

AMENDED BY
BY-LAW NO. 2004-08

BY-LAW NO.2002-059
BEING A BY-LAW TO
REGULATE SIGNS AND ADVERTISING DEVICES
IN THE TOWNSHIP OF UXBRIDGE

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BY-LAW NO. 2002-059

OF THE

CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTION 210 OF THE MUNICIPAL ACT, R.S.O., 1980, c.302, AS AMENDED, TO REGULATE THE ERECTION, LOCATION, CLASS AND TYPE OF SIGNS AND ADVERTISING DEVICES IN THE TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.

SECTION 1 - DEFINITIONS

In this By-law unless the context otherwise requires, the following terms when used shall have meanings assigned to them as follows:

- 1.1 **CANOPY, ATTACHED** means any structure which projects from the exterior face of a building wall which may afford protection or shelter from the weather.
- 1.2 **CANOPY, FREE STANDING** means a building or structure unenclosed on all sides, which structure may afford protection or shelter from the weather.
- 1.3 **ELECTRONIC MESSAGE CENTRE** shall mean that part of an illuminated sign which is computer-controlled and which displays information to the public in a pre-arranged time sequence.
- 1.4 **MURAL, WALL** is a picture printed or painted on a wall and may depict a business name or enterprise as part of the artistic content and for purposes of this bylaw is not regarded as a sign.
- 1.5 **PERSON** means an individual, corporation, partnership or sole proprietorship.
- 1.6 **PREMISES** means the area of building(s), lands or parts thereof in residential areas and/or used by a business enterprise. In a multiple occupancy building, occupied by more than one business, each business area shall be considered a separate premises.
- 1.7 **SHOPPING CENTRE** means a group of commercial uses which are managed as a unit by a single owner or tenant, or a group of owners or tenants and distinguished from a business area comprising unrelated individual buildings.
- 1.8 **SIGN** means any structure or device, intended for identification or advertisement, visible to the general public and includes signs in windows.
- 1.9 **SIGN AREA** means the total area of a sign, including the sign frame.
- 1.10 **SIGN, "A" FRAME** commonly known as a sandwich board sign designed to be self-supporting on the ground.
- 1.11 **SIGN, DIRECTIONAL** means a sign for public safety or convenience and bearing no commercial advertising.
- 1.12 **SIGN, FINGER BOARD** means a sign placed on a self supporting post located in the rural areas indicating direction to a recognized business.

SECTION 1 - DEFINITIONS (cont'd)

- 1.13 **SIGN, GROUND** means a sign located on a structural base placed in or upon the ground.
- 1.14 **SIGNS, NUMBERS OF** means that for the purpose of determining number of signs, a sign shall be considered to be a single display device containing elements organized, related, and composed to form a unit. Where components of signs are displayed in a random manner without organized relationship, or where there is reasonable doubt about the relationship of said components, each component shall be considered to be a single sign. Double - sided signs are considered to be one sign.
- 1.15 **SIGN, PORTABLE** means a sign not permanently attached to the ground or a building.
- 1.16 **SIGN, PROJECTING** means a sign which projects at an angle from and is supported by a wall of a building.
- 1.17 **SIGN, SOFFIT** means a sign mounted to the underside of a soffit, attached canopy or free standing canopy.
- 1.18 **SIGN, TEMPORARY** means a sign erected for a period of less than one (1) month.
- 1.19 **SIGN, WALL** means a sign which is attached and parallel to a building wall or window.
- 1.20 **SIGN, WINDOW** means a sign which is placed in a window and intended to be visible from outside the premises.
- 1.21 **SPECIAL EVENT** means a one-time event of significance, such as a grand opening, or going out of business sale. It does not apply to advertising merchandise specials throughout the year.

SECTION 2 - ADMINISTRATION

2.1 Intent and Scope

This by-law shall apply to the whole of the Township of Uxbridge. The intent of this by-law is to regulate signs in the Township of Uxbridge for controlling community appearance, safety and the impact upon certain significant historical areas.

2.2 Permits

- a) Permits are required to erect signs under Sub-Sections 3.6, 3.10 and all of Sections 5, 7, 8 and 9.
- b) Permits are not required to change a sign if the new sign advertises the same business as the old sign by the same owner and the overall dimensions are not changed, provided the sign conforms to all requirements of this bylaw. This does not apply to signs set out in Section 2.6 of this bylaw.

To obtain a permit the applicant must first file an application (see Schedule B) in writing.

- C) An application for permit for any work will be deemed to have been abandoned six (6) months after the date of filing, unless such application has been diligently prosecuted or a permit has been issued. In case of abandonment, all plans and specifications shall be returned to the applicant.
- D) Where, before the expiry date of a permit, an application is made to extend this permit for a further six (6) months, the Township may renew the permit by the payment of the prescribed application fee.
- E) The scale of fees to be paid to the Township of Uxbridge for sign permits shall be as follows:
 - (i) Basic minimum fee: \$60.00
 - (ii) Permit fees are not refundable.

2.3 Removal of Signs

- (i) When an unauthorized sign is erected or displayed on, over, partly on, or partly over property owned by or under the jurisdiction of the Township of Uxbridge, it shall be removed immediately without notice.
- (ii) If an illegal sign is located on private property the Chief Building Official may forward a Notice of Removal to the person having the use or major benefit of the sign, or the property owner, requiring that the sign be permanently removed.
- (iii) If a Notice of Removal is not complied with, the Chief Building Official may require that the Municipality, its employees or agents, enter upon the land and remove such sign.
- (iv) Signs so removed shall be stored by the Municipality for a period of not more than thirty (30) days, during which time the owner or his agent may be entitled to redeem such sign upon receipt by the Treasurer of the amount calculated by the Chief Building Official as the cost of removing the sign (\$50.00 minimum charge) plus a storage charge of \$3.00 per day.

- (v) Where a sign has been removed by the Municipality and stored for a period of thirty (30) days and such sign has not been redeemed, the sign will be disposed of.

2.4 Penalty

Any persons convicted of a breach of any of the provisions of this by-law, in addition to any other penalty, shall forfeit and pay, at the discretion of the presiding Justice, a penalty for each such offence, and every such penalty shall be recoverable under The Municipal Act, R.S.O., 1980, c.302, as amended, and The Provincial Offenses Act, R.S.O., 1980, c.400, as amended.

2.5 Conflict with Other By-laws

Where there is a conflict or a contradiction between this by-law and any other by-law of the Township of Uxbridge, the provisions of this by-law shall prevail.

2.6 Existing Non-Conforming Signs

- (i) Any sign except prohibited signs as described in Section 4 erected, constructed or placed before the day this by-law shall come into force and in use on such day may remain and continue to be used and maintained notwithstanding that it does not conform with the applicable provisions of this by-law.
- (ii) No non-conforming sign shall be altered, replaced or relocated for any reason whatsoever, unless the same shall either conform or be made to conform in all respects with the applicable provisions of this by-law.

SECTION 3 - PERMITTED SIGNS

- 3.1 One sign not exceeding 0.5 square metres in area indicating the name, address and profession of a resident or occupant. A farm registered with the Ontario Federation of Agriculture may have one sign not exceeding 1.0 square metre indicating the name of the farm and owner.
 - 3.2 One non-illuminated no trespassing, safety or caution sign not exceeding 0.2 square metres in area, for each 30.5 metres of lot line, in accordance with the Trespass to Property Act, RSO 1990, Chapter T.21.
 - 3.3 Real Estate Signs - One non-illuminated ground sign not exceeding 1.0 square metres in area advertising the sale, rental or lease of any building structure or lot in a residential, rural or open space zone, or 2.0 square metres in other zones. If property has frontage on two roads, a second sign will be permitted.

Such Real Estate sign shall be removed within thirty (30) days after the building structure or lot has been sold, rented or leased. (Based on date of offer being accepted)
 - 3.4 Directional Signs - One directional sign (not exceeding 0.40 square meters in area) at each point of ingress and egress to and from the parking area(s) of an institutional establishment or the parking area(s) of a multi-unit residential, industrial or commercial complex.
 - 3.5 Government signs, municipal, historic, cultural or religious signs.
 - *3.6 A sign having an area of not more than 6.0 square metres incidental to building construction within the area designated for such purposes. Such sign shall not be erected prior to the application receiving draft plan approval or site plan approval and shall be removed as soon as said construction is completed or said construction is discontinued for a period exceeding thirty (30) days.
 - 3.7 Public election lists, public elections signs, and candidate signs. Such signs shall be removed within forty-eight (48) hours after the election for which signs have been erected.
 - 3.8 Temporary signs no larger than 2.0 square metres in area advertising auctions and special events of charitable or public service groups for a period not exceeding two weeks (14 days) prior to the event and sign to be removed within 48 hours after the event.
 - 3.9 A maximum of two (2) temporary signs not exceeding 4.0 square metres in area advertising the sale of farm produce produced on the same premises. These signs may be located at the closest main intersection to the farm. Such signs shall be removed within forty-eight (48) hours of the date when the advertised produce ceases to be available for sale.
 - *3.10 Signs advertising special events of limited duration not exceeding thirty (30) days which are not associated with charitable or public service groups, such as a business opening. Such signs may be erected not more than seven (7) days prior to such special event and shall be removed within forty-eight (48) hours after the completion of the event.
- * A sign permit is required for signs permitted in these sections.

SECTION 4 - PROHIBITED SIGNS

No person shall display any of the following types of signs:

- 4.1 Signs which incorporate in any manner any flashing or moving illumination which varies in intensity, or which varies in colour; and signs which have any visible moving parts, with the exception of signs which indicate time or temperature, or an electronic message centre.
- 4.2 No sign shall be located:
 - vi) Closer than one (1.0) metre from the curb of a Township road, or, where there is no curb;
 - vii) on the shoulder of a Township road, or where there is no shoulder or the shoulder is less than two (2.0) metres in width;
 - viii) within two (2.0) metres of the traveled portion of the roadway.

This brings it into conformity with the region bylaw

- 4.3 Signs which make use of words such as "STOP", "LOOK", "ONE WAY", "DANGER", "YIELD", or any similar words, phrases, symbols, lights, or characters in such a manner as to interfere with, mislead, or confuse traffic.
- 4.4 Any sign which obstructs free ingress to or egress from a fire escape door, window or other required building exit.
- 4.5 Any obsolete sign which no longer advertises a business conducted, or a product sold on the premises or property.
- 4.6 Signs on public property, public right-of-way, median, traffic island or on any official or authorized sign erected and maintained by the Township (then conforms with Regional bylaw), unless erected by a governmental body, or unless required to be so located by order of a governmental body.
- 4.7 Signs painted on, attached to, or supported by a tree, stone, or other natural object, or utility pole. Signs engraved on wood or stone shall be permitted .
- 4.8 Signs erected in part or entirely on the roof of a building or structure.
- 4.9 Advertising signs not related to any business located on the lot.
- 4.10 A ground sign within 10.0 metres of a traffic light.

SECTION 5 - SPECIAL SIGN DISTRICT

CONSIDER ELIMINATING THIS - SIGNAGE SHOULD BE CONSISTENT THROUGHOUT COMMERCIAL AREA

- 5.1 Notwithstanding other provisions of this By-law the following shall not be permitted within the area shown in Schedule "A" attached.
- (i) Ground signs exceeding 1.5 square metres in area.
 - (ii) Ground signs exceeding 2.5 metres in height.
 - (iii) Wall signs exceeding 0.75 square metres per linear metre of building frontage upon which the sign is located.
- 5.2 One A Frame sign, not exceeding 1.04 square metres in area, may be placed immediately in front of a business premise, such that traffic (vehicular or pedestrian) is not impeded in any way and only be present during the hours of operation for the particular business.

SECTION 6 - GENERAL PROVISIONS FOR ALL SIGNS

The following provisions shall apply in all Zones and to all use categories:

6.1 Limit on Number of signs per Premises

Except as may otherwise be provided in this by-law no more than one sign may be erected or maintained on any premises at any one time except that where a premises is located on a corner or through lot or has entrances on two (2) or more streets, or has both a front and rear public entrance, one (1) additional sign may be erected adjacent to the second entrance. A Corporate logo, integral to a sign shall not be regarded as an additional sign. Window signs shall not be included in the number of signs, but shall in no case cover more than 20% of the total window area.

6.2 Wall Signs

The following regulations shall apply to all wall signs:

- (i) No wall sign, or any part thereof, shall project more than 0.5 metres from the wall upon which it is mounted.

6.3 Ground Signs

The following regulations shall apply to all ground signs:

- (i) Ground signs may be permitted between the property line and the building setback lines.
- (ii) No ground sign shall exceed 4.0 metres in any dimension of the sign face.
- (iii) No ground sign shall exceed a maximum height of 8.0 meters from the finished grade level at the base of the said sign.
- (v) No ground sign shall be located at a distance from the common lot boundary or street line less than 2.0 metres or a distance equal to the height of the sign whichever is greater.

SECTION 6 - GENERAL PROVISION FOR ALL SIGNS (cont'd)

6.4 Soffit Signs

The following regulations shall apply to all soffit signs:

- (i) No portion of any soffit sign shall be less than 2.4 metres above the finished grade or floor level immediately below such sign.
- (ii) No soffit sign shall be located above the first storey of any building.

6.5 Canopy Signs

A canopy sign shall be designed to be an integral part of the canopy fascia and not extend beyond the limits of the canopy fascia.

6.6 Projecting Signs

No portion of a projecting sign shall be less than 2.4 metres above the finished grade or floor level immediately below such sign and shall not exceed 1.5 square metres in area.

6.7 Location of Signs

No sign shall project over public rights-of-way (excluding sidewalks) or other adjoining lands or driveways.

6.8 Illumination

Light sources which illuminate signs shall be shielded so that the light source is not visible off the property on which a sign is located.

6.9 Properties on Regional Roads

- (i) All sign permit applications for properties located on Regional Roads must be reviewed by the Regional Municipality of Durham prior to issuance of a permit by the Township of Uxbridge.

6.10 Maintenance

All signs must be kept in a clean and tidy state and not present a hazard to the general public.

SECTION 7 - RESIDENTIAL/RURAL/OPEN SPACE ZONES

- 7.1 No person shall erect or cause to be erected, or permit a sign in a residential, rural or open space zone save and except the following:
- (i) One identification sign, not exceeding 3.0 square metres on the property of an institutional establishment.
 - (ii) One identification sign having a maximum area of 6 square metres is permitted for a recreation area (ie golf course, ski area)
 - (iii) Identification signs for apartment buildings consisting of individually mounted letters shall be permitted.
 - (iv) Ground and wall signs which are incidental to the use of the property having an aggregate area not exceeding 10.0 square metres. This applies to rural and open space zones only.
 - (v) A maximum of 3 Finger Board signs located at intersections of nearest arterial roads which will indicate direction to a recognized business (commercial, industrial or agricultural) in a Rural Zone. These signs must be approved by Council prior to installation; construction and installation will be under the control of Township staff. These signs will typically be white lettering on green background and in the shape of an arrow pointing in the direction of the business. Maximum height is 20 cm. and length is 0.9 metres.

SECTION 8 - COMMERCIAL, INDUSTRIAL ZONES AND COMMUNITY FACILITY ZONES

Except as provided in Section 5 - SPECIAL SIGN DISTRICT, and Section 6 - GENERAL SIGN PROVISIONS, the following provisions shall apply to all signs located in a commercial zone:

8.1 Wall Signs

- (i) The area of a wall sign shall not exceed 1.0 square metres per linear horizontal metre of the building wall upon which such sign is located. In multiple occupancy buildings or shopping centres there shall be a proportional allocation of sign area for each business premises having direct access to a public way. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 5.0 square metres.
- (ii) In a multiple occupancy building, a directory sign will be permitted at first floor level, listing names of businesses not having direct access to a public way. The area of such sign will not exceed 1.0 square metres.
- (iii) Wall signs shall only be located at the level having direct access to a public way except that where a premises occupies more than one floor, the wall sign may be located above the level having direct access to a public way.

8.2 Ground Signs

No ground sign shall be larger than 8.0 square metres in area.

8.3 Soffit Signs

Soffit signs shall not exceed a sign area of 2.0 square metres.

8.4 Canopy Signs

A canopy sign shall not exceed 2.0 square metres per linear horizontal metre of building frontage. In multiple occupancy buildings there shall be proportional allocation of sign area for each business premises. Notwithstanding the foregoing, the total area of a canopy sign erected as an integral part of a free standing canopy shall not exceed 3.0 square metres in area.

8.5 Service Station and Gas Bar Signs

Notwithstanding any other provisions of this By-law, the following signs may also be permitted in association with service stations and gas bars:

- (i) "Gas price" signs not exceeding 0.5 square metres in sign area may be permitted on the fascia of a canopy associated with pump islands provided that such sign is an integral part of the canopy design and does not extend beyond the fascia limits, and further provided that not more than two (2) such signs shall be permitted per canopy. In some cases, pricing signs may be of the ground variety in place of the canopy signs.
- (ii) Signs customarily displayed on gasoline pumps which are an integral part of the pump or pump island design.

8.6 Portable Signs

One portable sign per lot may be located to advertise a special event of a commercial nature, such as a grand opening. Such sign shall be permitted for the duration of the event only and in no instance shall the sign be permitted for a period exceeding 30 days.

8.7 Special Provisions for Premises Not Having Direct Access to a Public Way

Where a premises does not have direct access to a public way, the following signs shall be permitted notwithstanding the other provisions of this by-law.

- (i) Not more than one (1) wall sign or one (1) ground sign per common entrance shall be permitted.
- (ii) No premises shall be permitted to advertise on more than one sign erected under the provisions of this Subsection.
- (iii) No sign erected under the provisions of this Subsection shall exceed 2.0 metres in vertical dimension of the sign face.
- (iv) No ground sign erected under the provisions of this Subsection shall exceed 3.6 metres in height.
- (v) No sign erected under the provisions of this Subsection shall exceed 0.5 square metres in area per premises.

8.8 Car Dealership Signs

Notwithstanding any provisions of this By-law to the contrary, the following signs may be permitted in association with a car dealership;

- (i) Not more than two (2) wall or ground signs per business use located on the premises.

SECTION 9 - SUBDIVISION DEVELOPMENT

9.1 Real Estate Development Signs

In addition to the general provision of this By-law, the following regulations shall apply to all real estate development signs.

- (i) Such signs must be located on the premises of the development which is for sale.
- (ii) Such signs may advertise only the subdivision in which the sign is located.
- (iii) If any person uses more than one (1) sign for the same development or area, no two (2) signs shall be closer to each other than 300.0 metres measured in a straight line between said signs.

9.2 In addition to real estate development signs permitted in Subsection 9.1, the following signs shall also be permitted.

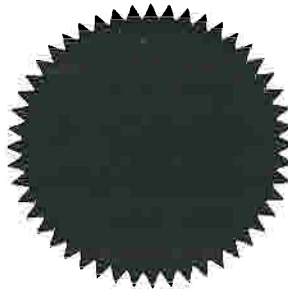
- (i) One (1) ground sign having a maximum sign area of 12 square metres adjacent to each of the two (2) nearest arterial roads to the subdivision being advertised. No more than one (1) such sign shall abut any one (1) arterial road.

9.3 In all cases, signs covered in Subsection 9.1 and 9.2 shall have a time limit of two (2) years.

THAT By-law Nos. 97-028 and 98-065 are hereby repealed in their entirety.

THAT this By-law shall come into force and take effect upon final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 27th day of May, 2002.

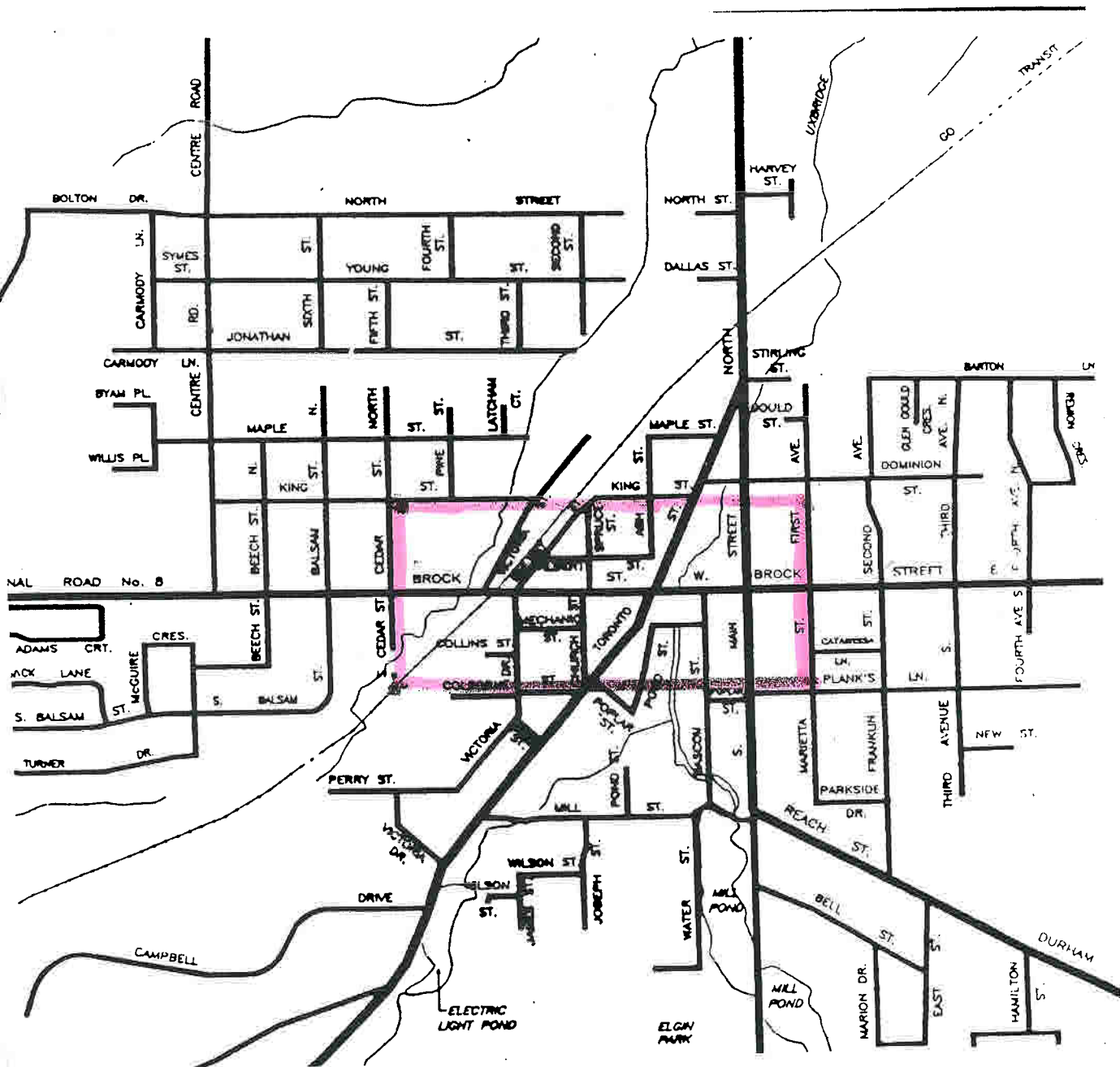



GERRILYNN O'CONNOR
MAYOR


WALTER E. TAYLOR
CLERK

SCHEDULE "A"

Special Sign District



BY-LAW NUMBER 2004-008

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO AMEND BY-LAW NO.
2002-059 TO REGULATE SIGNS AND
ADVERTISING DEVICES IN THE TOWNSHIP
OF UXBRIDGE

WHEREAS the Council of the Corporation of the Township of Uxbridge has passed By-law No. 2002-059 to regulate signs and advertising devices in the Township of Uxbridge.

AND WHEREAS the Council of the said Corporation deems it advisable to further amend By-law No. 2002-059;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. THAT Section 2.2 - Permits E, (i) and (ii) of Township of Uxbridge Sign By-law 2002-059 be deleted in its entirety.

2. AND THAT Section 2.2 - Permits E shall be replaced to read as follows:

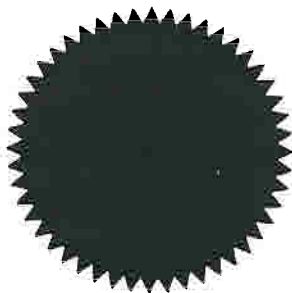
2.2 Permits

E) The scale of fees to be paid to the Township of Uxbridge for sign permits shall be as follows:


- i) Basic minimum fee: \$75.00
- ii) Signs erected prior to the issuance of a required permit shall be subject to double the applicable fee.
- iii) Sign requiring an exemption from the provisions of this by-law shall be subject to an administration fee of \$200.00 per review.
- iv) Permit fees are not refundable.
- v) Administration fees for the exemption process shall not be refunded regardless of the outcome during the exemption process.

3. THAT this By-law shall come into force and take effect upon final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 26th day of January, 2004.




GERRI LYNN O'CONNOR
MAYOR


WALTER E. TAYLOR
CLERK