

**MUNICIPALITY OF HURON EAST
BY-LAW NO 6 -2012
BEING A BY-LAW TO REGULATE THE ERECTION
AND MAINTENANCE OF SIGNS AND OTHER
ADVERTISING DEVICES**

WHEREAS, the Municipal Act, 2001, S.O. , 2001, c.25, as amended, provides a municipality has the specific power to regulate structures, including fences and signs subject to the rules and regulations set out in Section 99:

AND WHEREAS, it is the desire of the Council of the Municipality of Huron East to regulate signs and advertising devices within Huron East with a view to ensuring the safety of the public in respect to the erection and maintenance of such signs:

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts the following:

SECTION 1 TITLE AND SCOPE

1.1 Short Title

1.1.1 This By-law may be cited as the “Sign By-law”.

1.2 Scope

1.2.1 The provisions of this By-law shall regulate the erection, location, construction, alteration, repair, use and maintenance of all signs and other advertising devices within the limits of the Corporation of the Municipality of Huron East.

SECTION 2 DEFINITIONS

2.1 General Definitions

The following general definitions shall apply for the purpose of this By-law unless the context otherwise provides;

2.1.1 **A-Frame Sign** - Any mobile sign , triangular in shape, designed with no less than two sides of equal lengths forming its apex allowing it to stand freely on the ground.(Also known as a “Sandwich Board” sign.)

2.1.2 **Address Sign** - A fascia sign or ground sign which has a maximum area of 0.2 square metres (2.1 sq. ft.), containing no commercial message and is intended solely to indicate municipal street address.

- 2.1.3 **Area of Sign** - The number of square metres of the surface of the sign, including the border and frame and where there is no border or frame, shall include all the extremities of the sign. Fifty percent of the sum of all the area of the faces of a multiple faced sign shall be used in determining the area of the sign. Where letters, figures or symbols are affixed to a wall separately, to denote the name of the business or service, then the area of the sign shall be determined to be the area contained within a rectangle surrounding all of the letters, figures or symbols.
- 2.1.4 **Awning Sign** - A non-illuminated sign painted on or affixed flat to the surface of an awning, which does not extend vertically or horizontally beyond the limits of such awning, is used solely for the purpose of identification of the business or use and contains no other commercial message.
- 2.1.5 **Banner Sign** - Any temporary sign made from non-rigid material such as cloth, plastic or similar material and which is secured or mounted by its ends on a secondary support.
- 2.1.6 **Bench Sign** - Any sign that is painted, placed, or attached to a bench.
- 2.1.7 **Billboard Sign** - A sign advertising a business, use, product, or idea not required to be located on the same lot as the sign is located, and shall include poster panels or other similar surfaces to which temporary sign copy may be attached.
- 2.1.8 **Building Line** - The required building line setback from any street for a structure or any required front yard or required side yard abutting a street, all as set out in the applicable sections of the Huron East Zoning By-law.
- 2.1.9 **Clearance** - The vertical distance between the lowest limit of a sign and the finished grade immediately below the sign.
- 2.1.10 **Chief Building Official** - The Chief Building Official so appointed by the Council of Huron East pursuant to the Ontario Building Code Act 1990, as amended, or any designated representative.
- 2.1.11 **Corporation** - The Corporation of the Municipality of Huron East.
- 2.1.12 **Council** - The Council of the Corporation of the Municipality of Huron East.
- 2.1.13 **Display Surface** - The surface face available by the structure either for direct mounting of letters and decorations, or for the mounting of facing material intended to carry the entire advertising message.
- 2.1.14 **Double Faced Sign** - A sign having two sign faces, each face being of equal area

and identical proportions to the other, and with each face located on the sign structure so as to be exactly opposite the other.

- 2.1.15 **Driveway Visibility Triangle** - A triangular area formed within a lot by the intersection of a driveway line and a lot line abutting a street or the projections thereof and a straight line connecting them 4.57 metres (15') from their point of intersection.
- 2.1.16 **Election Sign** - means a sign advertising support or promoting the election of a candidate or a political party for public office, or a question on a ballot with respect to a federal, provincial, or municipal election.
- 2.1.17 **Erect** - Anything done in the installation, placement, maintenance, repair, or alteration of any sign.
- 2.1.18 **Fascia Sign** - A sign which is painted on or attached to a building wall and extending there from not more than 0.5 metres (20").
- 2.1.19 **Freedom of Speech Sign** - means a Temporary Sign used to express opinions concerning social, economic or political issues.
- 2.1.20 **Flashing Sign** - A luminous sign, fixed or rotating upon which the source of artificial light is not stationary or the intensity or colour is not constant, but does not include such signs indicating time or temperature.
- 2.1.21 **Frontage** - The width of a lot measured along the Street Line of a lot. Where a lot has more than one Street Line, each Street Line shall be considered separately for the purposes of determining frontage.
- 2.1.22 **Grade** - The elevation of the ground immediately below the sign.
- 2.1.23 **Ground Sign** - A sign three 3 metres (9'10") or less in height directly supported on the ground without the aid of any building or structure other than the sign structure.
- 2.1.24 **Height of Sign** - The vertical distance measured from the proposed or finished grade immediately below the sign to the highest extremity of the sign including the border or frame.
- 2.1.25 **Illuminating Device** - Any device employing artificial lighting which is intended to draw attention to any object or place. This shall include artificial lighting devices used to illuminate parking areas and lots upon which goods are displayed whether for sale or for display purposes only.
- 2.1.26 **Illuminated Sign** - Any sign illuminated by incandescent lighting, fluorescent lighting or the like.

- 2.1.27 **Letters and Decorations** - The letters, illustrations, symbols, figures, insignia and other devices employed to express and illustrate the message of the sign.
- 2.1.28 **Lot** - Any parcel of land whether such parcel is described in a registered deed, or shown as a lot or block in a registered plan of subdivision on which a sign is located or intended to be located.
- 2.1.29 **Mall Sign** - The major identification sign or advertising structure of a multiple occupancy industrial or shopping development.
- 2.1.30 **Multiple Face Sign** - A sign having two or more faces which are not parallel to each other.
- 2.1.31 **Owner** - Includes:
- a) The owner of the sign.
 - b) The owner of the real property on which the sign is located.
 - c) The person for the time being, managing or receiving the rent for: (i) the sign or,
(ii) the real property on which the sign is located.
- 2.1.32 **Pole (Pylon) Sign** - A free-standing sign which is permanently anchored in the ground, and which has its sign face(s) at least 3 metres (9'10") above finished grade.
- 2.1.33 **Portable Sign** - A sign mounted on a trailer or other free standing structure which is not permanently anchored in the ground, or is designed in such a manner so as to facilitate its movement from place to place.
- 2.1.34 **Projecting Sign** - A sign which is supported by a building wall at one end and projecting outwardly therefrom more than 450 mm (18") .
- 2.1.35 **Road Allowance** - That portion of land allowed for streets by the Crown Surveyors, or any street established by any statute, by-law, plan or any roads on which public money has been spent.
- 2.1.36 **Roof Sign** - A sign which is erected on or supported by the roof of a building.
- 2.1.37 **Sight Triangle** – On a corner lot within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 7.5 metres (24'6") measured along the street line from the point of intersection of the street lines, no building or structure, or planting, in excess of .75 metres (2' 6") in height which would obstruct the vision of drivers of motor vehicles shall be erected or placed with the exception of the Core Area Commercial C4 Zone.
- 2.1.38 **Sign** - Any device displaying any letter, figure, character, mark, point, plane,

design, poster, pictorial, stroke, stripe, line, Trademark, reading matter, or illuminating device constructed, attached, erected, fastened or manufactured in any manner whatsoever so that the same is used or is intended to be used for the attraction of the public in any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, and displayed in any manner whatsoever, and includes the structure of the said device.

- 2.1.39 **Street** - The road allowance or the right-of-way of a public road or highway, which affords principal means of access to adjacent lots.
- 2.1.40 **Street Line** - The lot line dividing the lot from the street.
- 2.1.41 **Structure** - The supports, uprights, bracing, and any framework of a sign.
- 2.1.42 **Temporary Sign** - A sign for which a permit has been obtained pursuant to the provisions of this by-law, in conjunction with public holidays, celebrations, public events, charitable organizations or similar functions or events. Signs shall not be displayed for longer than 21 days.
- 2.1.43 **Traffic Sign** - A sign, marking, or device lawfully placed for the purpose of regulating or prohibiting traffic.
- 2.1.44 **Zone** - Those specific land use areas which relate to the Huron East Zoning By-law.
- 2.1.45 **Zoning By-law** - The Zoning By-law #52-2006 as amended of The Corporation of the Municipality of Huron East .
- 2.1.46 **Home Occupation** – Shall be as defined in the Huron East Zoning By-law # 52-2006 as amended.
- 2.1.47 **Home Occupation Sign** - Shall mean a sign which is erected to advertise and identify the legally operating home occupation in the dwelling unit.

SECTION 3 GENERAL PROVISIONS

3.1 PROHIBITIONS:

No person shall

- 3.1.1 Erect, locate, display, alter, repair, or permit the erection, location, display, alteration or repair of any sign other than a sign set out in this by-law.
- 3.1.2 Erect, locate, display, alter, repair or permit the erection, location, display, alteration, repair of any sign set out in this by-law, without first obtaining a permit.
- 3.1.3 Erect, locate, display, or permit the erection, location or display of any sign or sign structure where the sign obstructs the view of any pedestrian, or driver of a motor vehicle or obstructs the visibility of any traffic sign or device, or where it interferes with vehicular traffic so that it could endanger any person.
- 3.1.4 Locate or permit the location of any sign or sign structure so as to obstruct or impede any door, window, fire-exit, fire escape, flue or air intake or exhaust.
- 3.1.5 Locate or permit the location of any sign on or overhanging public property including a road allowance without the approval of Council and obtaining a permit.
- 3.1.6 Fail to ensure that the light from any sign which is illuminated is deflected away from any adjacent building or buildings and from the path of vehicular traffic.
- 3.1.7 Fail to maintain any sign in a proper state of repair so that such sign becomes unsafe or unsightly.
- 3.1.8 Locate or permit the location of any sign that contains an intermittent or flashing light source or includes action, motion or colour change except an illuminated time or temperature message.
- 3.1.9 Fail to remove, alter, or repair a sign where so directed by the Chief Building Official or his/her designate.
- 3.1.10 Locate or permit the location of a sign prohibited by this by-law.

3.2 LOCATION OF SIGNS

3.2.1 A – Frame

- (a) A-frame signs are permitted in all zones subject to the following.
- (b) No person shall locate or permit the location of an A-Frame sign measuring in excess of .61 metres (2') in width or exceeding .91 metres (3') in height.
- (c) No person shall locate or permit the location of more than one 1 A-Frame sign per lot.
- (d) An A-Frame sign shall only be located on that portion of the sidewalk in front of the advertising business.
- (e) A-Frame signs shall comply with the setback in site triangle as set out in the Huron East Zoning Bylaw # 52-2006 for the zone in which the sign is located.
- (f) A-Frame signs shall not be illuminated.
- (g) Sign Permits shall not be required for A-Frame signs.

3.2.2 Awning Sign

- (a) Awning signs are permitted in all commercial zones subject to the following.
- (b) No Awning Sign shall bear any advertising device, illuminating device or any other attachment of any kind other than that actually required for the operation of the awning, except the name, address, and type of business of the occupant or owner of the business or shop to which it is attached.
- (c) The outer edge of the Awning shall not extend beyond 3 metres (9'10") from the building to which it is attached.
- (d) No Awning shall extend closer to the curb of the roadway than to a point 1 metre (3'3") from a line drawn in a vertical plane from the curb of the roadway.
- (e) Awning signs must maintain a minimum height clearance of 3 metres (9' 10") above the surface of the sidewalk

3.2.3 **Banner Sign**

- (a) No person shall locate or permit the location of a Banner Sign without the approval of Council and or the County of Huron if over a county road and the Ministry of Transportation if over a Queens Highway.
- (b) Banner Signs shall not exceed 10 square metres (107.6 sq. ft.) in sign area.
- (c) Banner Signs shall not be located within 10 metres (32'9") of the intersection of two streets.
- (d) No person shall locate or permit the location of more than one 1 Banner Sign per lot.
- (e) Permits for Banner Signs shall be valid for a maximum period of 60 days or such lesser time as determined by Council.

3.2.4 **Billboard Sign**

- (a) Billboard signs are permitted in all Agricultural, Commercial, and Industrial Zones subject to the following.
- (b) No person shall locate or permit to be located any Billboard Sign without first obtaining a permit from the Chief Building Official
- (c) Billboard signs shall be designed by a Professional Engineer registered in The Province of Ontario.
- (d) No Billboard shall exceed 25 square metres (269 sq. ft.) in total area and shall not exceed 7 metres (23') in height.
- (e) There shall be a minimum clearance of 1.2 metres (4') between the bottom of the sign face and grade.
- (f) No Billboard shall be located :
 - (i) within 30 metres (98'5") from an existing Billboard.
 - (ii) within 15 metres (49'3") from any property zoned Residential, Institutional, or Park.
 - (iii) on any lot where a Pole Sign has been erected.
- (g) No billboard sign shall be located closer than 6 metres (19'8") to a street lot line in an urban area and no closer than 17 metres (55' 9") from a street lot line in a rural area

3.2.5 Fascia Sign

- (a) A fascia sign is permitted in all zones subject to the following.
- (b) No Fascia Sign shall project more than 50 cm (20") from the face of the building wall.
- (c) Fascia Signs shall have a minimum clearance of three 3 metres (9'10") above grade and if located in a laneway the minimum clearance shall be 4.5 metres (14'9").
- (d) Fascia signs must fit within the "sign fascia area" of the building.

3.2.6 Heritage District Signs

- (a) This section pertains to all signs within the Heritage Conservation District and to signs on any designated heritage commercial building or structure within Huron East.
- (b) All signs within the Heritage Conservation District or on a designated commercial building or structure will be designed in such a manner as to be compatible with, enhance and/or reflect the 1880 Victorian Commercial Streetscape of the heritage Conservation District or the Heritage of the commercial structure to which it is to be placed.
- (c) All applications for permits to erect a sign within the Heritage Conservation District or on a heritage designated commercial building shall be reviewed by the Huron East Heritage Committee and the Huron East Chief Building Official. Any decision of the Heritage Committee may be appealed to the Council of the Municipality of Huron East.
- (d) Signs within the Heritage Conservation District and for designated heritage buildings or structures are to be limited to those types of signs for which local historical information can be found focusing on the 1880 Period. These may include , but not necessarily be limited to the following
 - (1) Symbol signs
 - (2) Lettered signs on sign fascia boards
 - (3) Lettered canopies and/or awnings
 - (4) Lettered roller blinds in display windows
 - (5) Lettering directly on display windows and doors
 - (6) Signs and/or lettering on footers
 - (7) Lettering directly on upper building facades
 - (8) Roof cornice signs
 - (9) Flat signs mounted on upper building facades
 - (10) Signs on pilasters

- (11) Side wall mounted sign boards
 - (12) Movable 'A' frame signs
 - (13) Signs in/on upper windows
 - (14) projecting signs in accordance with section 3.2.10
- (e) Billboard signs and interior lit portable signs shall be prohibited in the Heritage Conservation District.
 - (f) Only exterior illumination of signs by spot light, feature light, or similar type of lighting will be allowed. Existing interior lit signs may remain and continue to be illuminated, until such time as they are replaced. No flashing or intermittent lights are permitted.
 - (g) All signs are to be installed in such a manner so that there is no, or minimal, permanent damage done to the fabric of a Heritage building.
 - (h) Directional signs that provide direction to a building or facility shall be permitted provided that they conform in appearance to the normal street signs of the area they are proposed for and are similarly located relative to intersections and sight lines.
 - (i) Existing Interior Fluorescent lit, Box Type Signs fixed to the building will be permitted on buildings listed in Appendix A to this bylaw within the Heritage Conservation District.
 - (j) Materials for signs within the Heritage District shall be of materials that reflect the heritage period of the 1880 along with other newer types of materials that may be approved by the Huron East Heritage Committee from time to time, that maintain the general appearance of the materials of the Heritage period.
 - (k) All signs must incorporate heritage colours as approved by the Huron East Heritage Committee.

3.2.7 **Ground Sign**

- (a) A ground sign is permitted in all zones subject to the following.
- (b) No Ground Sign shall be located on any property other than the property to which it applies.
- (c) No Ground Sign shall be located closer to the street line or any other property line than the setback line for a building as established by the Corporation's zoning by-law or 3 metres (9'10") whichever is the lesser.

- (d) No Ground Sign shall be erected which:
 - (i) exceeds 3 metres (9'10") in height.
 - (ii) exceeds 0.3 square metres (3.22 sq. ft.) in area in Residential zones except for a sign advertising land or premises for sale or rent shall not exceed 0.6 square metres (6.44 sq. ft.).
 - (iii) exceeds 10 square metres (107.7 sq. ft.) in area per side or visible face in all other zones.

3.2.8 Pole (Pylon) Sign

- (a) A pole(Pylon) sign is permitted in all zones except residential and the heritage district, subject to the following.
- (b) No Pole Sign shall be located on any property other than the property to which the pole sign applies.
- (c) No pole sign shall be located closer to the street line or any other property line than the setback line for a building as established by the Huron East Zoning by-law or 3 metres (9'10") whichever is the lesser.
- (d) No Pole Sign shall be erected which:
 - (i) exceeds 9 metres (29'6") in height.
 - (ii) exceeds 20 square metres (215 sq. ft.) in area per side or visible face.
 - (iii) is intended for Residential lands.
- (e) Pole signs exceeding 7.5 metres (24'6") in height shall be designed by a Professional Engineer and shall be installed under the supervision of the Professional Engineer or their designate.
- (f) The number of Pole Signs on any one property shall be limited to 1 sign per 150 metres (492') of lot frontage. On lots having less than 150 metres (492') of frontage, 1 Pole Sign shall be permitted, subject to complying with all other provisions of this by-law.
- (g) No person shall erect, install or locate a Pole Sign within 60 metres (196'10") of any other Pole Sign located on the same lot.
- (h) No person shall erect, install or locate a Pole Sign within 8 metres (26'3") of any Residential lands.

3.2.9 Portable Sign

- (a) A portable sign is permitted in Commercial, Industrial and Community facility zones subject to the following.
- (b) No person shall erect, install or locate a Portable Sign on a property without first obtaining written permission from the owner or their agent.
- (c) No Portable Sign shall be located on any property other than the property to which the portable sign applies.
- (d) No person shall erect, install or locate a Portable Sign in a Residential Zone, except, a person may erect a Portable Sign on a property zoned Residential lands for birthdays, anniversaries or other similar events, for a maximum of three 3 days without having to obtain a sign permit.
- (e) No person shall permit a Portable Sign to be located on a property for more Than four thirty day periods in any calendar year. The number of days that a Portable Sign is erected or displayed shall be determined by the date of permit issuance.
- (f) All electrical cables, extensions, wires, or outlets of any nature attached to or relating in any way to a Portable Sign shall comply with the requirements of the Ontario Electrical Safety Code.
- (g) No persons shall erect a Portable Sign which:
 - (i) exceeds 2.5 metres (8'2") in height.
 - (ii) exceeds 6 square metres (64 .5 sq. ft.) in area per side or visible face.
 - (iii) has more than 2 sides or visible faces.
- (h) No person shall erect a Portable Sign closer to the street line than:
 - (i) 1 metre (3'3") from the street line if located more than 40 metres (131') from any intersecting street line or driveway.
 - (ii) 2 metres (6'6") from the street line if located between 20 (65'6") and 40 metres (131') from any intersection street line or driveway.
 - (iii) 3 metres (9'10") from the street line if located closer than 20 metres (65'6") from any intersecting street or driveway.
- (i) No Portable Sign shall be located closer than 1 metre (3'3") from any property line.
- (j) No person shall erect on any lot more than one of either a Ground Sign or a Portable Sign for every 20 metres (65'6") of frontage of the lot on which the Ground Sign and / or Portable Sign are located. Where a lot has less than 20 metres (65'6") of frontage, the owner may erect 1

Ground Sign or one 1 Portable Sign but not both.

3.2.10 Projecting Signs

- (a) A projecting sign is permitted in Commercial and Industrial zones subject to the following.
- (b) No person shall erect, locate, or install a projecting sign which exceeds 1 square metre (10.7 sq. ft.) in area.
- (c) No person shall erect, locate or install a Projecting Sign in such a location that the sign extends to within 1 metre (3'3") of the street line or property line.
- (d) No person shall erect, locate or install more than 1 Projecting Sign per 6 metres (19'8") of lot frontage upon which the building and the said Projecting Sign or signs, as the case may be, are located. In the case where the frontage of the lot upon which the building and the Projection Sign is located, is less than 6 metres (19'8") the owner of the said lot is entitled to install and maintain 1 Projecting Sign.
 - (i) No person shall erect, locate, or install a Projecting Sign within 3 metres (9'10") of another Projecting Sign attached to the same building.
- (e) Projecting Signs may be erected on the supporting pylons of canopies over service station pump islands. Any such signs shall have a maximum area of 1.5 square metres (16 sq. ft.) and may not project horizontally beyond the limits of the pump island over which it is displayed.
- (f) Projecting sign shall not obscure or interfere with any traffic control device or sign
- (g) Projecting signs shall not extend more than 1.3 metres (4'3") from the building face within The Heritage Conservation District or within the downtown core area of Brussels.
- (h) Projecting signs must be a minimum of 3 metres (9'10") above the finished surface of the sidewalk or ground.
- (i) The owner of any projecting sign that overhangs municipal property shall provide confirmation that a minimum of \$2 million liability insurance is in effect and the Municipality of Huron East is included as an additional name insured

3.2.11 Roof Signs

- (a) Roof signs are permitted in the following zones, Agricultural zones, all commercial zones, all Industrial zones.
- (b) A maximum of 1 Roof Sign shall be permitted on each building.
- (c) Every Roof Sign shall be constructed of noncombustible material.
- (d) Every Roof Sign exceeding 3 square metres (32.3 sq. ft.) in area or exceeding 2 metres (6'6") in height shall be designed by a Professional Engineer and shall be erected under the supervision of such Professional Engineer or their designate.
- (e) The maximum extension above the roof of a building shall be 1 metre (3'3") for each story with a maximum of 2.4 metres (7'10") height.
- (f) Roof signs shall not extend beyond the perimeter of the building and the supporting structures of roof signs shall not be visible from the front of the sign.
- (g) The maximum area shall be 0.2 square metres (2.1 sq. ft.) for each 1.0 square metre (10.7 sq. ft.) of building wall area facing a street, but in no case greater than 10 square metres (107.6 sq. ft.).

3.2.12 Home Occupation Sign

- (a) no person shall locate or permit more than one non illuminated sign having a maximum area of 0.37 square metres (4 sq. ft.) for one home occupation and 0.74 square metres (8 sq. ft.) for two or more home occupations on a property to advertise a legally established home occupation.
- (b) Any home occupation sign must not be placed within the site triangle as described in the Huron East Zoning Bylaw.
- (c) A Home occupation sign shall not be located closer than 1 metre (3'3") to a property line.

SECTION 4 ADMINISTRATION

4.1 PERMITS

- 4.1.1 No person shall erect, locate, install, or cause or permit to be erected, located, installed any sign without first having obtained a permit issued in accordance with the provisions of this by-law.
- 4.1.2 Every application for a permit shall be submitted to the Municipality on a form provided for that purpose, and accompanied by:
- (i) 2 Plot Plans dimensioned and drawn to scale showing the property lines and street lines of the lot on which it is proposed to erect such sign. The location of the sign in relation to any other signs and structures upon the subject lot and adjoining properties.
 - (ii) 2 complete plans of the proposed sign including its structure, copy, method of construction / installation.
 - (iii) A design prepared by a Professional Engineer for all Billboard Signs, Pole Signs exceeding 7.5 metres (24'6") in height and Roof Signs exceeding 3 square metres (32.3 sq. ft.) in area or 2 metres (6'6") in height.
 - (iv) Such other documents as may be specified by the Chief Building Official or designate, in order to ensure that the proposed sign complies with the Ontario Building Code and other Applicable Law.
- 4.1.3 No person shall be granted a permit pursuant to the provisions of this by-law unless the sign to which the permit relates complies with the provisions of this by-law or to a variance from the said provisions granted by the Council of The Corporation of the Municipality of Huron East, pursuant to the provisions of the Municipal Act.
- 4.1.4 No person shall be granted a permit for any sign within the controlled access area of a County of Huron road or the Ministry of Transportation for provincial roads until a "Certificate of Approval" for the subject sign has been issued by the appropriate authority.
- 4.1.5 No person shall be granted a permit until the fee as outlined in Schedule "B" to Bylaw #3 for 2007 "Fees for Protection to Persons and Property" as Amended from time to time, has been paid.
- 4.1.6 The Chief Building Official may revoke any permit issued pursuant to the provisions of this by-law which:
- (i) is found to be in contravention of the provisions of this

by-law.

- (ii) whenever the Chief Building Official or his / her designate is denied access to the sign to which the permit relates.
- (iii) the holder of the permit refused to provide the Chief Building Official or his / her designate with any documentation relating to the design, location of structure of the sign to which the permit relates.
- (iv) was issued on false or mistaken information.

4.1.7 Notwithstanding the provisions of this by-law, no permit shall be required for the following signs:

- (i) A-Frame Sign.
- (ii) any directional sign not exceeding 0.3 square metres (3.22 sq. ft.) in area.
- (iii) an Election Sign
- (iv) Freedom of Speech Sign
- (v) any sign not exceeding 0.6 square metres (6.44 sq. ft.) in area identifying property, including produce and personal effects, for sale, lease or rent.
- (vi) any sign erected by the Federal, Provincial, Regional, Municipal Government, Commission or Corporation thereof.
- (vii) a bench sign.
- (viii) a refuse container sign.
- (ix) any sign approved by the Council for the erection on or over a highway
- (x) any sign required by a government to inform the public of proposed Zoning changes, Variances, Subdivision applications and Official Plan amendments.
- (xi) the changing of any moveable part of an approved sign for which a permit has been issued, that is designed for such change.
- (xii) signs within the controlled access of the Ministry of Transportation and requiring approval of that Ministry shall be erected in accordance with the Ministry's guidelines with respect to setback, height, and removal.

4.1.8 When a sign is moved from one location to another, a permit shall be obtained.

4.2 SIGNS NOT PERMITTED

4.2.1 No person shall erect, install, locate or display any of the following types of signs;

- (i) any sign including an interior sign, containing a flashing light or lights within 20 metres (65'6") of any street line.

- (ii) any sign containing a flashing light or lights within 30 metres (98'5") of any property line of any land zoned Residential, Institutional, or Parkland as defined by the Corporation's Zoning By -Law.
- (iii) Revolving beacons.
- (iv) Signs or illuminating devices which by reason of size, location, content, coloring or manner of illumination obstruct the vision of drivers entering or leaving a municipal street from another street or driveway or obstruct, detract from, or interfere with the visibility or effectiveness of any traffic sign or traffic signal light on any street.
- (v) Signs which make use of words such as " Stop", "Look", "One-way", "Danger", "Yield", or any similar words or phrases, symbols, lights or characters in such a manner as may tend to interfere with or mislead, or confuse drivers.
- (vi) a sign on a vehicle or trailer when the vehicle or trailer is used primarily as a sign, and not as a vehicle or trailer.

- 4.2.2 No person shall nail or otherwise attach any sign to or upon any property managed and controlled The Municipality of Huron East, or of a local board as defined in the Municipal Act.
- 4.2.3 Flood lights which are deemed to be an advertising device shall be shielded so as to deflect the light away from the view of traffic and / or adjacent residential properties.
- 4.2.4 No sign shall display writings, pictures or drawings which are indecent or may tend to corrupt or demoralize on any wall or fence or elsewhere on a highway or in a public place.

4.3 VARIANCES

- 4.3.1 Where an applicant is unable to comply with the provisions and regulations under this by-law, such person may apply to the Council for a minor variance from the provisions and regulation of this by-law if in the opinion of Council the general intent and purpose of the by-law are maintained.
- 4.3.2 The Council shall hear all such applications and may authorize minor variances from the provisions and regulations of this by-law.

4.4 NON-CONFORMING SIGNS

- 4.4.1 Any sign or other advertising device that was lawfully erected or displayed on the day this by-law comes into force, but does not comply with this bylaw, shall be deemed to be a legal non-conforming sign which may be maintained or repaired but in no way shall be altered in size, shape, type or message unless in conformance with this by-law or as approved by the Heritage Committee if such sign is within the Heritage Conservation District or on any designated heritage structure.

4.5 REMOVAL AND NOTICE TO REMOVE

- 4.5.1 The Chief Building Official or his designate is hereby authorized to remove at the expense of the owner, any sign that is erected or displayed in contravention of this by-law.
- 4.5.2 The Chief Building Official may require any person who:
- (i) has caused a sign or other advertising device to be erected, located, displayed, altered or repaired without first having obtained a permit to do so, or
 - (ii) having obtained a permit has caused a sign or other advertising device to be erected, located, displayed, altered or repaired contrary to the approved plans in respect of which the permit was issued: or
 - (iii) has erected, located or displayed a sign or sign structure where the sign or sign structure creates an unsafe condition;

to make such sign or other advertising device comply with this by-law if it does not so comply or to remove such sign or sign structure or other advertising device within 48 hours of receiving notice from the Chief Building Official.

4.6 OFFENCE AND PENALTY

- 4.6.1 Every person who contravenes any provision of the by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act.

4.7 SEVERABILITY

- 4.7.1 Should any section, clause or provision of the by-law be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the by-law as a whole or any part thereof, other than the part which was declared to be invalid.

4.8 REPEAL

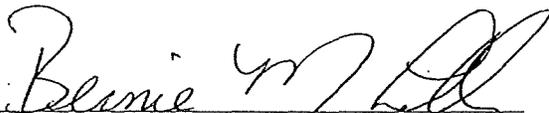
4.8.1 Any and all previous sign by-laws for the Municipality of Huron East or the municipalities amalgamated to form Huron East are hereby repealed.

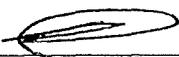
4.9 ENACTMENT

4.9.1 This by-law comes into force and effect upon being finally passed by the Council of the Municipality of Huron East.

READ a first and second time this 17th day of January, 2012

READ a third time and finally passed this 17th day of January, 2012


Bernie MacLellan, Mayor


Brad Knight, CAO/Clerk

SCHEDULE "A"
BYLAW # 6-2012

List of Interior Fluorescent Box Type Signs in the Seaforth Heritage Conservation
District

BUSINESS NAME

McLaughlin Chev Olds

Canadian Imperial Bank of Commerce

Toronto Dominion Bank

Seaforth UAP

Seaforth Legion Branch

Seaforth Food Market

McKillop Mutual Insurance

Sills Hardware

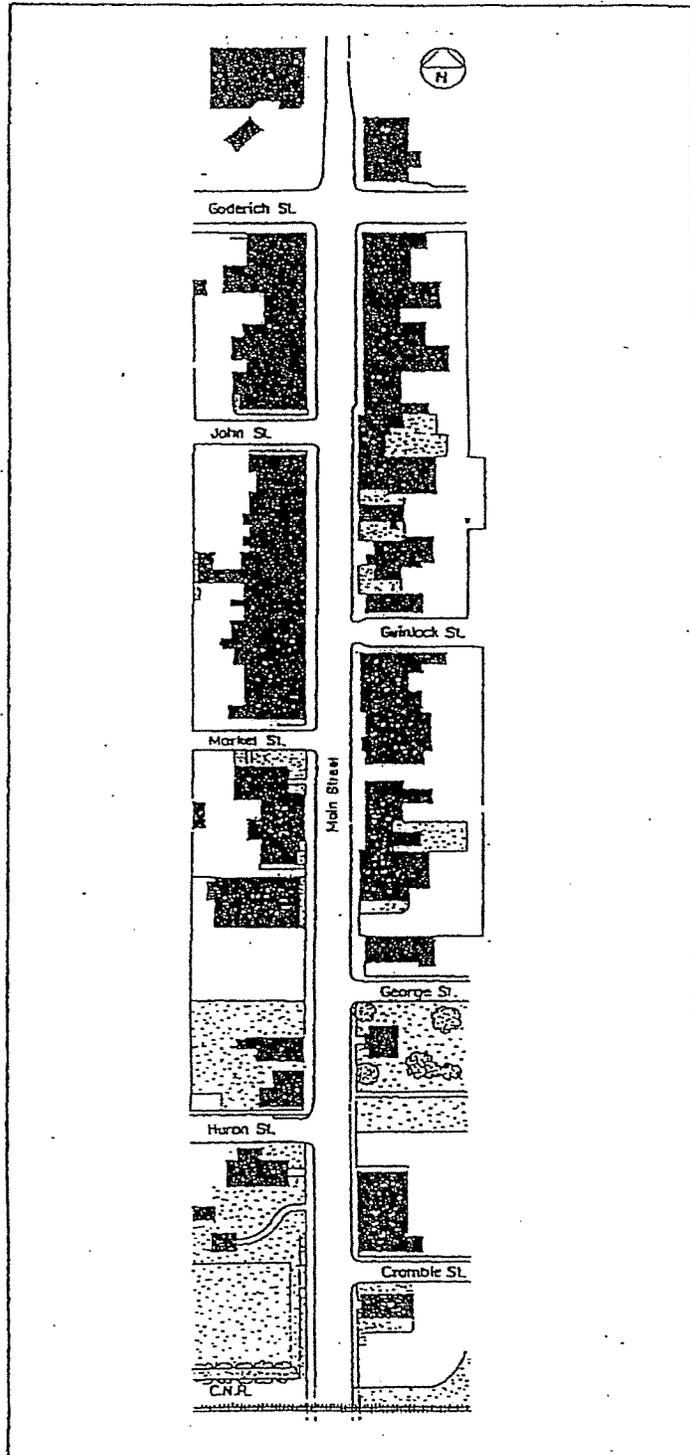
Keatings Pharmacy

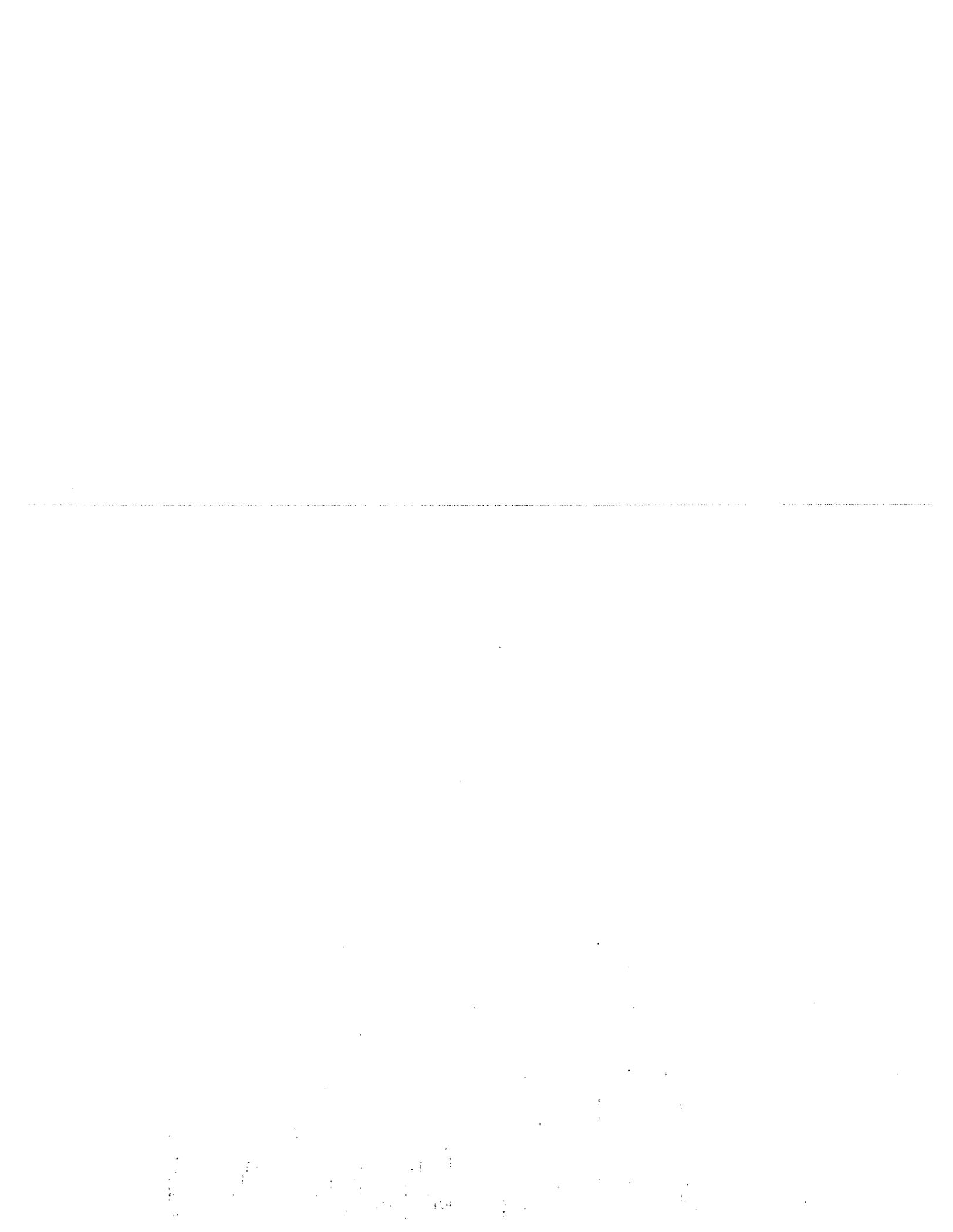
Wongs Grill

SCHEDULE "B"

TO BYLAW #6-2012

THE SEAFOERTH HERITAGE CONSERVATION DISTRICT





MUNICIPALITY OF HURON EAST



SIGN PERMIT APPLICATION

SECTION 1 - APPLICANT

NAME: _____ BUSINESS NAME: _____

PHONE: _____ BUSINESS PHONE: _____

FAX: _____ BUSINESS FAX: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SECTION 2 - LOCATION

ADDRESS WHERE SIGN IS TO BE ERECTED: _____

NAME OF PROPERTY OWNER: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

EMAIL: _____

ZONE: _____

SECTION 3 - SIGN

SIGN MAKER: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

EMAIL: _____

SIGN TYPE:

- billboard
- fascia
- free-standing
- home occupation

- projecting
- roof
- temporary, portable
- other - describe _____

Estimated Cost: _____

SIGN DETAILS:

Dimensions: _____ Area: _____ Weight: _____

Sign Materials (e.g. wood) please describe: _____

Signage Details (e.g. individual raised letters, painted lettering on wood, font type, etc.):

Sign Elevation (ground to sign bottom): _____

Sign Projection (beyond building and/or lot line): _____

Support Materials:

Base: _____ Guy wires: _____

Posts: _____ Through Bolt: _____

Illumination: None Internal External

Animation: None Moving Parts Revolving Oscillating Flashing Lights

Attach Plan drawn to scale showing lot lines, street lines, location of buildings and location of proposed sign (location on building if applicable).

Attach coloured drawing of proposed sign and support structure.

Applicant Consulted with Heritage Committee prior to submitting application.

DATE RECEIVED: _____

FEE PAID: _____

DATE OF NEXT HURON EAST HERITAGE COMMITTEE MEETING: _____

SIGNATURE OF APPLICANT: _____

APPROVED BY HERITAGE COMMITTEE ON: _____

APPROVED BY CHIEF BUILDING OFFICIAL ON: _____

SIGN PERMIT NUMBER: _____

This permit is granted on the express condition that the work to be carried out shall conform to the provisions of all building codes and by-law passed by the Municipality of Huron East.