign* and the automobile dealership are located on the same *lot*; and
  - (d) the *sign* is in compliance with the applicable regulations for *free-standing signs* in accordance with Section 27(1).

#### SPECIFIC REGULATIONS

28. Sharing of a *free-standing sign* by a number of businesses located on the same *lot* is permitted, provided that if a new business *sign* is to be added to an existing *free-standing sign*, the business owner and *lot* owner, in accordance with the provisions of this By-law, shall obtain a *sign permit* prior to the installation of the additional business *sign* on the existing *free-standing sign*.

#### PART 6

#### SIGNS IN GASOLINE STATION ZONES

#### APPLICATION

29. (1) The regulations in this Part apply to all *signs* located on gasoline service station *lots*.

(2) Deleted.

PERMIT NOT REQUIRED

30. Deleted.

PERMIT REQUIRED

31. The following *signs* may be erected provided a *sign* permit is obtained:

(1) *Free-standing signs* subject to the following conditions:

- (a) only one (1) *free-standing sign* is permitted per *lot line* adjacent to a *highway* except a *lane*;
- (b) Deleted.
- (c) the *sign* shall be located at a minimum of 2 m [6.5 ft.] *setback*, provided that when the *sign* is located on a *lot* within a *special sign area*, the applicable provisions of Part 8 of this By-law shall apply to the location of the *sign*, and further provided that when the *sign* is located on Highway No. 1, Highway No. 99, Highway No. 10 or Highway No. 15, the location of the *sign* shall be subject to the applicable provisions of Section 6;
- (d) the design and location of *free-standing signs* shall be architecturally co-ordinated into the overall building design and landscaping on the same *lot* and shall be mounted on a permanent base;
- (e) *changeable copy signs* shall be mounted on a permanent base;
- (f) Deleted.
- (g) Except in *special sign areas* where *sign area* is regulated by Part 8 of this By-law, the allowable *sign areas* for *free-standing signs* in this Part are permitted as follows:
  - i. a maximum of 9.3 sq. m [100 sq. ft.] *sign area* for any single face of a *sign* and 18.6 sq. m [200 sq. ft.] *sign area* in total for all faces of the *sign* when it is located within the yard adjacent to a *highway* listed below:

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<b><i>Highway:</i></b>	<b><i>Between the following highways:</i></b>
a. 108 Avenue.....	• 140 Street and 150 Street
b. 96 Avenue.....	• 120 Street (Scott Road) and 152 Street; and between 184 Street and 196 Street

c.	88 Avenue.....	• 120 Street (Scott Road) and 152 Street
d.	80 Avenue.....	• 120 Street (Scott Road) and King George Boulevard
e.	72 Avenue.....	• 120 Street (Scott Road) and Hall Road
f.	64 Avenue.....	• 120 Street (Scott Road) and 192 Street
g.	120 Street (Scott Road).....	• Highway No. 10 and King George Boulevard
h.	128 Street.....	• 76 Avenue and 96 Avenue
i.	132 Street.....	• 80 Avenue and 88 Avenue
j.	152 Street.....	• 28 Avenue and 72 Avenue
k.	176 Street.....	• 64 Avenue and 68 Avenue
l.	King George Boulevard.....	• On the north side, up to 112 Avenue between 124 Street and 128 Street; between 76 Avenue and 88 Avenue; and between 8 Avenue and 64 Avenue
m.	Highway No. 10.....	• King George Boulevard and 192 Street
n.	Highway No. 10 /Langley By-pass.....	• 192 Street and 196 Street
o.	Fraser Highway.....	• 140 Street and 196 Street

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ii. when the *sign* is not located within the yard adjacent to a highway listed in clause "i." of Section 31(1)(g), the *sign* area shall not exceed a maximum of 5.6 sq. m [60 sq. ft.] for any single face of a *sign* and 11.2 sq. m [120 sq. ft.] in total for all faces of a *sign*;

(h) *copy area* shall not exceed 50% of *sign area*; and

(i) Deleted.

(j) The *height* of a *sign* shall be a maximum of 4.5 m [15 ft.] except when the *sign* is located:  
 within a *special sign area*, the *height* of the *sign* shall be in compliance with Part 8 of this By-law;  
 within a yard adjacent to a *highway* listed in clause "i." of Section 31(1)(g) of this Section, the *height* of the *sign* may be increased to a maximum of 6 m [20 ft.]; and  
 when it is located within a yard adjacent to a residential *lot*, the *height* of the *sign* shall be a maximum of 3.6 m [12 ft.].

- (2) *Fascia signs* provided that:
- (a) a maximum of two *fascia signs* are permitted in addition to *pump island canopy signs*;
  - (b) the combined *sign area* of all *signs* on a *lot* excluding *free-standing signs*, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of *premises frontage*;
  - (c) the *sign area* shall not exceed 3 sq. m [32 sq. ft.]; and
  - (d) the *copy area* shall not exceed 50% of the *sign area*.
  - (e) Deleted.
  - (f) Deleted.
- (3) *Pump island canopy signs* provided that:
- (a) only one *pump island canopy sign* in respect of each *premises frontage* or separate entrance of any *premises* is permitted;
  - (b) no *pump island canopy sign* shall be permitted unless 80 percent of the length of the *pump island canopy* projects 1.2 m [4.0 ft.] or more from the building;
  - (c) the *sign* may be located on any face of a *canopy* but not on the *canopy roof* and shall not project more than 0.4 m [1.3 ft.] from the face of the *canopy* or within 0.6 m [2.0 ft.] of any curb line or edge of pavement along any road used by vehicles;
  - (d) the combined *sign area* of all *signs* on a *lot*, excluding *free-standing signs*, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of *premises frontage*;
  - (e) the *copy area* shall not exceed 50% of the *sign area*;
  - (f) the *clearance* shall not be less than 2.75 m [9.0 ft.]; and
  - (g) the vertical dimension of the *sign* shall not exceed 1 m [3 ft.].
- (4) Deleted.
- (5) *Sandwich-board signs* provided that:
- (a) only one *sandwich-board sign* is permitted for each business;



- (a.1) the *sign* shall be located on the same *lot* as the business to which the *sign* pertains;
- (b) the *sign* shall be displayed only during the operating hours of the business to which it pertains;
- (c) the *sign area* shall not exceed 1.2 sq. m [13 sq. ft.];
- (d) the *height* of the *sign* shall not exceed 1.2 m [4 ft.];
- (e) the *sign* shall not cause a nuisance or obstruct pedestrian or vehicular movement to the satisfaction of the General Manager, Engineering; and
- (f) the *sign* shall be kept clean and in good repair.

#### SPECIFIC REGULATIONS

- 32. No *sign* shall be illuminated other than by an indirect light source which shall be shielded so that no direct illumination from the light source is visible from a *highway*.

#### PART 7

#### SIGNS IN INSTITUTIONAL ZONES

#### APPLICATION

- 33. (1) The regulations in this Part apply to all *signs* on *lots* in institutional zones.
- (2) Deleted.

#### PERMIT NOT REQUIRED

- 34. Deleted.

#### PERMIT REQUIRED

- 35. The following *signs* may be erected provided a *sign* permit is obtained:
  - (1) *Free-standing signs* provided that:
    - (a) the *sign* shall be placed at a minimum of 2 m [6.5 ft.] *setback*, and further provided that when the *sign* is located along Highway No. 1, Highway No. 99, Highway No. 10 or Highway No. 15, the *setback* shall be subject to the applicable provisions of Section 6;

- (b) only one *sign* is permitted for each *lot line* adjacent to a *highway* except a *lane*;
  - (c) Deleted.
  - (d) the *sign area* shall not exceed 4.5 sq. m [50 sq. ft.];
  - (e) the *copy area* shall not exceed 50% of the *sign area*; and
  - (f) the *height* of the *sign* shall not exceed 4.5 m [15.0 ft], except when the *sign* is located in a *special sign area* the *height* of the *sign* shall be in compliance with Part 8 of this By-law.
- (2) *Fascia signs*, subject to the conditions as listed below, except that when the *fascia sign* is located on a *lot* adjacent to Highway No. 1 or Highway No. 99, the applicable provisions of Section 6 of this By-law shall also apply to the *sign* in addition to the following conditions:
- (a) only one *fascia sign* is permitted for each *lot line* adjacent to a *highway* except a *lane*;
  - (b) the *sign area* shall not exceed 3 sq. m [32 sq. ft.];
  - (c) the *copy area* shall not exceed 50% of the *sign area*;
  - (d) Deleted.
  - (e) the *sign* shall not extend above the *roof line* of the building face to which it is attached; and
  - (f) *Fascia signs* shall not be located above a first storey (ground floor of a building) except as follows:
    - i. a maximum of one *fascia sign* for each *lot frontage* may be located above a first storey to identify the name and/or address of the building to which the *sign* is attached, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
    - ii. a maximum of one *fascia sign* for each *lot frontage* may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
    - iii. all *fascia signs* above the first storey shall be located on the top floor of the building; and

- iv. all *fascia signs* above the first storey must be comprised of individual channel letters.

(3) Deleted.

## SPECIFIC REGULATIONS

36. No *sign* shall be illuminated other than by an indirect light source which shall be shielded so that no direct illumination from the light source is visible from a *highway*.

## PART 8

### SPECIAL SIGN AREAS

#### APPLICATION

37. This Part applies to *free-standing signs* in *special sign areas*. Where the provisions of this Part are inconsistent with any other provision of this By-law, the provisions of this Part shall apply.

#### FREE-STANDING SIGN RESTRICTIONS

38. *Free-standing signs* on *lots* located within each of the *special sign areas*, as listed below, are subject to the following restrictions:

- (1) as illustrated on the maps in the Schedules attached to this By-law, as follows:

- 1.A City Centre;
- 1.B 104 Avenue;
- 1.C Guildford Town Centre;
- 1.D Fleetwood Commercial Node;
- 1.E Fleetwood Town Centre;
- 1.F Cloverdale Town Centre;
- 1.G East Clayton;
- 1.H Campbell Heights;
- 1.I Highway #99 Corridor;
- 1.J Semiahmoo Town Centre;
- 1.K Newton Town Centre; and

- (2) the width of the *sign* shall not exceed two-thirds ( $2/3$ ) of the *height* of the *sign*.

COMPREHENSIVE DEVELOPMENT ZONES

39. Deleted.

DEVELOPMENT PERMIT AREAS

40. Deleted.

PART 9

SPECIAL SIGNS

APPLICATION

41. The *signs* under this Part are permitted for municipal purposes on City-owned *lots* only:

SIGNS PERMITTED

41.1

- (1) *Landscape logo Signs* provided that:
  - (a) Deleted.
  - (b) Deleted.
  - (c) the *sign* shall be located such that it does not interfere with the operation of any adjacent *highway*;
  - (d) a minimum of 50% of the *sign* must be composed of flowers;
  - (e) the *sign* shall be professionally designed by a landscape architect to enhance the aesthetics of the general area and to complement the surrounding areas;
  - (f) the *sign* shall be managed and maintained throughout the year;
  - (g) the *sign area* shall not exceed 111 sq. m [1,200 sq. ft.]; and
  - (h) the *copy area* shall not exceed 50% of the *sign area*.
- (2) Deleted.

PART 10

COMMENCEMENT

COMMENCEMENT

42. This By-law shall come into force on the date of final adoption hereof.

PASSED FIRST AND SECOND READINGS on the 22nd day of February, 1999.

PUBLIC HEARING HELD thereon on the 15th day of March, 1999.

PASSED THIRD READING on the 15th day of March, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of March, 1999.

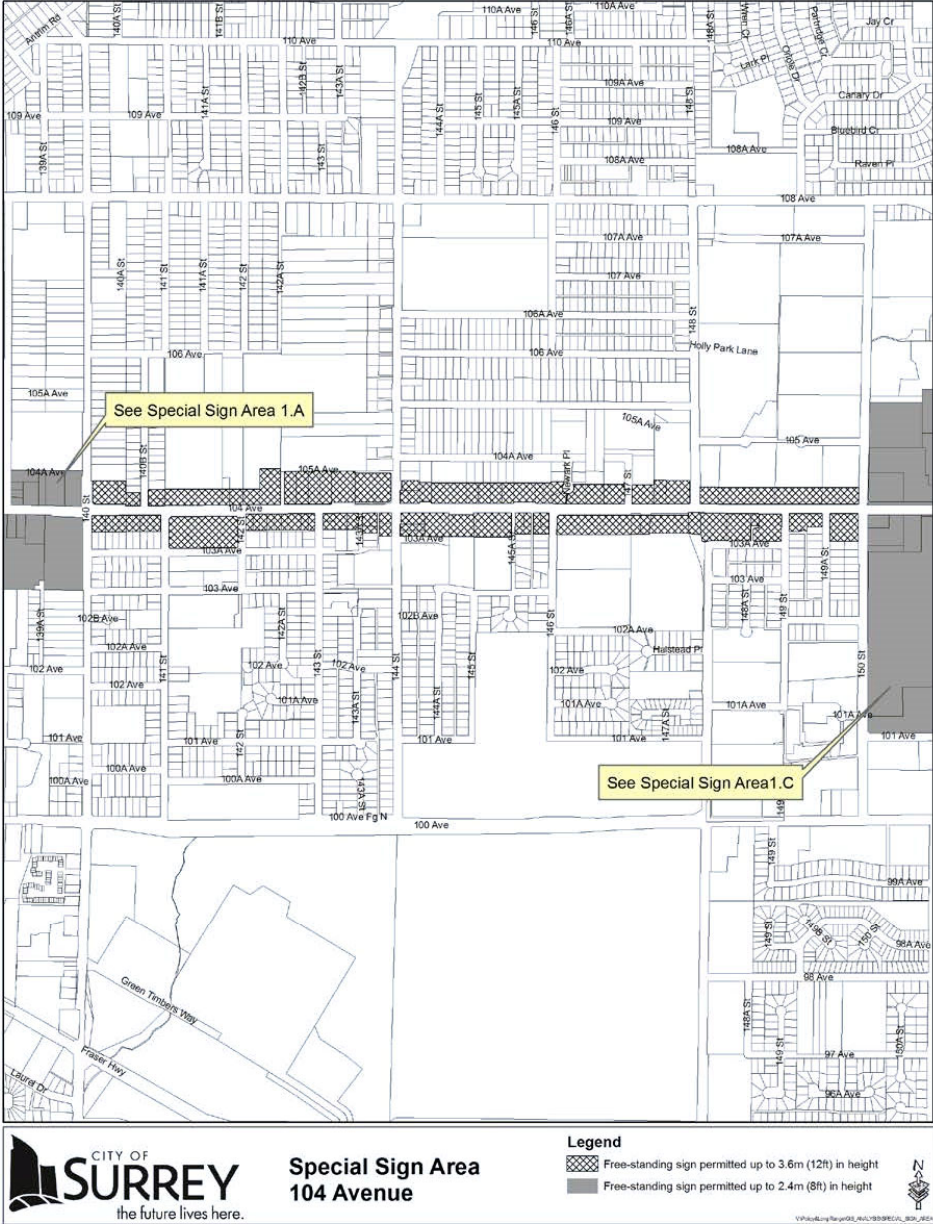
\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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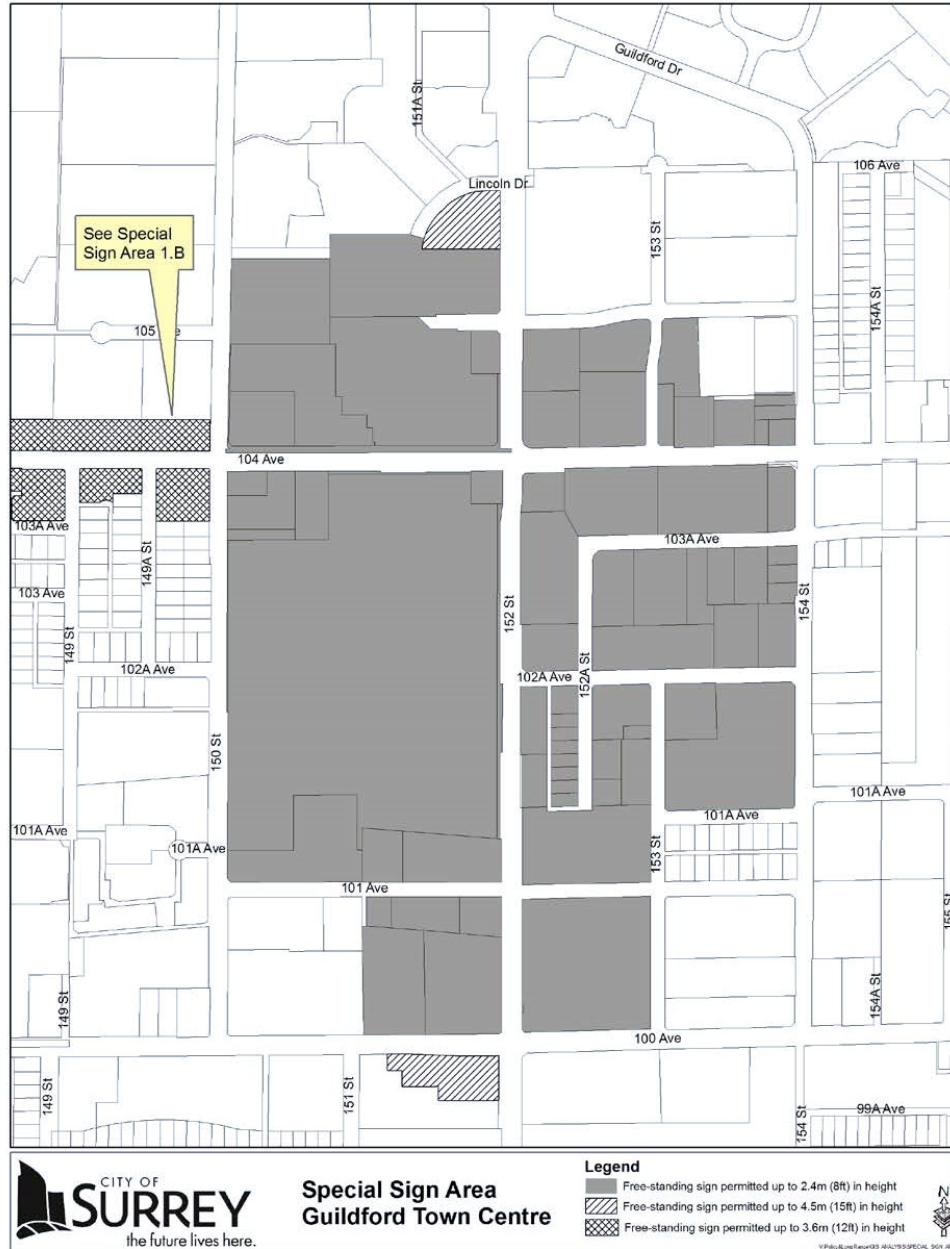


Schedule 1.B: 104 Avenue

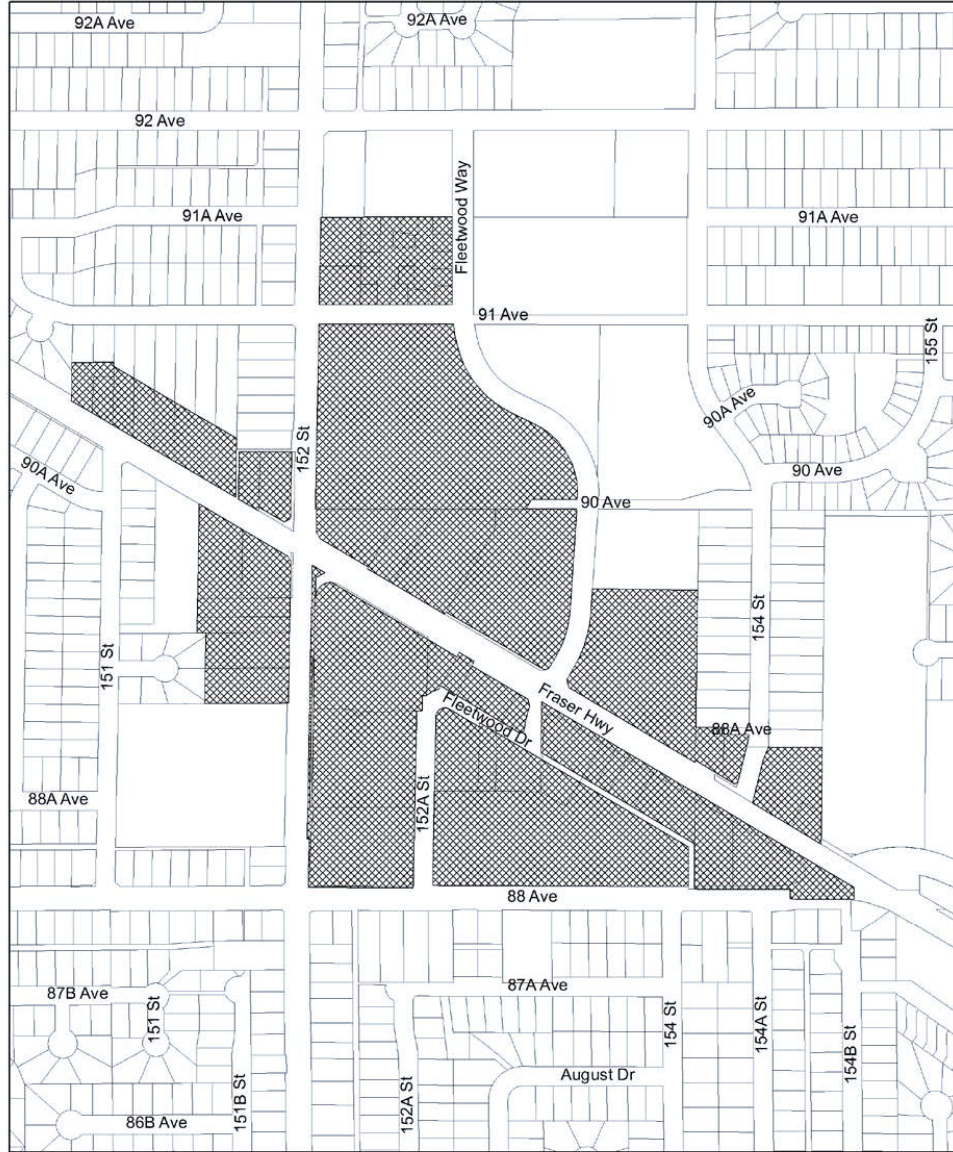




Schedule 1.C: Guildford Town Centre



Schedule 1.D: Fleetwood Commercial Node



**Special Sign Area**  
**Fleetwood Commercial Node**

**Legend**

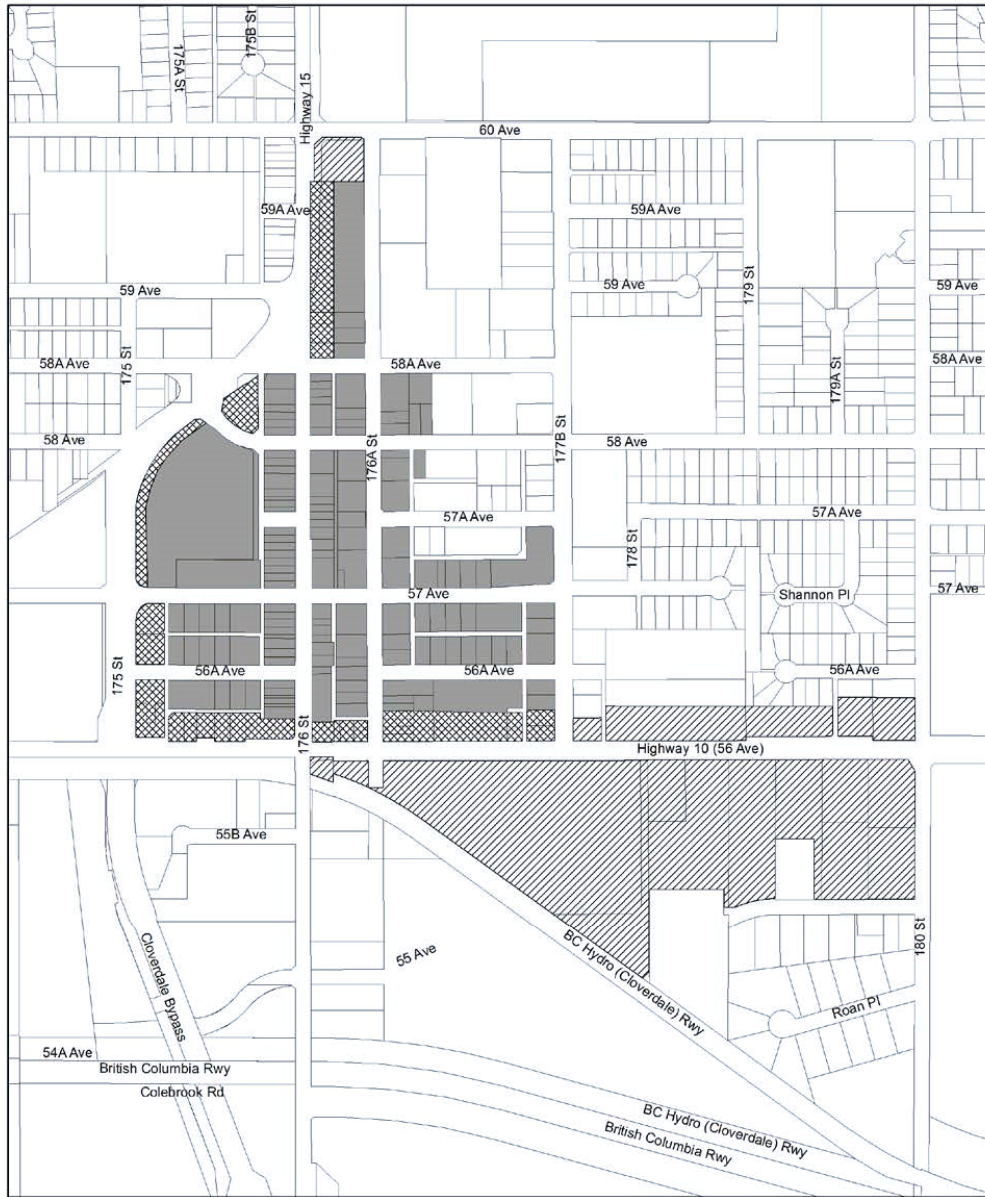
 Free-standing sign permitted up to 3.6m (12ft) in height



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Schedule 1.F: Cloverdale Town centre



**Special Sign Area  
Cloverdale Town Centre**

**Legend**

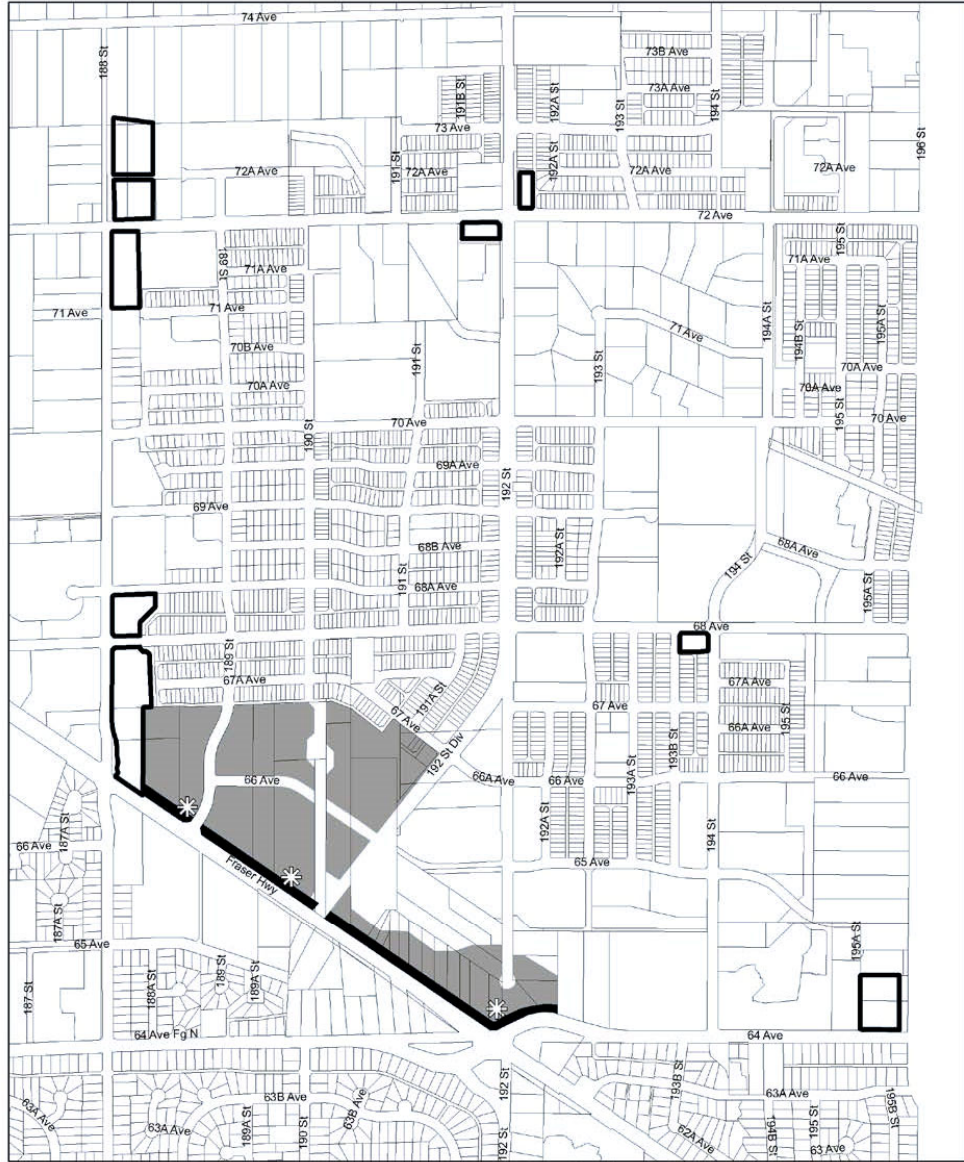
-  Free-standing sign permitted up to 2.4m (8ft) in height
-  Free-standing sign permitted up to 3.6m (12ft) in height
-  Free-standing sign permitted up to 4.5m (15ft) in height



V:\P\161010101\GIS\ANALYSIS\SPECIAL\_SIGN\_AREA



Schedule 1.G: East Clayton



**CITY OF SURREY**  
the future lives here.

**Special Sign Area  
East Clayton**

**Legend**

- Free-standing sign permitted up to 2.4m (8ft) in height
- No Free Standing Signs Permitted
- No Free Standing Signs Permitted Within 9m landscape buffer required along Fraser Hwy
- Free-standing signs may be permitted up to a maximum height of 6m (20ft) for Business Park and Commercial Development

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Schedule 1.H: Campbell Heights



**Special Sign Area  
Campbell Heights**

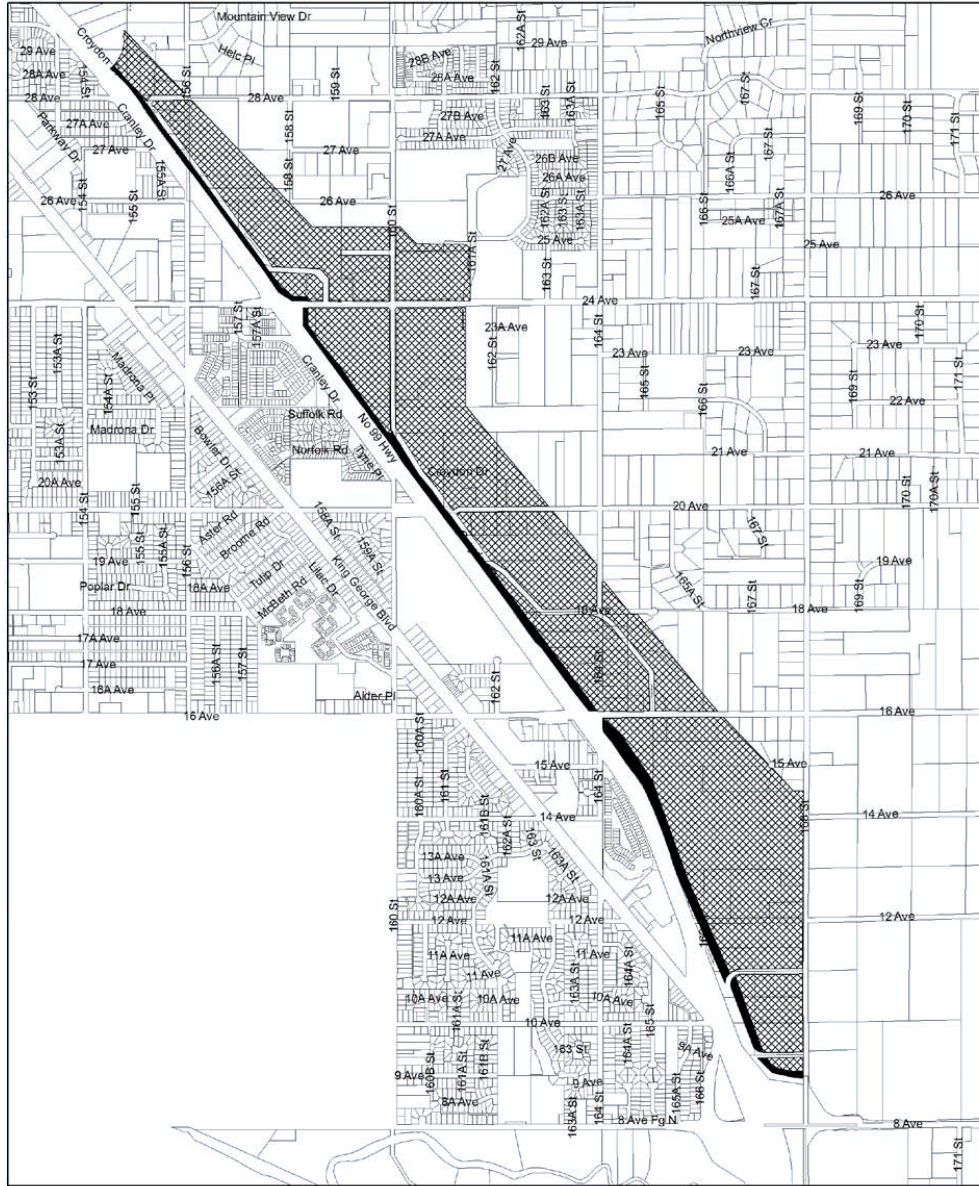
**Legend**

Free-standing sign permitted up to 2.4m (8ft) in height





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Schedule 1.1: Highway #99 Corridor



Special Sign Area  
Highway #99 Corridor

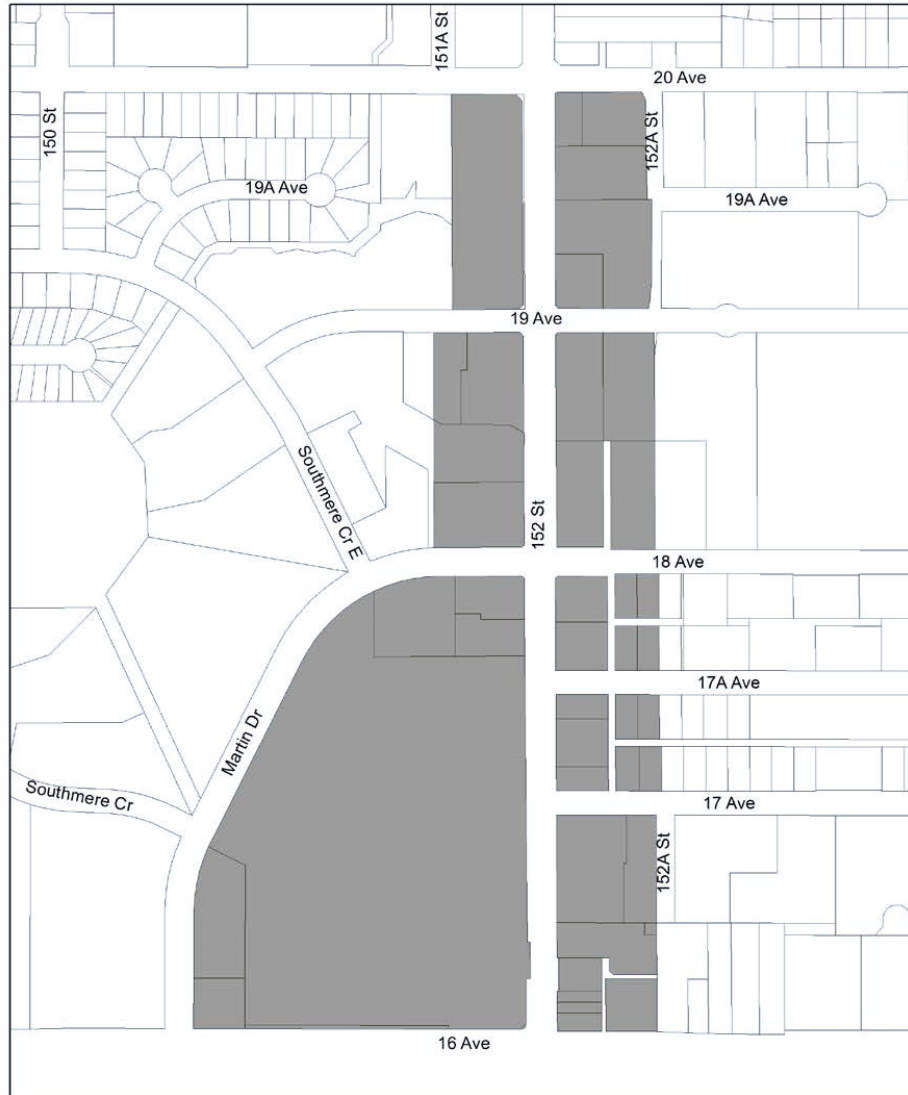
Legend

-  Free-standing sign permitted up to 3.6m (12ft) in height
-  No Free Standing Signs Permitted Within 150m (500ft) of Highway #99 right-of-way except as permitted by this By-law



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Schedule 1.J: Semiahmoo Town Centre



**Special Sign Area**  
Semiahmoo Town Centre

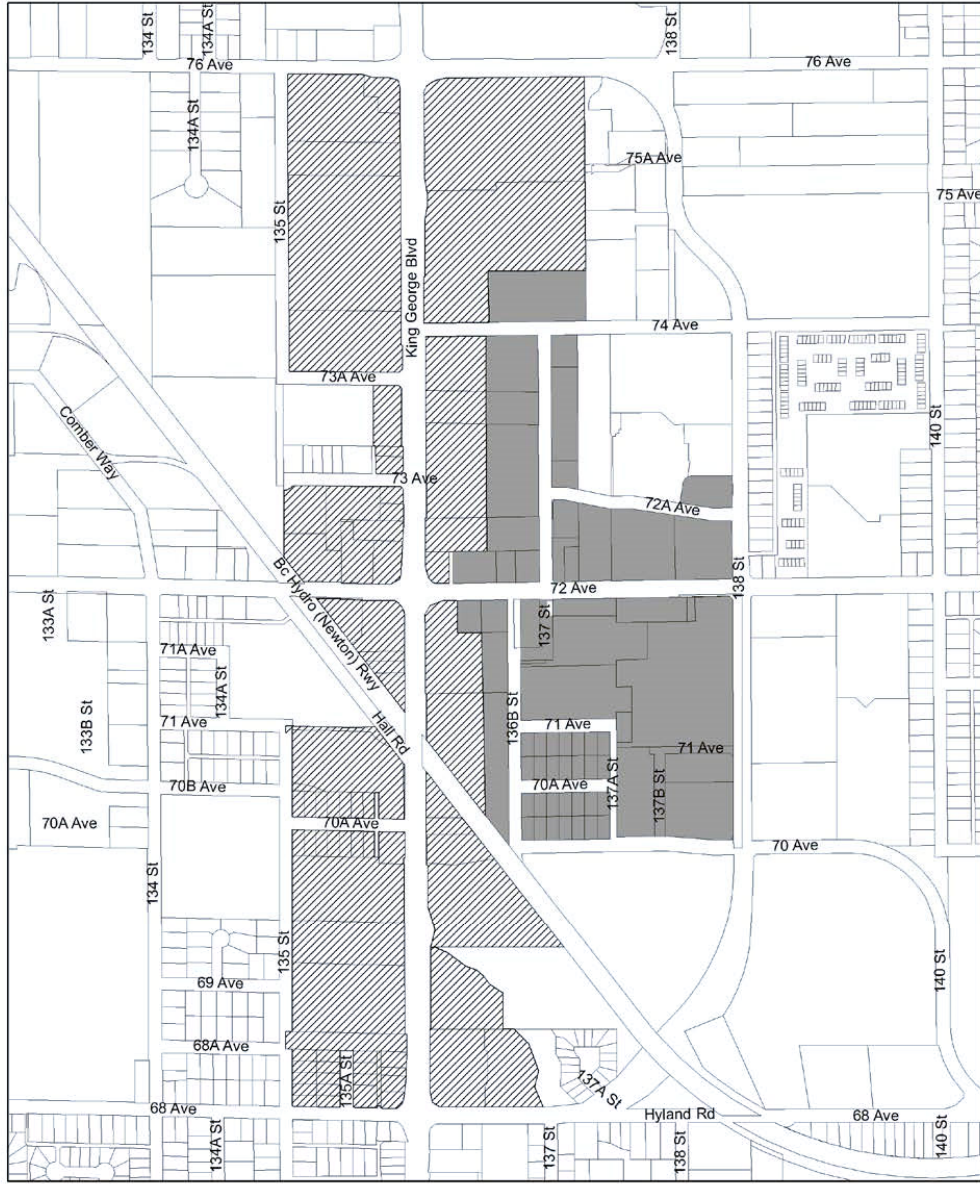
**Legend**  
 Free-standing sign permitted up to 2.4m (8ft) in height



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Schedule 1.K: Newton Town Centre



**Special Sign Area  
Newton Town Centre**

**Legend**

- Free-standing sign permitted up to 2.4m (8ft) in height
- Free-standing sign permitted up to 4.5m (15ft) in height



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