

NO: **R117**

COUNCIL DATE: **June 17, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 17, 2013**

FROM: **General Manager, Planning & Development**

FILE: **3900-20-13656
3900-20-12900**

SUBJECT: **Proposed Amendments to Sign By-law and Official Community Plan By-law
(Development Permit Area Guidelines)**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve amendments to Surrey Sign By-law, 1999, No. 13656, as amended, which are detailed in Appendices I and II, respectively, of this report;
3. Approve amendments to Surrey Official Community Plan By-law, 1996, No. 12900, as amended, which are detailed in Appendices I and III, respectively, of this report; and
4. Authorize the City Clerk to bring forward for the required readings the related amendment by-laws based on the amendments detailed in Appendices II and III and to set a date for the related public hearing for both amendment by-laws.

INTENT

The purpose of this report is to obtain approval of a number of proposed amendments to Surrey Sign By-law, 1999, No. 13656 (the "Sign By-law"). The amendments will:

- enhance the City's streetscapes by improving the coordination and appearance of signs, and by reducing the proliferation of and clutter associated with signs;
- reduce "red tape" associated with the administration of the Sign By-law;
- respond to issues that have been identified through the administration of the Sign By-law, the processing of the sign permit applications, and the processing of development permit and development variance permit applications for signs;
- clarify sign regulations and their intent;
- assist in the consistent interpretation of the by-law regulations; and

- include some house-keeping changes to the by-law to correct typographical errors and other inconsistencies.

BACKGROUND

Signs are clearly an important part of society's system of communications and important to commerce and economic development; however, they can also be visually impactful if they are not managed within a reasonable framework of regulations. The Sign By-law forms that regulatory framework for exterior signs in Surrey.

Through the administration of the Sign By-law and the processing of sign permits, development permits and development variance permits in relation to signs, staff has compiled a list of proposed amendments to the By-law to achieve the outcomes that are listed in the Intent section of this report.

DISCUSSION

Amendments to Address Issues

The following listed issues have been identified in relation to the Sign By-law, which are being addressed through proposed amendments:

- Fascia Signs – The wording in the Sign By-law is ambiguous with staff regularly receiving requests and inquiries for additional signs in commercial and industrial zones and for signs above the first storey of buildings;
- Roof Signs – The definition of "roof sign" requires clarification, particularly in relation to parapet signs;
- Free-standing Signs – The By-law contains inconsistent setback requirements and staff regularly receive requests to increase the height of free-standing signs in commercial and industrial zones;
- Identification Signs – The information permitted on these types of signs is in some circumstances excessive and there are inconsistent requirements across different zones;
- Window Signs – There is currently no restriction on the number of window signs that a premise can display and concerns have been raised with the impact that this creates;
- Real Estate Signs – The sign by-law contains dual references to real estate signs under the list of signs that are exempt from sign permit requirements;
- Variances to the Sign By-law – The number of development variance permit applications for signage in developments appears to be excessive particularly for those developments that also require a development permit; and
- Pole signs – Currently pole signs are not permitted by the Sign By-law. They are also discouraged by the Development Permit Guidelines of the Official Community Plan ("OCP").

In 2011, Council approved a pole sign for an auto dealership, and requested that staff review the Sign By-law as it relates to signage for auto dealerships in an auto mall type setting.

Other Amendments

Other amendments to the Sign By-law as proposed include:

- re-wording of some the existing regulations;
- addition of new regulations and expansion;
- consolidation and relocation of regulations;
- rectification of inadvertent errors and omissions; and
- amendments to the regulations and maps of the areas identified as Special Sign Areas in the by-law.

Summary of the Proposed Amendments

The amendments proposed to the Sign By-law and related amendments to the OCP By-law are detailed in Appendices I and II in relation to the Sign By-law and in Appendices I and III in relation to the OCP By-law.

Sign By-law Amendments

The following is a summary of the more major proposed amendments to the Sign By-law:

1. Definitions and regulations are clarified through deletions, merges and additions; particularly where information was missing;
2. The list of prohibited signs is being expanded to include signage on flags, window signs above the first storey, and fascia signs above the first storey except as otherwise permitted in the by-law;
3. The amount of third party liability insurance is being increased where signs encroach on public roads and other public rights-of-way to manage the City's risk;
4. Window signs will be permitted on the ground floor of a building only, and the maximum number and size of such signs or the area of a window that such a sign can occupy is specified;
5. Electronic signs and message boards will only be permitted through a development permit issued by Council on a site-by-site basis;
6. One temporary sign will be conditionally permitted on a lot in any Agricultural zone to advertise the sale of produce grown on the lot on which the sign is posted and such signs will be allowed without a sign permit;
7. In Commercial/Industrial Zones:

Free-Standing Signs:

- Free-standing signs will not be permitted in front of buildings that have a setback of 4.5 metres (15 feet) or less from the adjacent road allowance limit;

- The distance between free-standing signs on a lot is being increased from 30 metres (100 feet) to 50 metres (150 feet); and
- The height of a free standing sign will be limited to a maximum of 6 metres (20 feet) on certain arterial roads and major roads, except in those areas designated as special sign areas (such as the City Centre and Town Centres) where the maximum permitted height will range from 2.4 metres to 4.5 metres (8 feet to 15 feet) depending on the specific special sign area;

Fascia Signs

- The maximum number of fascia signs permitted on a premise is being increased from one sign to two signs with up to six fascia signs being permitted for larger premises, and
- Fascia signs above the ground floor of a building are being permitted provided certain conditions, as listed in the By-law, are met;

Awning & Canopy Signs

- References to an awning and a canopy are being removed as two distinct components and are being replaced with "awning/canopy" as a single component; and
- Awning/canopy signs will need to be of a certain minimum size to ensure that the function of such a feature as weather protection for pedestrians is maintained and, as an urban design component, it contributes to the making of a pedestrian-friendly streetscape;

Pole Signs

- Pole signs are being permitted for car dealerships in an auto mall or auto mall-type setting;

Sandwich-board signs

- Sandwich-board signs will only be allowed on private property (i.e., not be permitted on public roads);
8. The number of fascia signs permitted in Gas Station zones is being increased from one sign to two signs but signs under a pump island canopy will no longer be permitted. Sandwich-board signs in such zones will only be permitted on the private property in a manner similar to the amendment proposed in the Commercial and Industrial Zones;
 9. In Special Sign Areas:
 - The height of signs in some of the special sign areas is being adjusted; for example, in the City Centre the maximum permitted height is being reduced from 3.6 metres (12 feet) to 2.4 metres (8 feet) and in Highway 99 Corridor the height of such signs is being increased from 2.4 metres (8 feet) to 3.6 metres (12 feet);

- Two new special sign areas are being introduced; these being, firstly, 104 Avenue from the City Centre to Guildford Town Centre and secondly, in Fleetwood around the intersection of 152 Street and Fraser Highway; and
- Comprehensive Development Permit Zones and Development Permit Areas are being removed from the By-law as designated special sign areas.

OCP By-law Amendments

The proposed amendments to the OCP By-law relate to:

1. Allowing variances to the Sign By-law by means of approval of a Development Permit for a site if a comprehensive sign design package is provided as part of the development permit application; and
2. Making provision for pole signs in the signage guidelines as contained in the By-law.

Stakeholder Consultation

A stakeholder meeting was held on August 28, 2012 regarding the proposed amendments to the Sign By-law. Invitations to the meeting were sent to those stakeholders who use the Sign By-law frequently and are most likely to be directly affected by changes to the By-law. Invitees included sign companies, business associations, real estate organizations and commercial/industrial developers.

Information on the proposed amendments was presented at the meeting by means of a slide presentation and display panels. The presentation was followed by a question/answer session. The meeting attendees were also invited to complete comment sheets. The slide presentation, display panels and the opportunity to comment were also posted on the City's website. Thirteen completed comment sheets were received. Staff also presented the proposed changes at a meeting with business owners in Newton Town Centre, met with representatives of the Surrey Board of Trade, the Cloverdale Chamber of Commerce and the Fleetwood Community Association and received and responded to a number of inquiries and comments by email.

The comments from stakeholders included a mix of responses. Some expressed concern that the amendments would add further restrictions on signs, such as limiting the heights and setbacks of free-standing signs, hampering the ability of businesses to effectively advertise. Some comments, on the other hand, welcomed improvements to the Sign By-law such as the proposed increase in the number of fascia signs and the proposed change to allow variances by means of development permit approvals. There were also comments that the amendments would improve the appearance of the City and also included suggestions for improving the administration of the sign permitting process.

Section 879 of the *Local Government Act* requires that there be consultation with persons, organizations and authorities that, in the opinion of the local government, will be affected by a proposed OCP Amendment. The consultation process, as described above, is deemed to satisfy this requirement.

A public hearing is required for the proposed amendments to the OCP By-law (Appendix III). Since a public hearing will need to be held staff holds the view that it would be prudent to hold a public hearing on the amendments to the Sign By-law. This would provide another opportunity

for the public-at-large to comment on the amendments; particularly, given the number of amendments that are proposed.

Legal Services Review

Legal Services has reviewed the proposed By-law amendments and has no concerns.

CONCLUSION

Based on the above discussion it is recommended that Council:

- Approve amendments to Surrey Sign By-law, 1999, No. 13656, as amended, as detailed in Appendices I and II, respectively, of this report;
- Approve amendments to Surrey Official Community Plan By-law, 1996, No. 12900, as amended, as detailed in Appendices I and III, respectively, of this report; and
- Authorize the City Clerk to bring forward for the required readings the related amendment by-laws based on the amendments detailed in Appendices II and III and set a date for the related public hearing for both of these amendment by-laws.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

BP/da/saw

Attachments:

Appendix I Discussion - Amendments Proposed to the Sign By-law and OCP By-law
Appendix II Proposed Amendments to the Sign By-law
Appendix III Proposed Amendments to the OCP By-law

Discussion
Amendments Proposed to the Sign By-law and Official Community Plan

Amendments to Address Issues

The following table lists the identified issues, the current Sign By-law regulations related to each issue, and recommendations for changes to the current regulations.

	Issue	Current Sign By-law Regulation	Recommendation
1	<p><u>Fascia Signs in Commercial & Industrial Zones:</u></p> <p>The wording of the current regulation for fascia signs is ambiguous;</p> <p>Allow additional fascia signs to address surface parking lots in the Commercial & Industrial Zones; and</p> <p>Allow fascia signs above the first storey of commercial & industrial buildings</p>	<p>Only one (1) <i>fascia sign</i> is permitted for each <i>premise</i> or <i>lot frontage</i>.</p> <p>Currently, there is no regulation for fascia signs above first storey, which means a development variance permit is required to permit such signs.</p>	<p>Remove the reference to the frontage of each premises or lot.</p> <p>Permit a maximum of two fascia signs for each premises so long as both signs are not located on the same façade of a building. Also, where the premises have a large floor area (3,000 sq. m or more) permit one additional fascia sign for each 1,000 sq. m up to a maximum of six fascia signs per premises.</p> <p>Allow fascia signs above first storey of buildings in Commercial & Industrial zones, subject to conditions, and amend the Sign By-law to regulate them.</p>
2	<p><u>Roof Signs:</u></p> <p>The definition of a "Roof Sign" requires clarification regarding signs proposed on the parapets of buildings</p>	<p><i>Roof Sign</i> includes a sign erected upon or above a roof line or a sign affixed to a building and extending above the <i>roof line</i>, but does not include a <i>projecting sign</i>.</p>	<p>Re-word the Roof Sign definition to include any sign that is attached to or erected upon or above a parapet.</p>
3	<p><u>Free-standing signs in Commercial & Industrial Zones:</u></p> <p>The sign setback requirements are inconsistent; and</p> <p>Increase the allowable height of free-standing signs in the commercial</p>	<p>No setback is specified for free-standing signs in Residential Zones and Institutional Zones;</p> <p>2m (6.6 ft.) setback is required in Commercial/Industrial Zones; and</p> <p>2.3m. (7.5 ft.) setback is required in Gasoline Service Station Zones.</p> <p>Currently, the maximum height of a free-standing sign is 4.5 m (15 ft) unless it is located on one of the</p>	<p>Add setback requirements where they are missing and remove the inconsistencies. Make all setbacks a minimum of 2m (6.6 ft.) unless a larger setback is required abutting provincial highways No. 10 and No. 15.</p> <p>From an urban design perspective, a general increase in the sign heights</p>

	Issue	Current Sign By-law Regulation	Recommendation
	and industrial zones.	<p>arterial roads listed in Part 5 for signs in the Commercial/Industrial zones.</p> <p>On these roads, the height can be increased to a maximum of 6 m (20 ft.). The by-law further permits it to be increased to a maximum of 7.6 m (25 ft) of the sign is located on a major highway such as King George Boulevard.</p> <p>Exception to the above noted increases in the sign heights is when it is located within a special sign area such as the City Centre, one of the Town Centres and special areas such as Highway 99 corridor or East Clayton. In these areas, the sign heights permitted varies from 2.5 m (8 ft) to 4.5 m (15 ft.)</p>	<p>is not recommended except where Council, based on site-specific circumstances, considers it appropriate to approve a variance to permit a taller sign.</p> <p>The proposed amendment to the free-standing sign heights in the commercial and industrial zones retains the 4.5 m and 6 m heights generally as currently permitted in the by-law with some minor amendments to the list of the roads.</p> <p>The 7.6 m sign height is removed and some of the existing special sign areas are expanded to allow 4.5 m height at the periphery of these areas. Two new special sign areas are proposed where the sign height will be restricted to a maximum of 3.6 metres – one along 104 Avenue between the City Centre and Guildford Town Centre, and the second for the commercial node surrounding the intersection of 152 Street and Fraser Highway in Fleetwood.</p>
4	<p><u>Identification Signs:</u></p> <p>Too much information permitted on this sign;</p> <p>No sign permit is required for identification signs in single family subdivisions;</p> <p>The sign by-law does not specify the type of sign permitted i.e. a fascia sign or a free-standing sign; and</p> <p>Currently, the identification sign is permitted only in the Agricultural and</p>	<p><i>Identification Sign</i> means a sign which contains the name, address and number of a building, institution or person and describes the activity carried on in the building or the occupation of the person, but does not contain any other advertising.</p> <p>This sign is permitted in Agricultural Zones for farms without farm-based wineries and in the single family, row house, duplex and multiple residential zones. Also, it is permitted for single family subdivisions without a sign permit provided the sign is authorized by a Development Permit or by the Approving Officer at the time of subdivision approval.</p>	<p>Revise the definition of the identification sign to limit the contents of the sign to the name and/or address of the building or project, and specify that the sign can be a fascia or free-standing sign.</p> <p>Remove the subdivision identification sign from the list of signs that do not require sign permits and list it as a sign permitted in Residential Zones, requiring a sign permit. In the Multiple Residential Zones, these signs will be subject to an approved Development Permit.</p> <p>Amend the Sign By-law to allow identification signs in the commercial/industrial zones.</p>

	Issue	Current Sign By-law Regulation	Recommendation
	Residential Zones. It should also be permitted in the Commercial/Industrial Zones.		
5	<p><u>Window Sign:</u></p> <p>Currently, there is no limit on the number of window signs. This could clutter up a building facade and they could obliterate views from the inside and outside of the building particularly when they are painted directly on the window panes.</p> <p>Also, the sign by-law does not stipulate where these signs may be located. Therefore, window signs are often proposed not only on the first floor but also on the windows of the upper floors.</p>	<p><i>Window Sign</i> means a sign painted on or attached to or installed inside a window for viewing from outside the premises.</p> <p>No sign permit is required for a window sign that does not cover more than 25% of the window area.</p>	<p>Limit the number of window signs up to a maximum of three signs per premises, provided they are not painted signs, and each window sign does not exceed 3 sq. ft. or 25% of the window area, whichever is larger.</p> <p>Also, window signs should be directed to the pedestrian traffic and are more appropriate at the street level. They will be prohibited above first floors where they also detract from the building design.</p>
6	<p><u>Real Estate Sign Regulations in Section 7 Exemption:</u></p> <p>There are two references to a real estate sign, one for a sign on the premises for sale and another for an on-site sign. This is confusing.</p>	<p><u>Section 7(8):</u> <i>Real estate sign</i> erected on premises offered for sale for the duration the premises is for sale;</p> <p><u>Section 7(9):</u> One on-site <i>real estate sign</i> per <i>premise frontage</i> advertising the lease, sale or rental of the <i>lot</i> or <i>premises</i> upon which the sign is located provided that:</p> <p>(a) in Residential Zones the <i>sign area</i> shall not exceed 0.7 sq. m [8 sq. ft.]; and (b) in Commercial and Industrial Zones the <i>sign area</i> shall not exceed 2.2 sq. m [24 sq. ft.].</p>	Remove Section 7(8) and expand Section 7(9).

	Issue	Current Sign By-law Regulation	Recommendation
7	<p><u>Variations to the Sign By-law:</u></p> <p>In certain circumstances, allow variations to the sign by-law by development permits rather than separate development variance permit (DVP) applications.</p>	<p>Currently, any variance of the sign by-law requires the submission of a development variance permit application, even when sign proposals are reviewed as part of a development permit application process for a majority of the commercial and industrial projects.</p>	<p>It is proposed that when a sign design package has been submitted as part of a development permit application, any Sign By-law variations may be considered as part of a development permit. No separate DVP application will be required for sign variations.</p> <p>This would streamline the process for sign by-law variations and reduce the number of development variance permit applications for signs.</p> <p>To implement this amendment to the Sign By-law, the development permit guidelines of the OCP require amendment to allow variations by issuance of development permits.</p>
8	<p><u>Pole Signs:</u></p> <p>On July 25, 2011, Council considered and approved a Development Permit Application (No. 7911-0122-00) for an auto dealership that proposed a sign mounted on a single pole.</p> <p>At that time, Council also passed a motion asking staff to review the sign by-law concerning signage for car dealerships in auto mall type of setting.</p>	<p>Pole signs are prohibited by the Sign By-law as they are not specifically permitted in any zone.</p>	<p>The sign by-law will be amended to allow pole signs for car dealerships located in auto malls or auto mall type of development, provided these signs comply with the free-standing sign regulations, and are neither snap-on type signs nor are attached to light poles.</p> <p>The development permit guidelines in the OCP for commercial and industrial developments will also need to be amended, which currently do not allow pole signs.</p>

Other Amendments

In addition to the amendments proposed to address the above noted issues, other amendments are proposed, as described below, including revisions to the wording of some regulations, additional regulations, correction of errors and omissions, and amendments to the Special Sign Areas.

The details of all of the proposed amendments to the Sign By-law are documented in Appendix II and proposed amendments to the Development Permit Guidelines in the OCP By-law are documented in Appendix III.

PART 1 Introductory Provisions

Section 4 Definitions

Awning & Awning Sign and Canopy & Canopy Sign – Amendment to Existing Definitions

Currently, the sign by-law considers an awning and a canopy as two distinct components for signage purposes and separately defines them, and includes separate regulations for awning signs and canopy signs.

However, while reviewing proposals for awning signs and canopy signs staff have often found it difficult to distinguish between an awning and a canopy. For signage purposes, it is not necessary to have a distinction between these two components. Therefore, it is proposed that an awning and a canopy be considered one and the same. In keeping with this change, amendments, as required, will be made to the definitions. Consequently, the regulations associated with the awning signs and canopy signs will also be amended.

Drive-through Menu Board Sign – New Definition

The current sign by-law does not define a drive-through menu board sign and does not regulate it. This has resulted in inconsistent approaches when these signs are proposed. A definition for drive-through menu signs should be incorporated into the by-law. The amended by-law will also specify the maximum number of such signs that will be permitted on a lot.

Flag – New Definition

A need for the definition of a flag has been identified. The current definition of a "sign", noted below, excludes flags from signs.

"*Sign* includes any visual communication device including its structure visible from any *highway* or other private property used to attract attention for advertising, identification, or information purposes, but does not include a flag, *mural*, traffic control device, or any element which is an integral part of the design of a building."

In 2007, a complaint had been received about the use of a flag on a car dealership on 104 Avenue to advertise 2010 Olympics. The complainant stated that it was inappropriate to use the flag as a sign to advertise the event. A legal opinion at that time stated that because the definition of a sign specifically excludes flags, they are not regulated by the sign by-law. Therefore, the 2010 Olympics sign was allowed to remain on the flag. There is, however, a concern that a business might decide to use flags and other exclusions such as mural and architectural elements as unregulated commercial signs. Considering that flag structures are visually prominent and, if used for sign purposes, could detract from other structures, buildings and elements, which, together, contribute to the image and character of an area.

It is proposed that flags should specifically be referenced in the sign by-law and the current definition of a sign should be amended to remove the reference to a flag and other exclusions in the definition. Also, a flag will be included in the list of prohibited signs in the by-law.

Setback – New Definition

The sign by-law does not have a definition of setback for signs. There is a need to include this definition so as to avoid inconsistent interpretation.

Special Sign Areas – Amendment to existing Definition

The sign by-law defines certain areas as Special Sign Areas, such as the City Centre, Town Centres, a portion of the East Clayton and Campbell Heights areas. The existing definition is as follows:

"Special Sign Areas include the special sign areas identified in the special sign areas height maps (attached as Schedules 1, 1.a, 1.b, 1.c, 1.d, 1.e, 1.f, 1.g, 1.h, 1.i and 1.j), and all comprehensive development zoned sites and development permit areas."

There are issues with this definition:

1. All comprehensive development zoned properties and development permit areas are defined as Special Sign Areas. Therefore, Part 8 of the by-law, which regulates Special Sign Areas, permits variances of the sign regulations in a comprehensive development zone by CD By-law and within a development permit area by development variance permit. Also, according to this Part, the addition of new signs or replacement or alterations of existing signs in an existing Development Permit are permitted by an amendment of the Development Permit. Despite the by-law, the current practice is to require an application for a development variance permit for sign by-law variances. The CD zoned areas should be removed as special sign areas. Similar to signs in other zones, the sign by-law should continue to be applied to signs in CD Zones, and the current practice to require development variance permit applications for sign by-law variances should be continued for developments in CD zones.

Similarly, for signs in development permit areas, as is the current practice, variances to the sign by-law should continue to be subjected to a development variance permit application process. Exception to this practice should be entertained if, as discussed earlier in the table of issues (#8), a comprehensive sign design package is submitted with a development permit application. In that case variances of the sign by-law should be approved through the development permit process rather than requiring a separate development variance permit application. Further, any change to an existing development permit, including changes to signs, is considered a change to an approved development permit, and, as such, requires an application to amend the development permit. There is no need to specifically stipulate that requirement in the sign by-law.

2. In some special sign areas, such as in East Clayton, the by-law not only specifies height restrictions on free-standing signs, but it also specifies restrictions on the locations of the signs or prohibits them from being located within portions of a particular Special Sign Area.

The proposed amendments to the definition of a special sign area, addresses these issues and reflects other amendments to the special sign areas, which are discussed later in this Appendix.

Section 5 Application

Amendment to Clause 1 – Properties subject to the Sign By-law

This clause currently reads as follows:

"This By-law regulates all *signs* located on private property within the City of Surrey other than highways."

However, Part 9 of the by-law regulates signs also on City properties. Also, the sign by-law is applied to signs on some of the public properties, such as university properties. Further, while some signs, such as political signs located on the roads, are not subject to sign permits, but are still regulated by the by-law to the extent that these signs cannot exceed the size specified in the by-law. The revised clause will make reference to signs on both private and public properties and signs located within roads.

Section 6 General Provisions

Amendment to Clause 5 – Signs adjacent to Highway No. 1 and Highway No. 99

This clause currently reads as follows:

"No sign visible from highways No. 1 and No. 99 shall be erected within 150 metres [500 ft.] of any boundary of the right-of-way of the said highways unless the sign is located upon the premises on which the products advertised are located, sold, assembled or manufactured or the services advertised are provided."

It is proposed that signs should not be permitted within the specified distance of these highways, regardless of whether sign is located on the building where the products advertised are located, sold, assembled or manufactured, or the services advertised are provided. This is in keeping with concerns expressed in the past by Council regarding the visual image of the City along these major highways. Other clauses of this Section, however, will permit free-standing signs and fascia signs on the lots adjacent to these provincial highways under certain conditions and also permit directional signs. This will maintain the intent of this clause by keeping the building faces and yards adjacent to the two highways free of advertising signs but will allow the businesses to install signs elsewhere on the lots and buildings.

New – Free-standing signs adjacent to Highway No. 10 and Highway #17

The setback requirement for free-standing signs is a minimum of 2 metres (6.6 ft.). The Ministry of Transportation & Infrastructure (MoTI) advises that Highways No. 10 and No. 15 are "controlled access highways", and, therefore, the location of free-standing signs along these highways requires approval from MoTI. This requirement will be added to the by-law.

Amendment to Clause 10 – Illuminated Signs

The sign by-law specifies that the illumination from a *sign* should not create a direct glare upon any surrounding lot or building.

The proposed amendment will remove the reference to "direct" glare and specify that the illuminated sign not cast glare on surrounding residential lots or buildings, or on non-residential lots if the zoning permits a residential use in a mixed use development.

Section 7 Exemption

A sign permit is not required for signs permitted under this section of the Sign By-law.

Clause 1 - Political signs

The sign area is proposed to be reduced from 6 sq. m (64 sq. ft.) to 3 sq. m (32 sq. ft.). Also, it will be stipulated that the signs do not restrict sightlines.

Clause 7 - Identification signs for Subdivisions

This regulates identification signs for single family subdivisions e.g. an entry sign at the entrance to a subdivision, subject to authorization by a Development permit or by the Approving Officer at the subdivision was approved. However, subdivisions are not subject to development permits and in many cases the designs for an entry gate and sign are not determined in advance of the project construction nor are they a requirement for subdivision approval. This clause will be removed from this section, and these signs will be subject to sign permits.

Section 10 Prohibited Signs

The signs listed under this section of the sign by-law are prohibited in the City, except certain signs which may be permitted as stated in the by-law. Amendments, including those mentioned below, to are proposed.

Revolving sign, except in special sign areas

Special sign areas are prominent areas of the City including the City Centre and town centres. Revolving signs detract from the buildings and streetscapes, and can pose traffic hazard as they are meant to draw attention from the passing traffic. These signs are not permitted elsewhere in the City. They should also not be permitted in the special sign areas.

Addition - Electronic message board signs

It is proposed that electronic message board signs be added to the list of prohibited signs. Currently, they are permitted on City-owned lots only. These signs have considerable visual impact on streetscapes. Therefore, the approval of an electronic message sign would require an application for a development variance permit. Electronic signs would need to undergo design review and be subject to special consideration by Council based on the merits of each specific sign proposal. Also, Part 9 of the by-law would be amended to remove the reference to electronic message board signs in that part.

A number of other "novelty" signs are proposed to be added to the list of prohibited signs, including flags used as signs, streamer flags, painted signs on windows, and snap-on signs.

PART 2 General Provisions

Section 13 Fees

Amendment to Clause 2 – Third Party Liability Insurance

This clause stipulates the requirement for a third party liability insurance coverage for signs that project over a road, public place, sidewalk or walkway. Currently the coverage required is a minimum of \$3,000,000. The City Solicitor has advised that, based on the average amounts claimed for severe injuries, it should be increased to \$5,000,000 and the City should be added as an insured party for losses arising out of these signs.

PART 4 Signs in Residential Zones

Section 23 Permit Required

Amendment to Clause 5(c) – Temporary Off-site Real Estate Development/Construction Signs

This clause permits one temporary off-site real estate development/construction sign per development at an intersection, but there is no limit on the total number of such signs. It is proposed that the number of such signs be restricted to a maximum of four at an intersection.

Section 24 Specific Regulations

The height of a sign will be reduced from a maximum of 3.3 m (12 ft), which is excessive in a residential area, to 1.8 m (6 ft). Also, a minimum setback of 2 m (6.5 ft) will be stipulated for the sign.

PART 5 Signs in Commercial/Industrial Zones

Section 27 Permit Required

Clause 1 – Free-standing Signs

This clause contains a number of sub-clauses to regulate free-standing signs. Some of the more significant amendments are proposed as follows:

- New sub-clause - Free-standing signs for buildings close to the roads:

Currently, the by-law permits free-standing signs in all commercial zones regardless of the location of the building that contains the business associated with the sign. In the City's more prominent commercial areas, such as the City Centre and Town Centres, which are envisioned to be pedestrian-oriented areas, the buildings are required to be located close to streets with the windows and glazing at the pedestrian level. The businesses in these buildings have the benefit of direct exposure to the pedestrians, and have opportunities for signage at the pedestrian level and overhead through projecting signs and fascia signs on building faces and awnings. Free-standing signs are considered unnecessary for advertising. Free-standing signs are associated with, and required by, highway commercial businesses, which are located in buildings that are set back at a distance from the roads with parking lots between the roads and buildings.

Therefore, the by-law will be amended to prohibit free-standing signs for businesses that are located in buildings with a setback of 5 metres or less from the adjacent road.

- Amendment to Sub-clause (c) – Number of Free-standing signs

At present, one free-standing sign is permitted for each highway frontage and one additional sign is permitted for each additional 30 metres (100 ft) frontage. This means there is at least a 30-metre distance between two free-standing signs on the same lot.

It is proposed that this distance should be increased to 50 metres (150 ft) to restrict the number of signs on a lot, reduce signage clutter along City's busy streets and enhance streetscapes.

New Clause – Identification Signs

Currently, identification signs are specifically identified under permitted signs in residential zones, but not in commercial and industrial zones. These signs are, however, also necessary for commercial and industrial businesses especially when they are located in a multi-business or multi-building complex. A new clause is proposed under this section to permit and regulate identification signs in commercial and industrial zones.

Clause 3 – Awning Signs and Clause 10 – Canopy Signs

Earlier in this report, under the discussion on the amendments to Definitions, the need to delete the currently separate definitions of an awning and a canopy was identified. It was proposed that the two should be merged into one definition as "awning/canopy". In keeping with this, the references to the signs on or under an awning and canopy would be changed to signs on or under an awning/canopy and regulations for those signs would be merged. Further, the following amendment is proposed:

- Additional Sub-clause – Awning/Canopy Dimensions for Signage Purposes:

The primary function of an awning/canopy, from the urban design perspective, is to provide pedestrian amenity offering weather protection and shelter, and also to provide architectural articulation and visual interest to streetscapes. Their use for sign purposes should be secondary. It is, therefore, important to specify certain minimum requirements for an awning/canopy. This will ensure that the urban design objective is achieved even if the primary reason the sign applicant wishes to install the awning/canopy is to use it for a sign. Currently, the Sign By-law does not regulate the dimensions of an awning/canopy. In order to take advantage of the opportunity for additional signage afforded by these components, often businesses propose token awnings with very little projection over the sidewalk. Therefore, if an awning/canopy sign is proposed, the awning/canopy should be of certain minimum dimensions in order to ensure it functions as an awning/canopy.

Clause 4 – Under-awning Signs and, Clause 5 – Projecting Signs

Clause 4 regulates signs located under awnings. These signs are attached to or suspended from the awnings. Clause 5 regulates signs that project from the building and are attached to or supported from the building walls. Both of these types of signs are generally installed perpendicular to the adjacent building walls, and as such have similar appearance. For signage purposes, it is not necessary to have separate regulations for these two types of signs.

Clause 7 – Sandwich-board Signs

Currently, the sign by-law does not specifically require that a sandwich-board sign be located on the same lot where the business using the sign to advertise is also located. Many businesses take advantage of this oversight in the by-law by using the public boulevard and sidewalk areas of roads to put up these signs, which cause concerns about public safety and nuisance, and result in cluttered streetscapes. It is proposed that the by-law require that these signs are placed within the lot where the businesses advertising on the signs are located.

PART 6 Sign Requirements for Gas Service Stations

Section 31 Permit Required

Clause 1 – Free-standing Signs

- Amendment to Sub-Clause (1)(g) – Sign Area of Free-standing Signs and (1)(i) – Free-standing Sign Height:

The first part of sub-clause (1)(g), regulates the sign areas of free-standing signs on lots located on certain arterial roads and major roads as listed under another part of the by-law (Part 5, Signs in Commercial/Industrial Zones). For clarity and ease of use, it is proposed that the list of roads from Part 5 should be repeated under this sub-clause. Also, this will mean that in the future, amendments to these clauses under each Part can be made independent of each other; an amendment to the clause under one Part will not unintentionally cause amendment of the same clause under another Part.

Sub-clause (1)(i) regulates the height of free-standing signs. As in the above noted sub-clause (1)(g), it refers to a list of roads in Part 5 of the by-law. It will be amended, as appropriate, to delete reference to the clause in Part 5 of the by-law, but the height of free-standing signs under this Part of the By-law will be consistent with the height of free-standing signs under Part 5.

- Remove Clause 4 – Under Canopy Signs:

The sign by-law permits a variety of signs on a gas station site including free-standing signs, fascia signs, signs on the pump island canopy and sandwich board signs. It also currently permits signs under the gas pump canopy. Considering the variety of signs already permitted, it is proposed that the signs under the canopy should not be permitted.

Part 8 Special Sign Areas

Section 37 Application, Section 39 Comprehensive Development Zones and Section 40 Development Permit Areas

As noted earlier in the discussion regarding amendments to the definition of Special Sign Area, the references to comprehensive development zones and development permit areas will be removed.

Section 38 Height Restrictions

This section regulates the height of free-standing signs in the special sign areas. It makes reference to the height restrictions illustrated on the maps of the special sign areas as sub-schedules of Schedule 1.

However, some of these maps also contain restrictions on sign locations. This section will be renamed as "Free-standing Sign Restrictions", and re-numbered as necessary.

This section refers to schedule 1, which has the following notation:

"Map appended to this by-law is too large for distribution purposes. However it is available for viewing in the legislative services department."

This map, held by the Legislative Services, shows the areas of Surrey where 8 ft, 12 ft and 15 ft high signs are permitted. This schedule used to be Schedule C of the previous Zoning By-law No. 5942. This schedule was deleted in 1999 from the Zoning By-law (Amendment By-law No. 13657), and relocated to the sign by-law. The sign by-law stipulates sign heights for differently zones. However, it is not necessary to maintain a separate map to show the sign heights by zones. Zoning maps are available from City Hall and on line for reference in relation to the sign heights permitted in the zones. Therefore, Schedule 1 of the Sign By-law will be deleted.

Also, amendments are proposed to most of the Special Sign Areas, which are attached as schedules to the sign by-law. Further additional special sign areas are proposed, which require new schedules. Therefore, all of the special sign area schedules will be replaced with new schedules. The proposed amendments and additions to the existing schedules are discussed later in this Appendix under discussion on Special Sign Areas.

Part 9 Special Permit Signs

Two types of signs are permitted under this Part: landscape logo signs and electronic message board signs. These signs are permitted on City-owned lots only, are to be considered experimental in nature and permitted on a trial basis, subject to the provisions listed in this Part. The current provisions set 3-year time limits on the validity of the sign permits for the two types of permitted signs – for a landscape logo sign three years from the date of issuance of the first development permit and for an electronic message board sign three years from the date of the adoption of the Sign By-law (March 1999). The following amendments are proposed:

1. The references to the signs being experimental and permitted on a trial basis should be deleted;
2. The time limits for sign permits should also be removed; and
3. The signs under this Part should be permitted for municipal purposes.

Further, the title of this Part will be changed from "Special Permit Signs" to "Special Signs", as there are no special sign permit requirements for these signs and, as indicated earlier regarding amendments to prohibited signs in Part 1, the electronic message board signs will be deleted from this Part.

Special Sign Areas – Amendments to Existing Schedules

Special sign areas are attached as schedules of the by-law. In these areas the height of a free-standing sign is restricted to the height illustrated on the special sign area free-standing height maps. Some of the schedules, however, also include restrictions on the locations of the free-standing signs.

City Centre (Schedule 1.a)

Currently, according to this Schedule, free-standing signs of up to 3.6 metres (12 ft) tall are permitted on most of the lots within City Centre, generally in the area to the south of 108 Avenue. On the lots along King George Boulevard to the north of 108 Avenue up to Ravine Road, 4.5 metres (15 ft) tall signs are permitted.

Free-standing signs are not considered desirable in City Centre area that is envisioned to be a vibrant, pedestrian-oriented downtown where buildings are located close to the streets with small setbacks, wide sidewalks to accommodate foot traffic and pedestrian amenities, limited on-street parking at the front and slow-moving traffic. Signage on or attached to building faces is considered adequate for businesses located in such environment.

However, as City Centre is evolving, and there are still some businesses in the area that are not pedestrian-oriented, and depend on free-standing signs to advertise and attract customers. Therefore, it is proposed that, for the time being, the by-law should continue to permit free-standing signs in this area, but the maximum allowable height of signs should be reduced from 4.5 metres (15 ft) and 3.6 metres (12 ft) to 2.4 metres (8 ft) in the entire city centre area. The proposed 2.4 m/8 ft height for free-standing signs is the same height that is also currently permitted in the special sign area of Guildford Town Centre (Schedule 1.b). For the city centre, free-standing signs at reduced height can continue to be allowed by the sign by-law until such time in the future when the existing businesses are replaced by pedestrian-oriented developments. At that time, the by-law can be further reviewed to decide whether or not there is a need to continue to permit free-standing signs in City Centre.

The proposed amendments are shown in Attachment 1 of this Appendix.

Newton (Schedule 1.c)

Currently the free-standing sign height is restricted to a maximum of 4.5 metres (15 ft) on King George Boulevard from 76 Avenue up to the BC Hydro Rail corridor. This portion of the commercial area along King George Boulevard is within the Newton Town Centre boundary. The approved Stage 1 Plan of Newton Town Centre proposes two roads (71 Avenue and 70 Avenue) to be extended west of King George Boulevard. This could open up opportunities for the extension of the town centre's commercial area to the south up to 68 Avenue, which would become the southern entrance to the Town Centre.

A number of existing properties in this area are already commercially zoned. It is proposed that the special sign area should be extended to the south along King George Boulevard up to 68 Avenue. The height of free-standing signs within this extended area should be a maximum of 4.5 metres (15 ft), which will be consistent with the height of signs permitted within the existing special sign area of Newton Town Centre along King George Boulevard. Free-standing signs of up to 7.6 metres (25 ft) are currently permitted in this area under the sign by-law. As proposed earlier, this height will no longer be permitted if the proposed amendments to the sign by-law are approved.

The proposed amendments are shown in Attachment 2.

Cloverdale (Schedule 1.e)

At present, this special sign area map shows the free-standing sign height of up to 2.4 metres (8 ft) in the core area of Cloverdale Town Centre and up to 4.5 metres (15 ft) at its periphery along Highway 10 and Highway 15. Since this map was prepared, parts of the town centre and some of the adjacent

properties have been redeveloped or are under redevelopment. Reductions in the sign heights are proposed from 4.5 metres (15 ft) to 3.6 metres (12 ft) along the north side of Highway 10 and east side of Highway 15, and to 2.4 metres (8 ft) in the area where Safeway and other shops were previously located and in the area facing 176A Street north of 58A Avenue.

The proposed amendments are shown in Attachment 3.

East Clayton (Schedule 1.g)

Amendments are proposed to the special sign area map of East Clayton on the basis of the currently approved NCP. The amendments provide additional information for clarification to the restrictions related to the free-standing signs and identify additional areas of free-standing sign restrictions. Also, the height of the signs along Fraser Highway will be reduced from 7.6 metres (25 ft), as currently permitted in the by-law, to a maximum of 6 metres (20 ft), as proposed.

The proposed amendments are shown in Attachment 4.

South Westminster (Schedule 1.h)

The entire South Westminster is a development permit area, in keeping with the approved South Westminster NCP and, therefore, it was designated a special sign area. Considering, however, some of the industrial developments that have already been approved to date or are proposed in that area and their signage needs, it is preferred that this area does not remain a special sign area in the amended sign by-law. This would allow new businesses to locate in the area with the ability to provide signage as permitted by the regulations of the sign by-law, but without further restrictions of a special sign area. While signs will be subject to other regulations of the by-law, they will be reviewed in conjunction with the signage guidelines of the NCP and signage needs of specific developments wanting to locate in that area.

It is proposed that the South Westminster area be removed as a special sign area from the sign by-law. In the future, when the area has redeveloped to the point where it begins to attract a greater mix of land uses as envisioned by the NCP, the sign by-law should be reviewed again to decide whether the special sign area status should be reinstated.

Other Special Sign Areas

In addition to the above noted amendments to the special sign areas, amendments are also proposed to other existing special sign areas, such as Guildford Town Centre and Fleetwood Town Centre. These other special sign areas have been expanded at the periphery to include additional properties. The maximum heights of signs permitted on these properties will range from 2.4 metres (8 ft) to 4.5 metres (15 ft). Illustrated attachments are not provided for these minor amendments.

Special Sign Areas – Proposed New Schedules

Two new special sign areas are proposed, as discussed below.

104 Avenue (Schedule 1.B)

A new special sign area is proposed for signs along 104 Avenue between the City Centre and Guildford Town Centre. At present, the sign by-law permits up to a maximum of 4.5 m/15 ft tall signs. However, a

sign height of a maximum of 3.6 metres (12 ft) is proposed in this area which connects the two prominent urban centres, and which, over the years, is expected to develop into a vibrant mixed use area when a decision is made about rapid transit along this corridor.

The proposed special sign area map for this corridor is shown in Attachment 5.

Fleetwood Commercial Node (Schedule 1.D)

Another new special sign area is proposed for the existing commercial area at and in the vicinity of 152 Street and Fraser Highway. This is a prominent location now, and in the future when rapid transit is provided along Fraser Highway, it is will become a more significant hub attracting a variety of businesses serving the residents and commuters. While the by-law now allows a sign height of 4.5 m/15 ft, the special sign area will restrict it to a maximum of 3.6 m/12 ft.

The proposed sign area map is shown in Attachment 6.

ATTACHMENTS

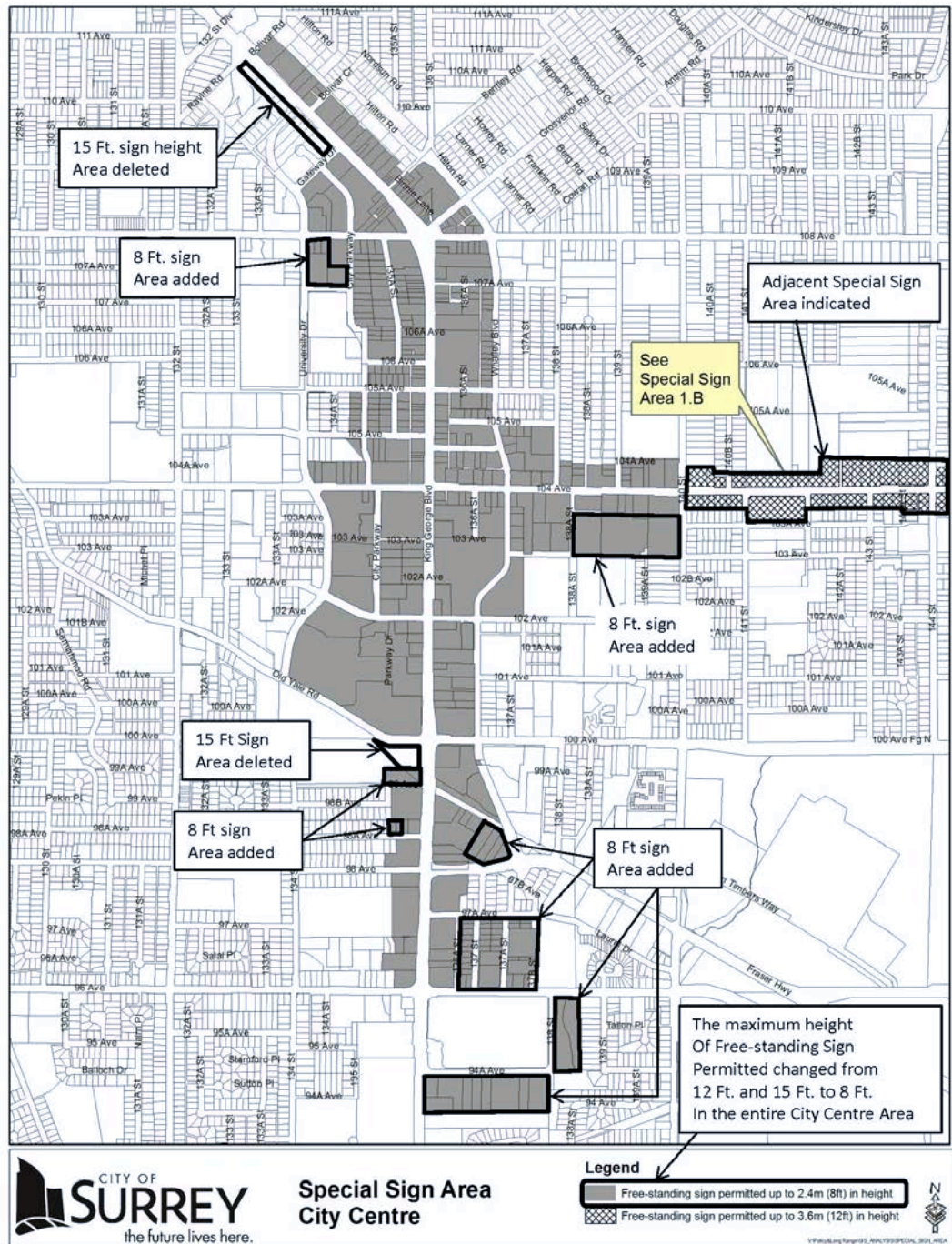
Each of the attachments, below, shows the existing special sign area map. The proposed amendments are identified on the maps.

- 1 City Centre
- 2 Newton Town Centre
- 3 Cloverdale Town Centre
- 4 East Clayton

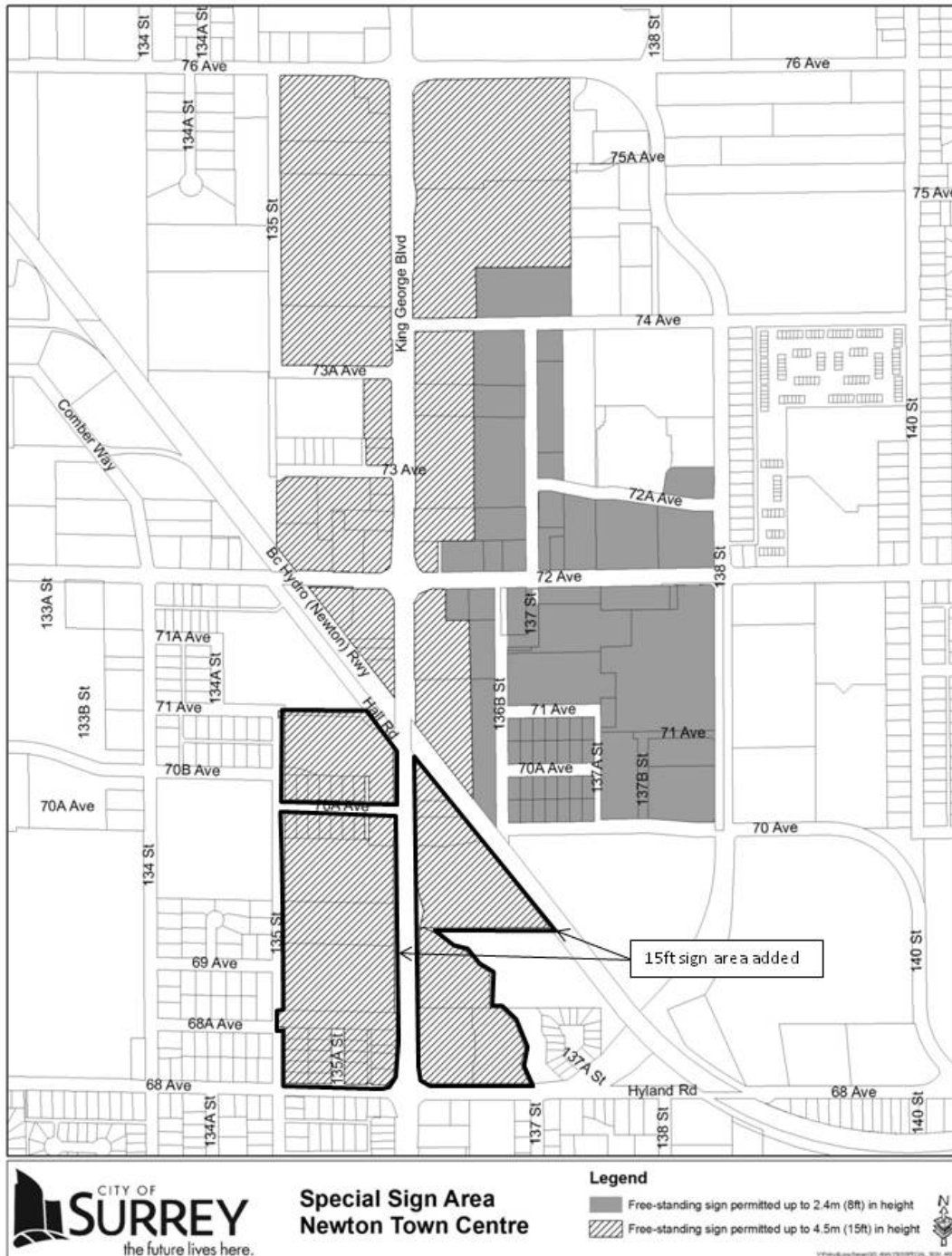
The following attachments show maps of the proposed new special sign areas:

- 5 104 Avenue
- 6 Fleetwood Commercial Node

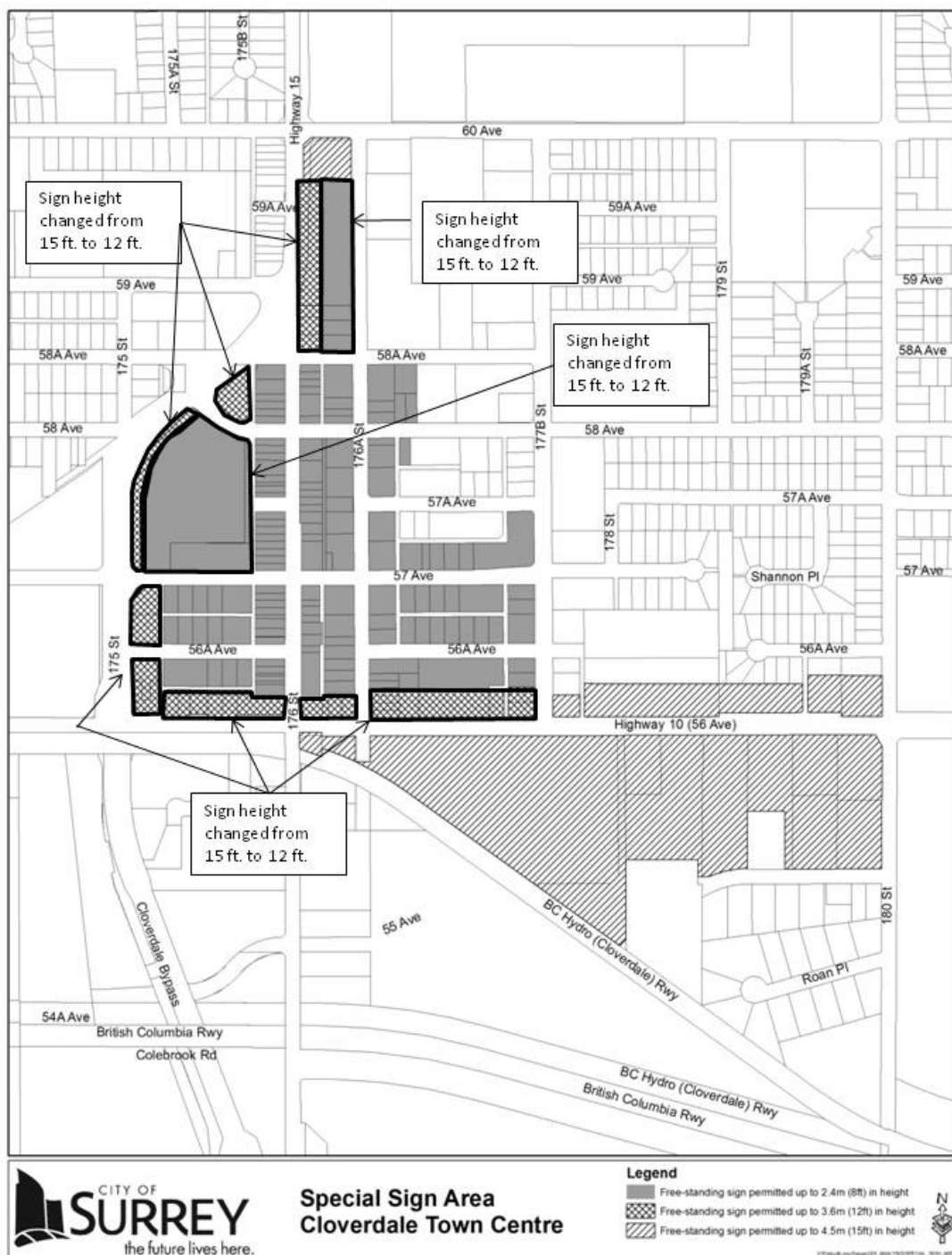
Proposed Amendments to Existing Schedule 1.A 1.A: City Centre Special Sign Area Map



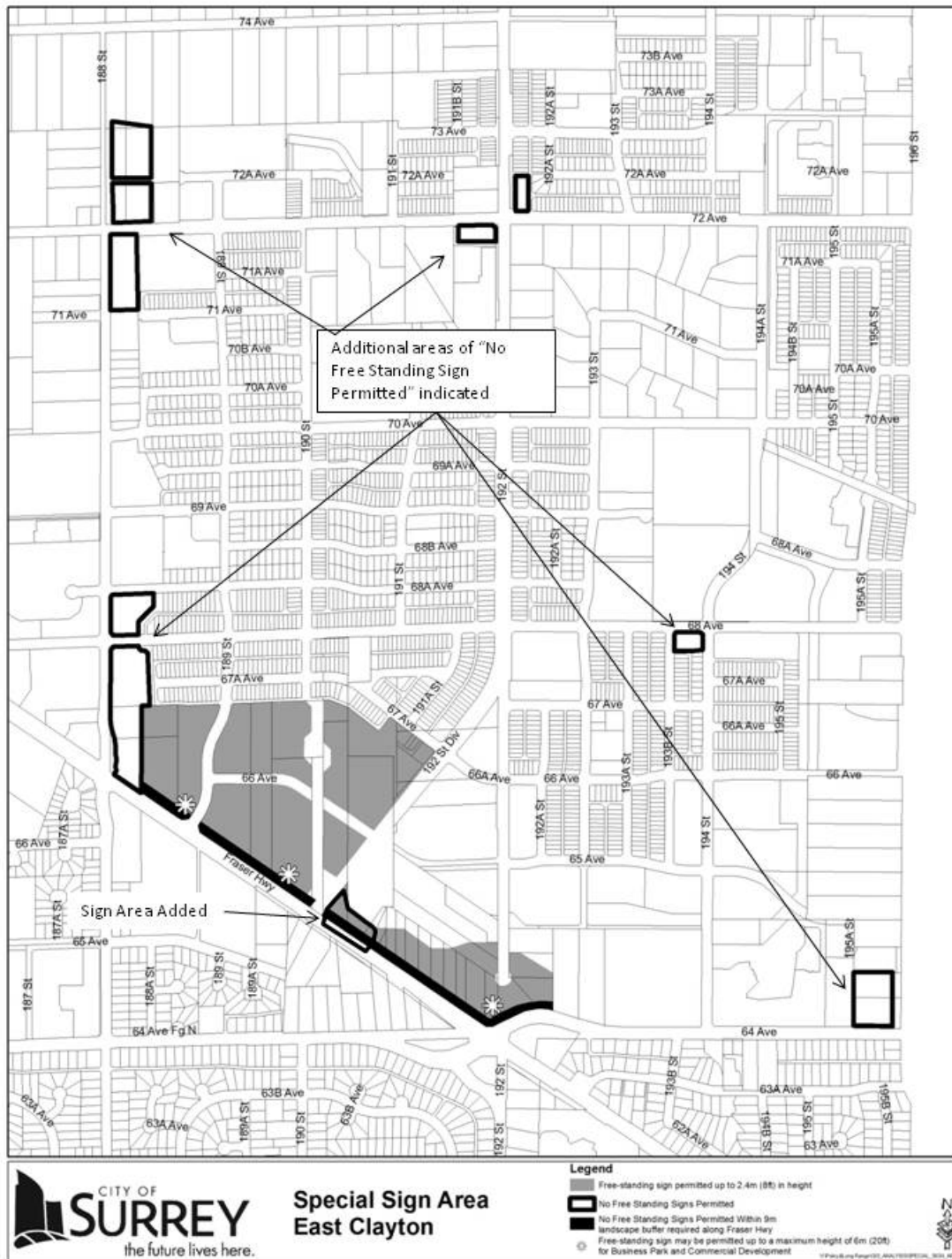
Proposed Amendments to Existing Schedule 1.c
1.K: Newton Town Centre Special Sign Area Map



Proposed Amendments to Existing Schedule 1.e 1.F: Cloverdale Town Centre Special Sign Area Map

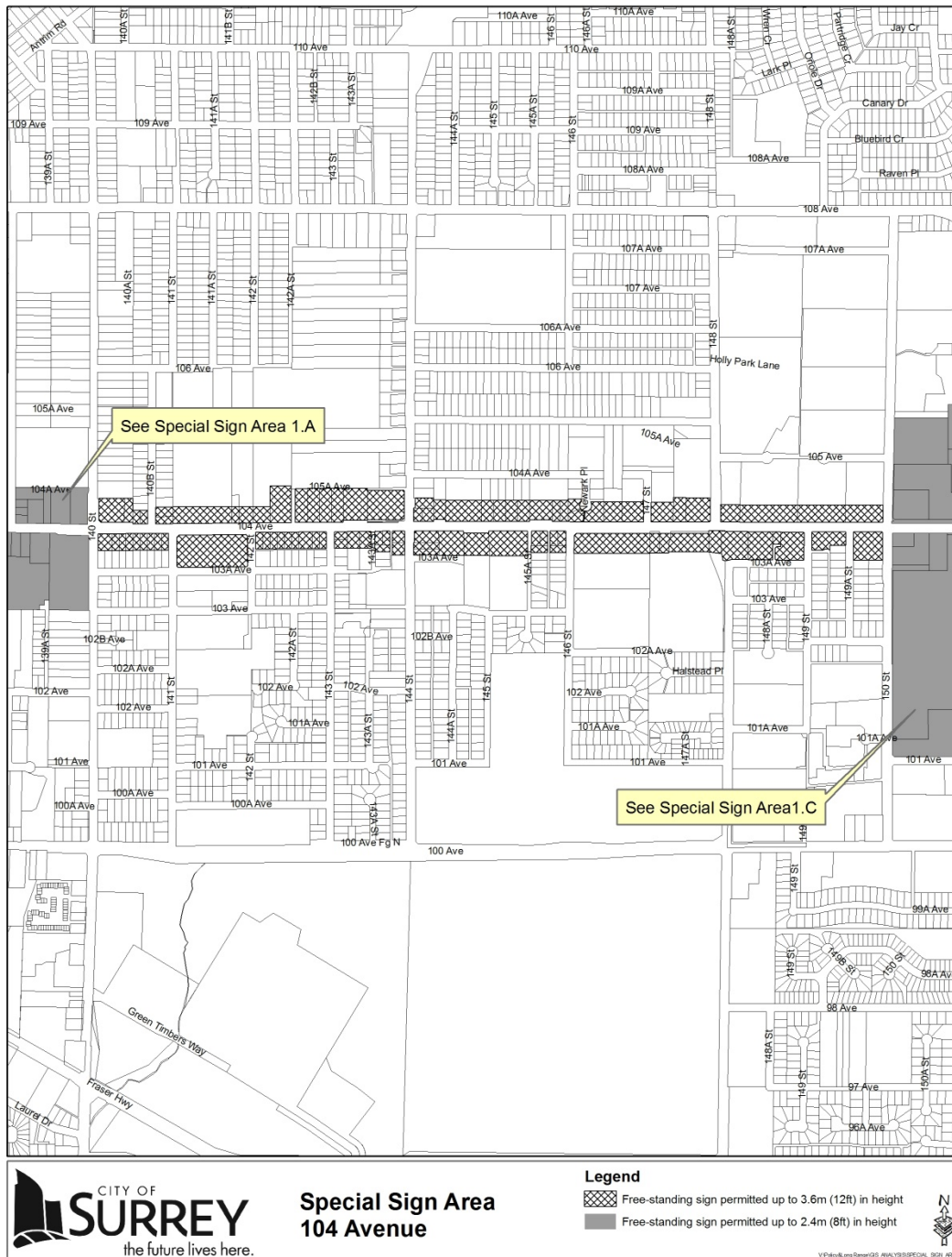


Proposed Amendments to Existing Schedule 1.g 1.G: East Clayton Special Sign Area Map



New Schedule

1. B: 104 Avenue Special Sign Area Map



New Schedule
1.D: Fleetwood Commercial Node Special Sign Area Map



Special Sign Area
Fleetwood Commercial Node

Legend
[Cross-hatch symbol] Free-standing sign permitted up to 3.6m (12ft) in height



V:\Policy\Reg\Reg\GIS_ANALYSIS\SPECIAL_SIGN_AREA

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

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

Intent of By-law

1. Clause (c)

- insert a comma (",") each, after "indicate" and after "By-law";
- After "types" delete "and trade names"; and
- replace "premises" with "*premises*".

Contents

1. Part 2

- After "General Provisions" Insert "- Sign Permits".

2. Part 4 and Part 5

- Insert "- Deleted" after "Permit Not Required".

3. Part 6

- Replace "Sign Requirements for Service Stations" with " Signs in Gasoline Station Zones"; and
- Insert "- Deleted" after "Permit Not Required".

4. Part 7

- Insert "- Deleted" after "Permit Not Required".

5. Part 8

- In number "38", replace "Height" with "Free-standing Sign"; and
- Replace "39. Comprehensive Development Zones" and "40. Development Permit Areas" with "39. Deleted" and "40. Deleted".

6. Part 9

- In "Special Permit Signs" delete "Permit";
- Insert "41.1. Signs Permitted"

Part 1 Introductory Provisions

1. Section 4 Definitions

- Awning
 - Replace "Awning" with "Awning/Canopy";
 - After "protection" insert "other than roof eaves, and is", after "composed of" insert "rigid or", and after "material" insert a period ("."); and
 - Delete the remaining portion starting with "supported" and ending with "frame" including the period (".") at the end.
- Awning Sign
 - Before "Sign", replace "Awning" with "Awning/Canopy"; and
 - After "constructed" replace "in" with "on"; and
 - At the end of the clause, replace "awning" with "awning/canopy".
- Banner Sign
 - Replace "sign includes" with "Sign means"; and
 - Insert a period (".") after "building" and delete the remaining sentence.
- Billboard Sign
 - After "square metres" insert "[183 sq. ft.]".
- Block Watch Sign
 - Delete "police department's"
- Bus Shelter
 - After "Bus Shelter", delete the text and insert "- Deleted."
- Canopy
 - After "Canopy" ", delete the text and insert "- Deleted."
- Canopy Sign
 - After "Canopy Sign", delete the text and insert "- Deleted."
- Clearance

- At the end of the sentence, delete the period (".") and after "*grade*", insert "or between the lowest point of an *awning/canopy* and the *grade*, whichever distance is greater" and insert a period (".") thereafter.
- Copy
 - Replace "includes" with "means".
- Development Sign
 - After "development project", insert a comma (",") and, after the comma, insert "excluding a City-mandated development proposal *sign*," and replace "which may include" with "and which may contain".
- Directional Signs
 - After "located on the" insert "*lot* or on the".
- Directory Sign
 - After "Directory Sign", delete the text and insert "- Deleted."
- New Definition – Drive-through Menu Board Sign
 - After the definition of "Directory Sign", insert a new definition as follows:

"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
 - After "tubes" delete the period (".") and insert a comma (","), and after the comma insert "and includes digital *sign*, HDTV or video wall *sign*, LED *sign*, and any other type of electronic media *sign*."
- New Definition - Flag
 - After the definition of "Fascia Sign", insert a new definition as follows:

"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."
- Free-standing Sign
 - Replace "includes" with "means"; and

- Insert a period (".") after "same *lot*" and delete the remaining portion.
- Frontage
 - Replace two instances of "lot" with italicized "*lot*";
 - Before "face" at the end of the clause, Insert a period (".") after "*lot*"; and
 - Remove "face" from the end of the clause and relocate it to after "*buildings*".
- Grade
 - After "Grade" delete "of a *sign*";
 - After "below" replace "the *sign*" with " a *sign* or an *awning/canopy*"; and
 - Before the period (".") at the end, replace "Engineering" with "Planning & Development".
- Highway
 - Replace "includes" with "means".
- Home Occupation Sign
 - After "means a" replace "*sign*" with "*fascia sign* or a *free-standing sign*", and
 - Replace "*building*" with "building" and insert a period (".") and delete the remaining sentence.
- Identification Sign
 - Delete the entire clause and replace it with the following:

"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
 - Delete the entire clause and replace it with the following:

"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
 - After "*highway*" delete the portion starting with "with" and ending with "[25 ft.>"; and
 - Replace "parcel of land" with "*lot*";
 - After "provide" insert "vehicular", and at the end of the clause, before the period ("."), replace "such parcel" with "the *lot*".
- Logo
 - Replace "includes" with "means".
- Lot
 - Replace "Titles" with Title".
- Mural
 - After "Mural", replace the text with "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
 - After "Notice Board Sign", delete the text and insert "- Deleted."
- Political Sign
 - After "federal election" remove the comma (",") and insert the comma after "candidate".
- Portable Sign
 - Replace "includes" with "means".
- Premise Frontage
 - Replace '*Premise*' with "*Premises*" and replace "building" with "*premises*"; and
 - At the end of the clause, after "building", remove the period ("."), and insert the following:

"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."

- Premises
 - After "structure," replace "premises" with "*premises*".
- Prohibitory Sign
 - Replace "includes" with "means".
- Projecting Sign
 - Replace "500 mm" with "0.5 m" and "1.64" with "1.6"
- New Definition - Public Transit Shelter
 - After the definition of "Projecting Sign", insert the following:

"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
 - Replace "gasoline" with "fuel".
- Pump Island Canopy
 - Replace "gas" with "gasoline".
- Roof Sign
 - Replace "includes" with "means" and "a roof line" with "the *roof line*"; and
 - After "of a building" and the comma (","), insert "including any *sign* which is attached to a parapet or is upon or above a parapet" and insert a comma (",") after "above a parapet".
- New Definition - Setback
 - After the definition of "Sandwich-board Sign", insert the following:

"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
 - Replace "includes" with "means";
 - Insert a comma (",") after both "device" and "structure" and delete "visible from any highway or other private property"; and
 - After "purposes", replace the comma (",") with a period ("."), and delete the remaining portion.
- Special Sign Areas
 - Replace the entire clause with the following:

"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 Sign
 - Delete "which is" and replace "limited" with "specified"; and
 - Insert a period (".") after "time" and delete the remaining portion.
- Third Party Advertising
 - After "than" Insert "the" and replace "lot" with "*lot*".
- Under Canopy Sign
 - After "Under Canopy Sign", delete the text and insert "- Deleted."
- Under-Awning Sign
 - Replace "*Under-Awning*" and with "*Under-Awning/Canopy*" and, before the period (".") at the end, replace "*awning*" with "*awning/canopy*".
- Vehicle Sign
 - In Line 1, after "vehicle" insert "and"; and
 - In the last line, replace "10.8" with "11" in the parentheses.

2. Section 5 Application

- In sub-section 5(1), replace the clause with the following:

"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)."
- In sub-section 5(2):
 - Replace the clause with the following:

"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."
- In sub-section 5(3):
 - Replace "Ministry of Transportation and Highways" with "Province of British Columbia's ministry responsible for Provincial *highways*".
- In sub-section 5(5), replace the text with "Deleted".

3. Section 6 General Provisions

- In sub-section 6(1):
 - in line 4, after "said building" delete the period (".") and insert "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."; and
 - Insert the following new clauses after clause (1):
 - "(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.
- In sub-section 6(2), delete the comma (",") after "equipment".
- In sub-section 6(3), replace "lot" with "*lot*" and insert a comma (",") after "No. 9011" and after the comma insert "as amended,"

- In sub-section 6(4), replace "sign" with "*sign*".
- Replace the text of sub-section 6(5) with the following:

"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."

- In sub-section 6(6), replace the text with "Deleted".
- In sub-section 6(7), replace the entire text with the following:

"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."

- Delete the clause of sub-section 6(8) and insert "Deleted."
- Insert a new sub-section number (8.1) as follows:

"(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]."

- In sub-section 6(9), replace "4.5" with "5" and "15" with "16".
- In sub-section 6(10), delete the period (".") after "*premises*" and insert "that is residential or permits residential alone or in combination with a non-residential use" and insert a period (".") at the end after "use".

- In sub-section 6(11), replace the entire text with the following:

"*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."

- Insert a new sub-section 6(12) as follows:

"(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."

4. Section 7 Exemption

- Replace "A permit is not required for the following *signs*:" with the following:

"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."

- In sub-section 7(1), replace "A *sign*" with "*Sign*".
- In sub-section 7(2), replace "issued" with "authorized".
- In sub-section 7(3):
 - In clause (a), replace "6.0" with "3" and "64" with "32", and delete "and" at the end of the clause
 - In clause (b), after "14" insert "(fourteen)" and after the semi-colon (";") insert "and"
 - Insert a new clause (c) as follows:

"(c) the *sign* does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity of the *sign*."
- Delete the entire existing sub-section 7(4), and replace it with a new sub-section (4) as follows:

"(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."
- In sub-section 7(5):
 - Replace "2.2" with "0.4" and "24" with "4"; and
 - Replace "in area and 2.4 m [8 ft.] in *height*;" with "in *sign area* and the *height* of *sign* does not exceed 0.45 m [1.5 ft.];"
 - In sub-section 7(6) replace "Neighbourhood Watch" with "*Block Watch sign*".
 - Replace the clauses of each sub-section 7(7) and 7(8) with "Deleted."
 - In sub-section number 7(9):
 - After "per", insert "*lot frontage* or" and replace "*premise*" with "*premises*";
 - In clause (a), delete the entire text and replace it with the following:

"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.];"
 - In clause (b), replace ""shall" with "does", delete "2.2 sq. m [24 sq. ft.]" and the period ("."), and insert the following:

"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.];"
 - Insert new clauses (c) and (d) as follows:
 - "(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."

- Insert a new sub-section 7(9.1) as follows:

"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*;"

- In sub-section 7(10), replace the clause with "Deleted."
- In sub-section 7(11), replace "Community Groups" with "community organizations" and replace "3.0" with "3".
- In sub-section 7(12), replace the clause with the following:

"*Window sign* up to a maximum of three *window signs* per premises provided that:

- (a) the signs shall not be painted on any part of the window;
- (b) the *sign area* of each *window sign* 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
- (c) 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)."

- In sub-section 7(13):
 - replace "used by the City and" with "installed by a", after "non-profit" replace "and" with "or", insert "a" before "special", and delete "and fund-raising activities"
 - In clause (a):
 - delete the semi-colon (";") after "for";
 - after "banner" insert "sign" and after "for" insert "the promotion of the special event;"; and
 - delete sub-clauses (a)(i) and (a)(ii) in their entirety;
 - In clause (b), insert "sign" after "banner", replace "2.2" with "2.3", and insert "and" after the semi-colon (";") at the end of the clause; and
 - Insert a new clause as follows:

"(c) the *banner sign* is removed within 30 (thirty) days of the event."

- In sub-section 7(14), replace "2.2" with "2.3".
- In sub-section 7(15):

- In clause (a), replace "2.2" with "'2.3"; and
- In clause (b), replace the entire text with "the *sign* is removed within 30 (thirty) days of the date when it was installed;"
- In sub-section 7(16):
 - Delete "not exceeding 0.4 sq. m [4 sq. ft.] in area"; and
 - After "which", delete "the directional *sign* is located;" and insert the following:

"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.];"
- In sub-section 7(17), replace the clause with "Deleted."
- In sub-section 7(19), after semi-colon (";") delete "and".
- In sub-section 7(20):
 - Replace "*building*" with "building,"
 - Delete "or a lot and not visible from a *highway* or an adjacent lot" and the period ("."): and insert "provided the *sign* is not visible from the exterior of the building;"
- Insert new sub-sections 7(21) and 7(22) as follows:
 - "(21) A maximum of one *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."

5. Section 8 Removal of Temporary Signs

- Delete "8. Removal of Temporary Signs' and insert "REMOVAL OF TEMPORARY SIGNS" and following this title:

- Assign section number "8." to the existing clause beginning with "*Political signs*" and, in this clause, replace "fourteen (14)" with "14 (fourteen)", and after ""real estate" insert "unless otherwise specified in this By-law".

6. Section 9 Variance

- At the beginning of the clause insert "Variances to this By-law shall be subject to the following:" and:
 - Re-format the existing clause beginning with "Variance to the provisions" as sub-clause number (1) of this Section , and, in this clause, after "13196" delete the period ("."), and insert "as amended; and"; and
 - Insert a new sub-clause (2) as follows:

"(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."

7. Section 10 Prohibited Signs

- In sub-section 10(4), after "*sign*" delete the comma (",") and "except in *special sign areas*" before the semi-colon (";")
- In sub-section 10(5), replace "Billboard Sign" with "*Billboard Sign*"
- In sub-section 10(6), delete the entire text including the semi-colon (";"), and insert, in its place, "*Inflatable Sign*;"
- Replace the text of sub-section 10(7) with "*Flag*, as a *sign*;"
- Insert new sub-sections as follows:
 - "(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*;
- (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."

Part 2 General Provisions

After "GENERAL PROVISIONS" insert a dash ("-") and after the dash insert "SIGN PERMITS".

1. Section 12 Permits

- In sub-section 12(1), replace the existing clause with the following:

"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."
- In sub-section 12(2):
 - In sub-clause (c), replace "signs" with "*signs*" ; and
 - In sub-clause (d), delete "proposed sign owner and of the lot, the" and insert, in its place, "*sign owner, lot owner, owner of the premises* or business to which the *sign* pertains and their signatures, and names and addresses of the".
- In sub-section 12(3) clause (b), after "other" insert "applicable".

2. Section 13 Fees

- In sub-section 13(1) clause (b), after "multi-faced *signs*" delete the comma (",") and insert "and for L-shaped or angularly connected *signs* considered as two *signs* pursuant to this By-law" and insert a comma after "*signs*".
- In sub-section 13(2), after "policy of insurance" delete "in a sum of at least \$3,000,000.00 indemnifying" and insert, in its place, "in which the City is named as an insured party for a sum of at least \$5,000,000 (\$5 million) to indemnify".

3. Section 14 Inspection

- In sub-section 14(1):
 - Delete "Where" and insert "Notwithstanding Section 14(5), where"

- In sub-section 14(2), replace the clause with "Deleted."
- In sub-section 14(3), delete "'Surrey Electrical Inspection Safety By-law, 1976, No. 4832" and the period ("."), and insert the following:

"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."

- In sub-section 14(4):
 - Replace "electric sign for which a" with "*sign* that requires electricity and for which a *sign*"; and
 - Delete "Surrey Electrical Inspection Safety By-law, 1976, No. 4832" and the period ("."), and insert the following:

"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."

- In sub-section 14(5), after "Section 7," delete "of this By-law" and insert as follows:

"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."

4. Section 15 Violation and Enforcement

- In sub-section 15(1):
 - After "Engineering, a" insert "City";
 - delete "whether" and replace it with "compliance with"; and
 - After "this By-law", insert a period (".") and delete "are being obeyed."
- In sub-section 15(2), replace "under" with "by".

Part 3 Signs in Agricultural Zones

1. Section 17 Application

- In sub-section 17(1), after "on" insert "all agricultural", after "lots" insert a period (".") and delete rest of the text.
- In sub-section 17(2), replace the clause with "Deleted."

2. Section 18 Permit Not Required

- Delete all text and sub-sections, and insert the following:

"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."

3. Section 19 Permit Required

- In section 19:
 - Replace "1. Farm without Farm-Based Winery:" and "2. Farm with Farm-Based Winery:" respectively with "(1) Farm without Farm-Based Winery:" and "(2) Farm without Farm-Based Winery:"
- In sub-section 19(1):
 - In sub-clause (a), replace "3.0" with "3".
 - In sub-clause (b), replace "Signs" with "One *sign*", delete "not grown on" with "or nursery stock not grown on or off" and replace "3.0" with "3".
 - In sub-clause (c), delete "not exceeding 0.6 sq. m [6 sq. ft.] in *sign area*" including the period ("."), and insert the following:

"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*."

- In Sub-section 19(2):

- In sub-clause (a), replace "13.9" with "14" and delete "*highway frontage*" and, before the semi-colon (";"), insert "*lot line adjacent to a highway except a lane*".
- In sub-clause (b), replace "13.9" with "14" and, after the semi-colon (";"), insert "and".
- In sub-clause (c), delete "not exceeding 0.6 sq. m [6 sq. ft.] in *sign area*" including the period ("."), and insert the following:

"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*."

4. **Section 20 Specific Regulations**

- Delete the entire text and insert the following:

"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

1. **Section 21 Application**

- In sub-section 21(1), after "on" insert "all residential" and after "*lots*" insert a period ("."), and delete rest of the clause.
- In each sub-section 21(2) and 21(3), replace the text of each clause with "Deleted."

2. **Section 22 Permit Not Required**

- Replace the entire text of this section with "Deleted."

3. **Section 23 Permit Required**

- in sub-section 23(1):

- After "*identification sign*" insert a comma (","), after the comma insert "either as a *free-standing sign* or as a *fascia sign*," and after "per" delete the text and insert the following:

"residential subdivision or multiple residential development, provided that the *sign area* does not exceed 2.3 sq. m [24 sq. ft.]."

- In sub-section 23(2), replace the clause with "Deleted."
- In sub-section 23(3), after "*sign* per" delete the remaining clause, including the semi-colon (";"), and insert the following:

"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*."

- In sub-section 23(4), replace the clause with "Deleted."
- In sub-section 23(5), replace "4.6" with "4.5", "lots" with "*lots*" and "under" with "subject to", and:

- In sub-clause (a), replace "such" with "the"
- In sub-clause (b), replace "four (4)" with "4 (four)"
- In sub-clause (c):

- replace "one (1)" with "1 (one)"
- delete "*temporary off-site real estate development/construction*"
- replace the semi-colon (";") with a comma (",") and insert the following:

"provided that the total number of the *signs* shall not exceed 4 (four) at a 4-way road intersection;"

- In sub-clause (d), replace each instance of "lot" with "*lot*"
- In sub-clause (h), replace the clause with "Deleted."
- Replace the entire sub-clause (i) with "the *setback* of the *sign* shall be subject to Section 23(5)(j) or Section 24, as applicable;"
- replace the entire sub-clause (j) with the following:

"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;"

- In sub-clause (k), replace the entire clause with:

"the *sign* does not restrict sightlines of vehicle drivers, bicycle riders and pedestrians in the vicinity of the *sign*;"

- In sub-clause (l) delete "off white" and after "in" insert "a neutral"

4. **Section 24 Specific Regulations**

- In Section 24, delete "a *sign* permitted under this Part shall not exceed 3.3 m [12 ft.]" including the period (".") and insert the following:

"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

1. **Section 25 Application**

- In sub-section 25(1), replace the existing clause with the following:

"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."

- In sub-sections 25(2), 25(3) and 25(4), delete each clause and replace it with "Deleted."

2. **Section 26 Permit Not Required**

- Delete all text of the clause and insert "Deleted."

3. Section 27 Permit Required

- In Section 27(1), replace "provided that" with "subject to the following conditions", and
 - In sub-section 27(1):
 - In sub-clause (a), replace "freestanding signs" with "*free-standing signs*" and "lot" with "*lot*", and after "landscaping and" insert "shall present a unified appearance, and the *signs*".
 - In sub-clause (b) replace the entire text with the following:

"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.];"
 - In sub-clause (c), replace the entire text with the following:

"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.];"
 - Delete the text of sub-clause (d) and insert "Deleted."
 - In sub-clause (e), replace the entire text with the following:

"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;"
 - Delete the text of sub-clause (f) and insert "Deleted."
 - In sub-clause (g), replace the entire text with the following:

"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;"
 - Delete the text of sub-clauses (h), and insert "Deleted."
 - In sub-clause (i), after semi-colon (";") insert "and"

- Delete the text of sub-clauses (j), and insert "Deleted."
- Replace the entire text of sub-clause (k) with the following:

"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:

Highway:	Between the following highways:
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 Bypass.....	• 192 Street and 196 Street

- o. Fraser Highway..... • 140 Street and 196 Street
-

- o Insert a new sub-section 27(1.1) as follows:

"(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."

- o Insert a new sub-section 27(1.2) as follows:

"(1.2) A maximum of two *drive-through menu board signs* per drive-through aisle are permitted."

- o In sub-section 27(2), replace "*Fascia signs* provided that:" with "*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:"

- In sub-clause (a), delete the text and replace it with the following:

"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"

- Insert a new sub-clause (a.1) as follows:

"(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;"

- In sub-clause (b), replace "freestanding" with "*free-standing*" and delete "0.3 sq. m [3 sq. ft.] per linear foot of *premise frontage*." and insert, in its place, "1 sq. m. per linear metre [3 sq. ft. per linear foot] of *premises frontage*;"
- In sub-clause (c), after the semi-colon (";") insert "and"
- Delete the text of sub-clauses (d) and (e) and in each sub-clause insert "Deleted."
- o In sub-section 27(3), replace "Awning signs provided that:" with "Awning/Canopy signs subject to the following conditions:", and:
 - Insert a new sub-clause (a.1) as follows:

"(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.];"
 - In sub-clause (a), delete "business within the"
 - In sub-clause (b), and delete "0.3 m [3 sq. ft.] per linear foot of *premise frontage*;" and replace it with "1 sq. m per linear metre [3 sq. ft. per linear foot] of *premises frontage*;"
 - In sub-clauses (d) and (e), replace "*awning*" with "*awning/canopy*" and, additionally, in sub-clause (e), after the semi-colon (";") insert "and"
 - Delete the text of sub-clauses (f) and (g) and in each sub-clause insert "Deleted."
 - In sub-clause (h), replace "*awning*" with "*awning/canopy*" and delete "0.075 m [0.25 ft.] from the *awning*" and the period ("."), and insert, in its place, the following:

"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*."
- o Replace the text under sub-section 27(4), with the following:

"*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 *roof line* 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.]."
- o Delete the text of sub-sections 27(5) and (6) and in each sub-section insert "Deleted."
 - o In sub-section 27(7), insert a hyphen ("-") between "*sandwich*" and "*board*", and:
 - Insert a new sub-clause (a.1) as follows:

"(a.1) the *sign* shall be located on the same *lot* as the business to which the *sign* pertains;
 - In sub-clause (c), replace "12" with "13"
 - In sub-clause (d), after "*height*" insert "of the *sign*"
 - o Delete the clause of sub-section 27(8) and insert "Deleted."
 - o In sub-section 27(9), replace "4.6" with "4.5" and "under" with "subject to", and:
 - In sub-clause (b), replace "four (4)" with "4 (four)"
 - In sub-clause (c), delete "maximum" and "off-site development/construction", replace "sign" with "*signs*", and after "intersection" replace the rest of the text with "shall not exceed 4 (four);"
 - in sub-clause (d), delete "*temporary off-site real estate development/construction*", and after "*sign*" insert "per development"
 - in sub-clause (e), replace "lot" with "*lot*" and "any time" with "within", and after "30" insert "(thirty)";
 - In sub-clause (g), after "6", insert "(six)"
 - Delete the text of sub-clause (i) and insert "Deleted."
 - In sub-clause (j), replace the text with the following:

"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;"
 - Delete the text of sub-clause (k) and insert "Deleted."

- In sub-clause (l), replace the text with the following:

"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"
- In sub-clause (m), replace "lot" with "*lot*", delete "off-white" and after "painted in" insert "a neutral".
- o Delete the clauses of sub-sections 27(10) and (11) and in each sub-section insert "Deleted."
- o Insert a new sub-section 27(12) as follows:

"(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)."

4. Section 28 Specific Regulations

- Replace the text with the following:

"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 Sign Requirements for Gas Service Stations

Replace "Sign Requirements for Gas Service Stations" in the title of this Part with "Signs in Gasoline Station Zones".

1. Section 29 Application

- in sub-section 29(1), replace the text with "The regulations in this Part apply to all *signs* located on gasoline service station lots."; and
- Delete the clause of sub-section 29(2) and insert "Deleted."

2. Section 30 Permit Not Required

- Delete the clause in Section 30 and insert "Deleted."

3. Section 31 Permit Required

- In sub-section 31(1) replace "under" with "subject to", and:
 - In sub-clause (a), replace "freestanding" with "*free-standing*" and replace "per lot *highway frontage* is permitted" with "is permitted per *lot line* adjacent to a *highway* except a *lane*;"
 - In sub-clause (b), replace the text with "Deleted."
 - In sub-clause (c) replace the text with the following:

"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;"

- In sub-clause (d), replace "freestanding signs" with "*free-standing signs*" and "lot" with "*lot*"
- Delete the text of sub-clause (f) and insert "Deleted."
- Replace the text of sub-clause (g) as follows:

"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:

Highway:

Between the following highways:

- 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 Bypass.....
 - 192 Street and 196 Street
 - o. Fraser Highway.....
 - 140 Street and 196 Street
-

- 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;
- o Delete the text of sub-clause (i) and insert "Deleted."
- o Insert a new sub-clause (j) as follows:
 - "(j) The *height* of a *sign* shall be a maximum of 4.5 m [15 ft.] except when the *sign* is located:

- i. within a *special sign area*, the *height* of the *sign* shall be in compliance with Part 8 of this By-law;
 - ii. 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
 - iii. 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.]."
- In sub-section 31(2):
 - in sub-clause (a), replace the text with:

"a maximum of two *fascia signs* are permitted in addition to *pump island canopy signs*;"
 - in clause (b), replace the text with the following:

"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*;"
 - in sub-clause (c), after the semi-colon (";") insert "and"
 - In sub-clause (d), replace the semi-colon (";") with a period (".")
 - Delete the text of sub-clauses (e) and (f) and, in each sub-clause, insert "Deleted."
 - In sub-section 31(3):
 - In sub-clause (a), replace "*premise*" with "*premises*"
 - In sub-clause (b), after "length of the" insert "*pump island*"
 - In sub-clause (c), before each instance of "*canopy*" insert "*pump island*"
 - In sub-clause (d), replace "0.3 sq. m [3 sq. ft.] per lin. ft. of *premise frontage*;" with "1 sq. m. per linear metre [3 sq. ft. per linear foot] of *premises frontage*;"
 - In sub-clause (g), replace "3.3 ft." with "3 ft."
 - Delete the entire text of sub-section 31(4) and insert "Deleted."
 - In sub-section 31(5), insert a hyphen ("-") between "*sandwich*" and "*board*", and:
 - In sub-clause (a), replace "*sandwich board*" with "*sandwich-board*" and delete "on a lot"
 - Insert a new sub-clause (a.1) as follows:

- "(a.1) the *sign* shall be located on the same *lot* as the business to which the *sign* pertains;"
- In sub-clause (c), replace "12" with "13"
- In sub-clause (d), replace "height" with "*height of the sign*".

Part 7 Signs in Institutional Zones

1. Section 33 Application

- In sub-section 33(1), replace the text with "The regulations in this Part apply to all *signs* on *lots* in institutional zones."
- Delete the text of sub-section 33(2) and insert "Deleted."

2. Section 34 Permit Not Required

- Delete the text of this section and insert "Deleted."

3. Section 35 Permit Required

- In sub-section 35(1):
 - in sub-clause (a), replace the text with the following:

"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;"
 - in sub-clause (b), before the semi-colon (";") replace "highway frontage" with "*lot line* adjacent to a *highway* except a *lane*;"
 - delete the text of sub-clause (c) and insert "Deleted."
 - In sub-clause (f), replace "4.6 m [15.0 ft]; and" with the following:

"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."
- In Sub-section 35(2):
 - In sub-clause (a), before the semi-colon (";") replace "highway frontage" with "*lot line* adjacent to a *highway* except a *lane*"
 - In sub-clause (c), after "semi-colon (";") insert "and"

- delete the text of sub-clause (d) and insert "Deleted."
- In sub-section 35(3), replace the text with "Deleted."

Part 8 Special Sign Areas

1. Section 37 Application

- In section 37:
 - before "*special sign areas*" insert "*free-standing signs* in", delete the comma (",") after "*sign areas*" and insert, in its place, a period (".")
 - delete "Comprehensive Development Zones and Development Permit Areas."
 - After "By-law" insert a comma (",").

2. Section 38 Height Restrictions

- In the title of the section, replace "HEIGHT" with "FREE-STANDING SIGN" and replace the clause with the following:

"*Free-standing signs* on lots located within each of the *special sign areas*, as listed below, are subject to restrictions 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; and
- 1.K Newton Town Centre."

3. Section 39 Comprehensive Development Zones

- Delete the text of this section and insert "Deleted."

4. Section 40 Development Permit Areas

- Delete the text of this section and insert "Deleted."

Part 9 Special Permit Signs

- Delete "Permit" from "Special Permit Signs" in the title of this Part.

1. Section 41 Application

- Replace the text with the following:

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

- Delete the existing "(1) *Landscape logo Signs* provided that:"

- Insert a new section "41.1" and sub-section "(1)", as follows:

- "41.1. SIGNS PERMITTED

(1) *Landscape logo Signs* provided that:"; and

- delete the text of sub-clauses (a) and (b) and, in each sub-clause, insert "Deleted.";
 - In sub-clause (c), replace "in such a manner so" with "such"
 - In sub-clause (g), after semi-colon (";"), insert "and"
 - In sub-clause (h), after "*sign area*" replace the semi-colon (";") with a period ("."), and delete "and"
- Delete the text of sub-section 36(2) and insert "Deleted."

Additional Amendments

- Italicize the following terms wherever they appear in this By-law, including both singular and plural versions, as applicable:
 - Sign and sign;
 - Lot and lot;
 - Lane and lane;
 - Free-standing and free-standing; and
 - Setback and setback.
- Wherever terms "freestanding" and "Freestanding" appear in this By-law, replace them respectively with "free-standing" and "Free-standing".

Amendments to Schedule 1

- In Schedule 1, delete the text and insert "Deleted"
- Delete the Special Sign Area Map Schedules 1.a to 1.i in their entirety and replace them with the Schedules, listed below, and attached to this Appendix:

- 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; and
- 1.K Newton Town Centre."

Schedule 1.A: City centre



See Special Sign Area 1.B



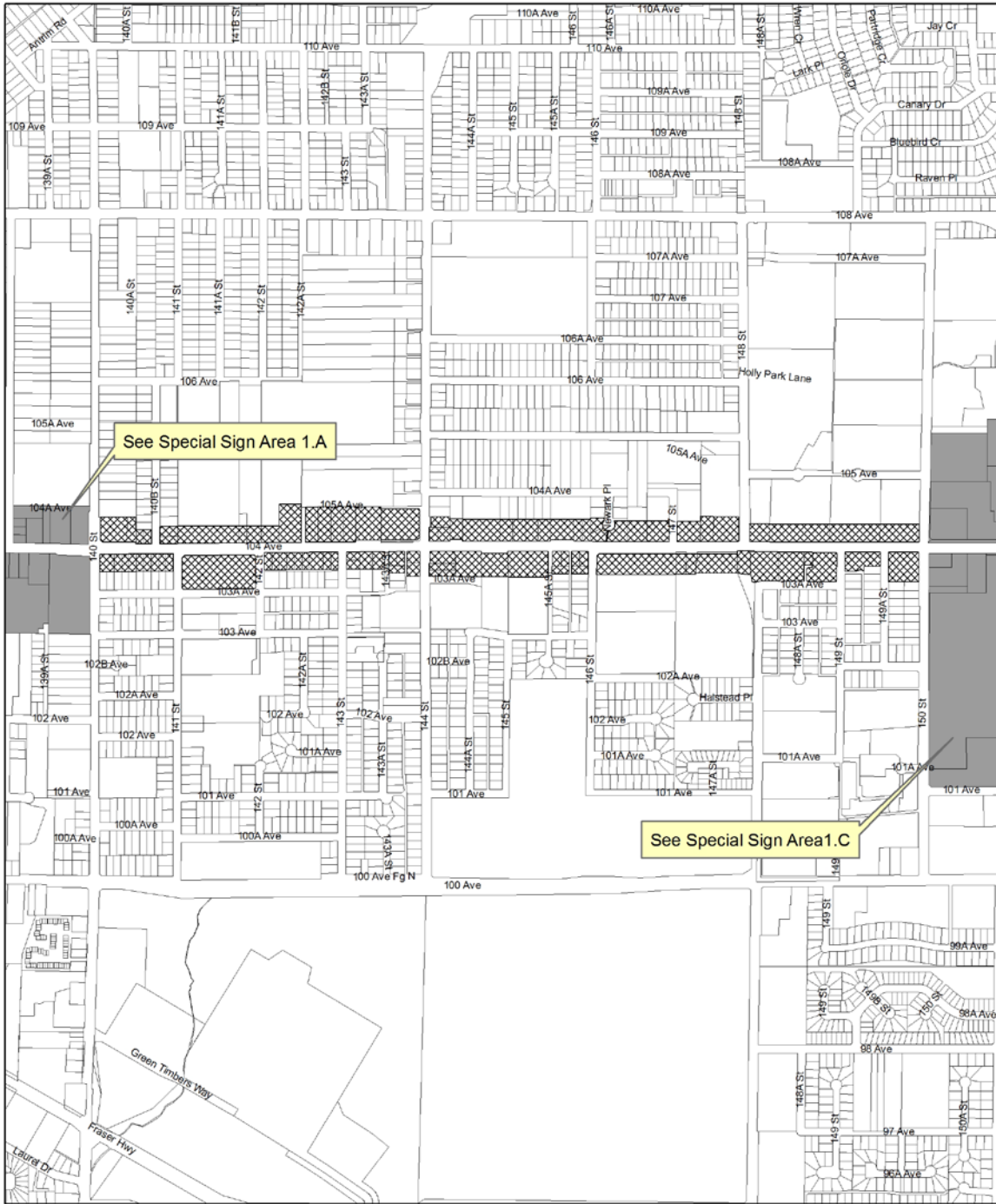
Special Sign Area City Centre

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





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Schedule 1.B: 104 Avenue



Special Sign Area 104 Avenue

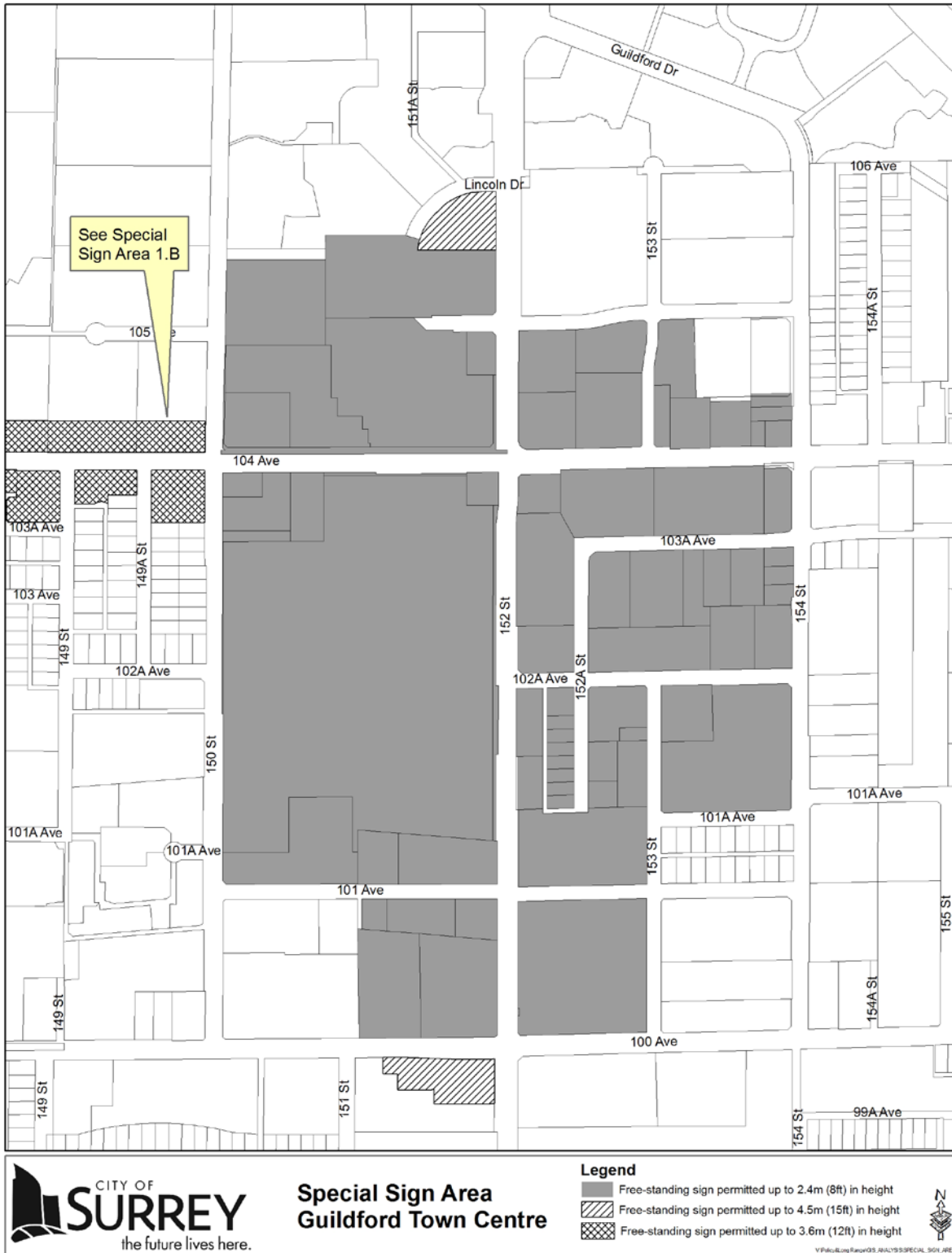
Legend

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

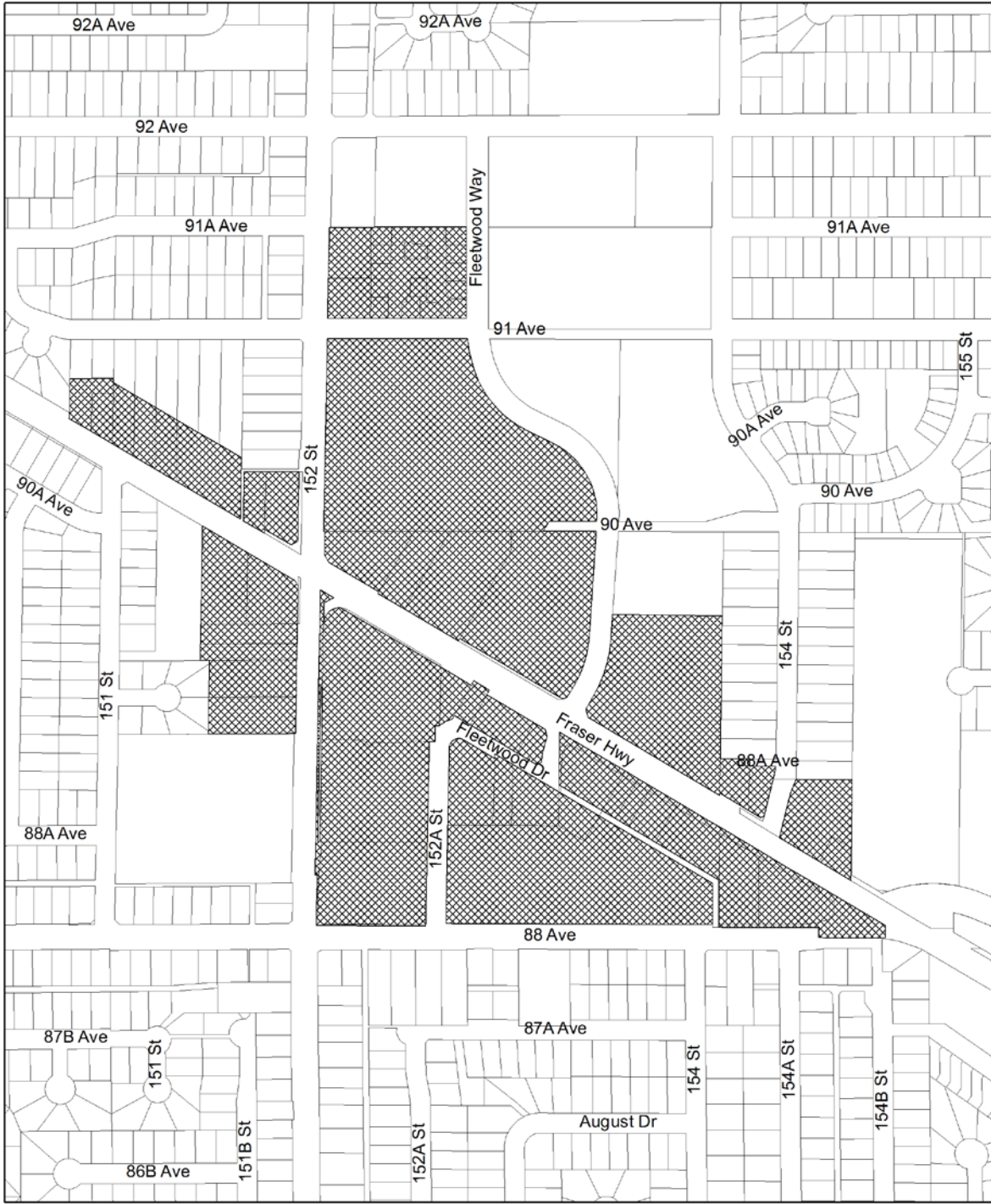


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Schedule 1.C: Guildford Town Centre




Schedule 1.D: Fleetwood Commercial Node



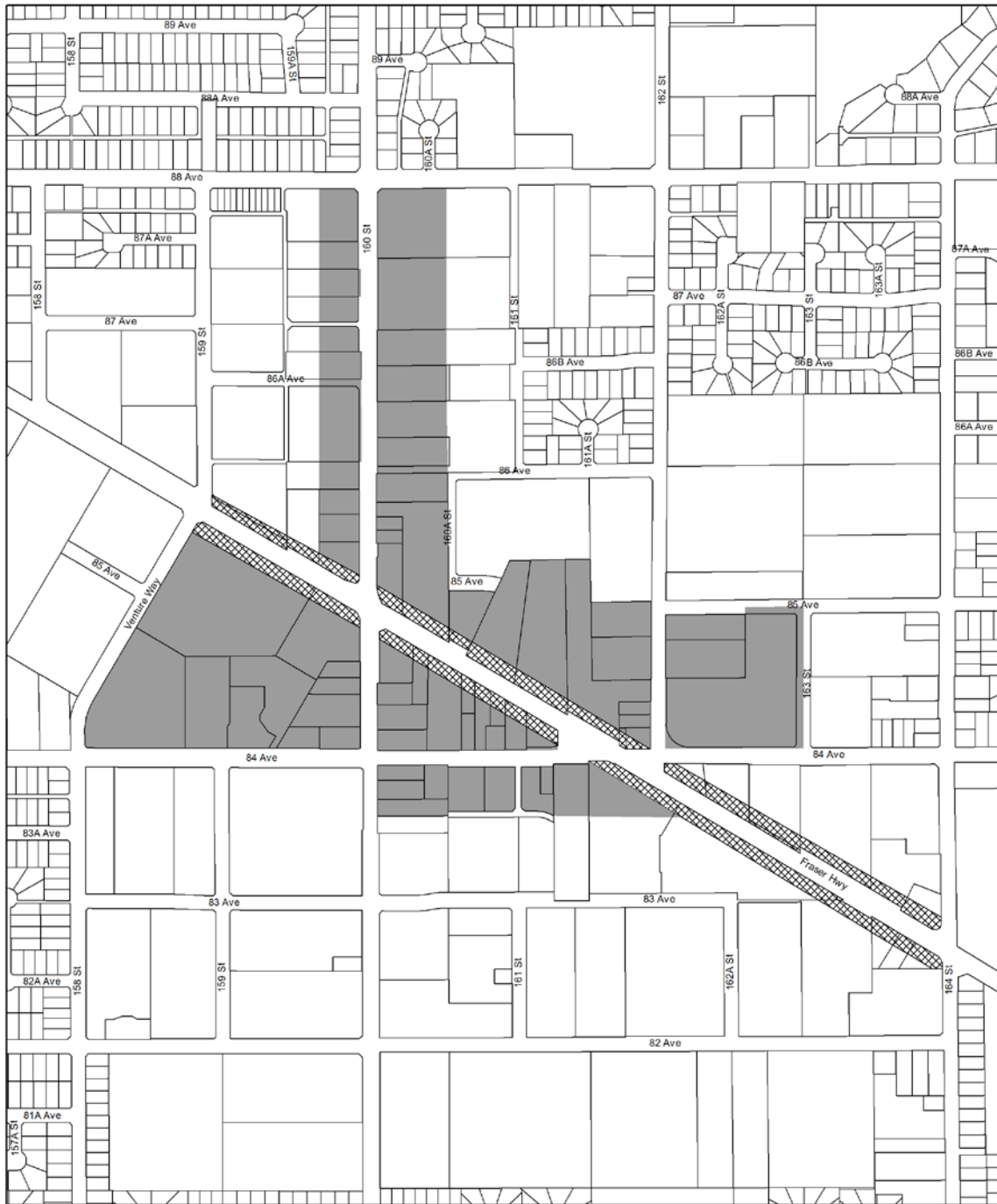
Special Sign Area
Fleetwood Commercial Node

Legend

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



Schedule 1.E: Fleetwood Town Centre



Special Sign Area Fleetwood Town Centre

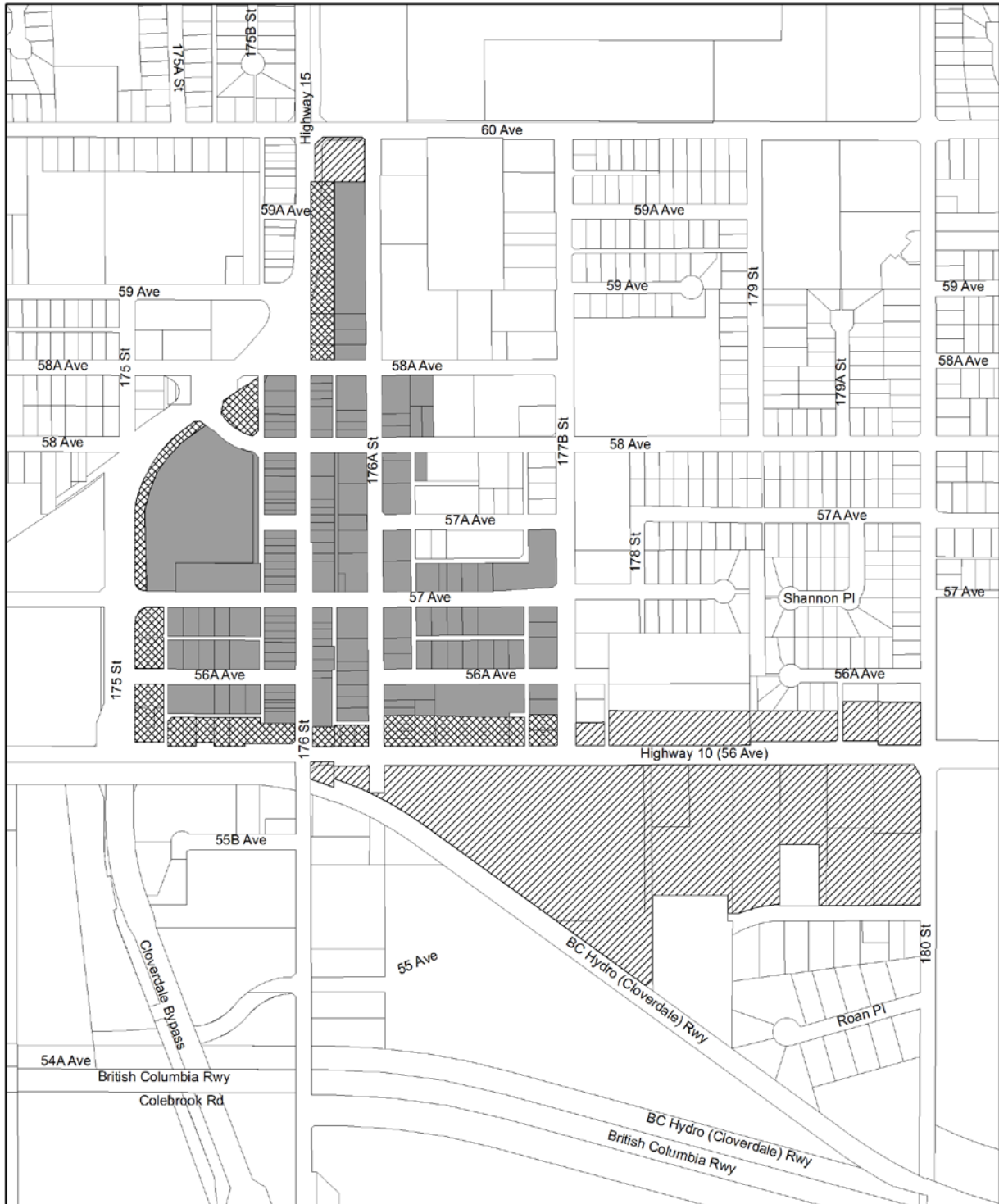
Legend

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



VP1404-LongRange193_AWAY33SPECIAL_SIGN_AREA

Schedule 1.F: Cloverdale Town centre



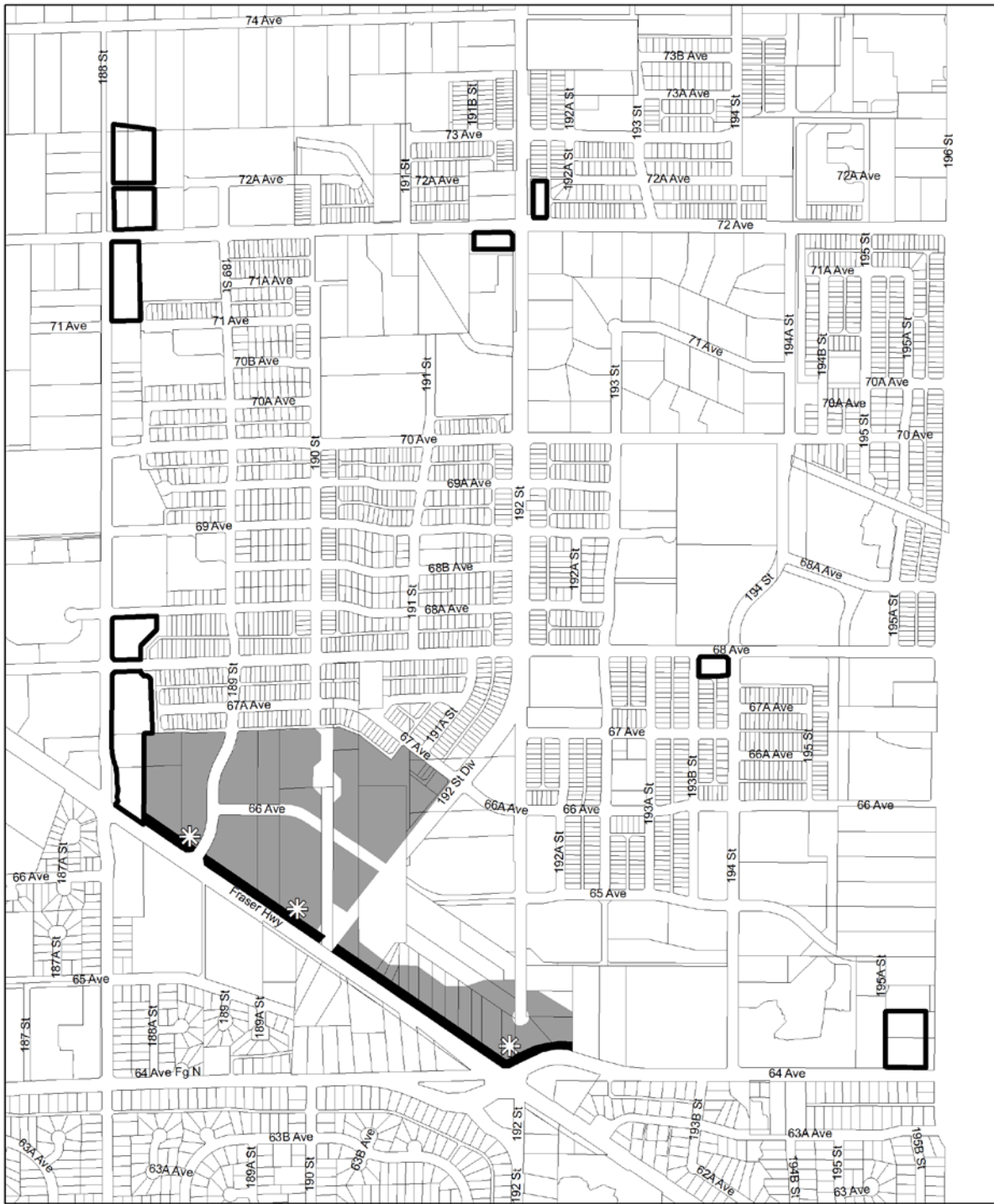
**Special Sign Area
Cloverdale Town Centre**

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



Schedule 1.G: East Clayton



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 sign may be permitted up to a maximum height of 6m (20ft) for Business Park and Commercial Development



VP/Planning/Range/03_APA/103/PER/DAL_SIGN_AREA

Schedule 1.H: Campbell Heights



**Special Sign Area
Campbell Heights**

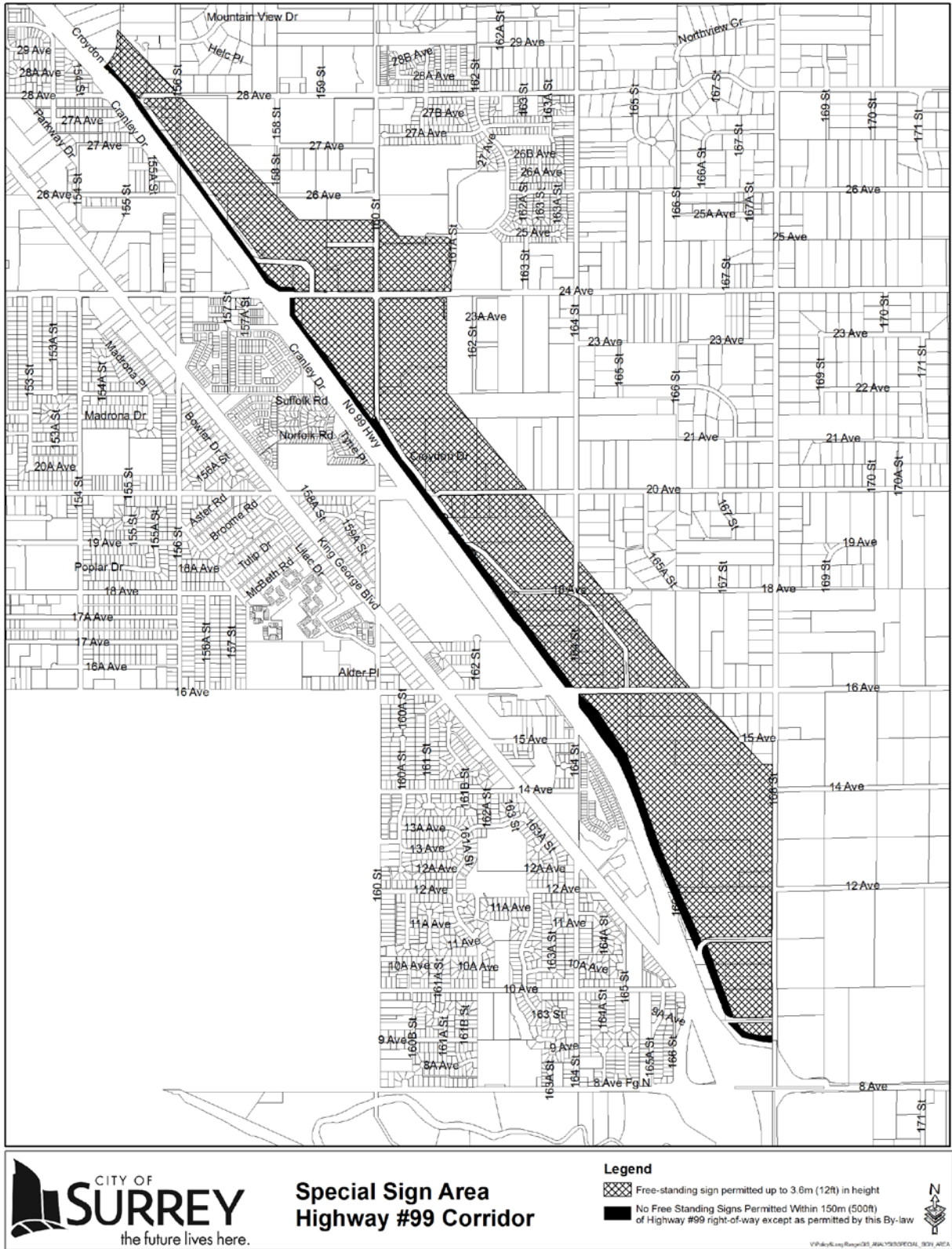
Legend

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



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Schedule 1.I: Highway #99 Corridor



Schedule 1.J: Semiahmoo Town Centre

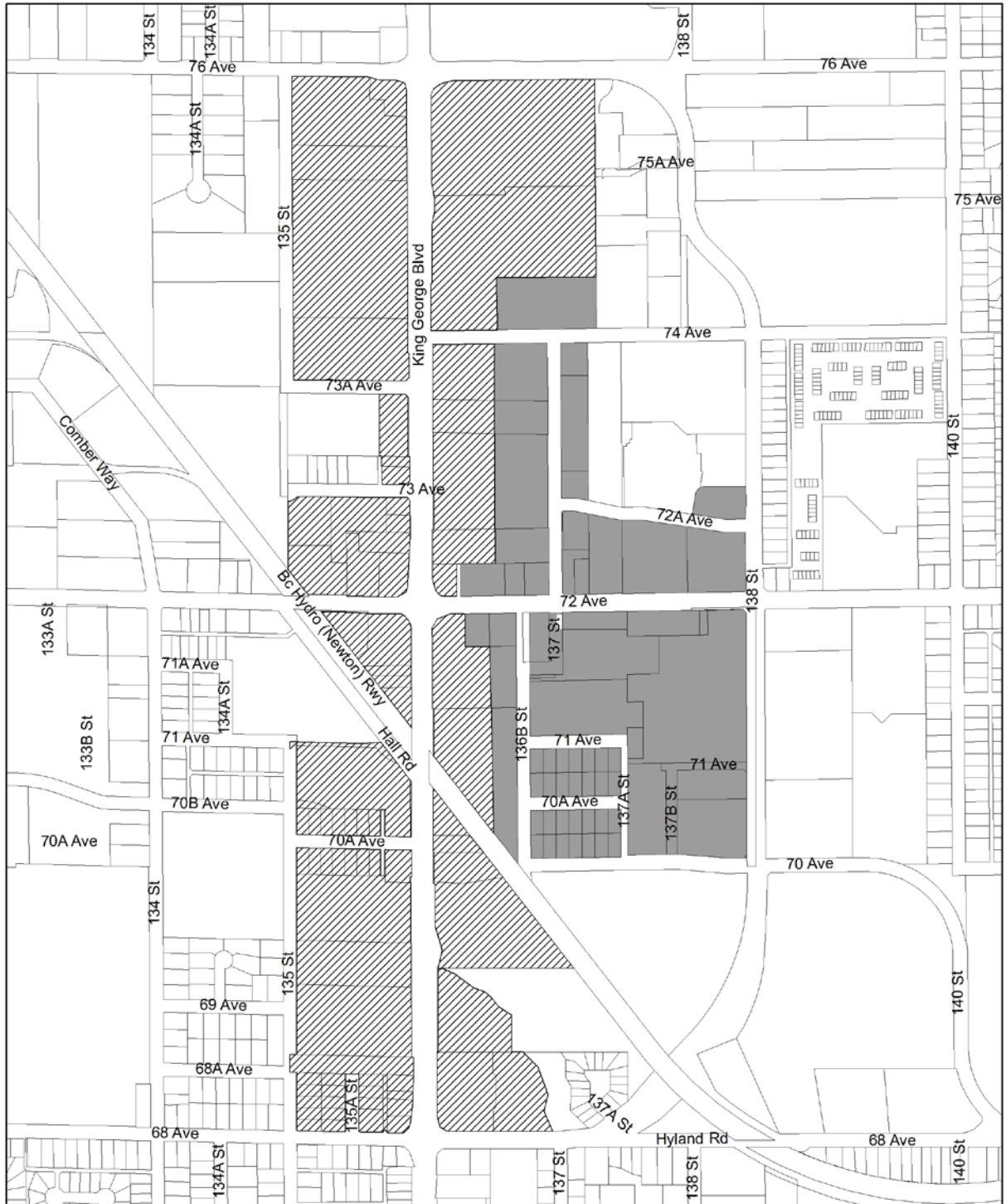


Legend

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



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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**Proposed Amendments to Schedule C Development Permit Area Guidelines
Surrey Official Community Plan By-law, 1996, No. 12900, as amended**

The following amendments are proposed to Surrey Official Community Plan By-law, 1996, No. 12900, as amended:

In Schedule C. Development Permit Area Guidelines:

1. Section A.11 Signs

- In Guideline A.11.1, at the end of the clause, replace the period (".") with a comma (",") and insert the following after the comma:

"except free-standing signs for automobile dealership businesses located in a comprehensively designed auto mall development or in an auto mall type of setting.

Pole-supported type of free-standing signs to advertise these automobile dealership businesses may be supported if the sign presents a co-ordinated appearance with the building design on the lot or with the other automobile dealership signs within the same auto mall development or auto mall type of setting, or if the sign would allow unobstructed view of the vehicles on display on the lot. All pole-supported signs should be designed with regard for good design with consideration for proportions, massing, finishing and colour co-ordination to present a well-balanced appearance. Snap-on signs mounted on or attached to light poles, or other structures, are not in keeping with the intent of this guideline and, therefore, are not acceptable."

2. New Section

- Insert a new Guideline A.11(a) as follows:

"A.11(a) Variation of Sign By-law Requirements

A.11(a).1 Council may, by issuance of a Development Permit, vary the provisions of the Sign By-law so as to ensure the form and character of signs are coordinated with the site layout, building design and landscaping on a lot, the signs are in keeping with the Development Permit Guidelines for signs, and the signs fit into the overall character of the streetscape."