

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927**

**A Bylaw for the Regulation of Signs Erected on Private Property Within the Township**

**CONSOLIDATED FOR CONVENIENCE ONLY**

**EXPLANATORY MEMO**

Township of Langley Sign Bylaw 2012 No. 4927 is enacted generally incorporating the content of the previous bylaw and amendments with minor changes and to include regulations to allow for electronic changeable signs and provisions to allow for third party development signage.

Township of Langley Sign Bylaw 2005 No. 4402 and all amendments thereto are hereby repealed.

**Amending Bylaw 5068 – adopted April 28, 2014**

Bylaw 2014 No. 5068 amends the Township of Langley Sign Bylaw to ensure consistency with the informative intent of the Fort Langley Community Plan and specifically the general building design guidelines.

**Amending Bylaw 5035 – adopted January 11, 2016**

Bylaw 2015 No. 5035 amends Township of Langley Sign Bylaw 2012 No. 4927 by deleting the following sections: 2.6 2) g); 3.6 1) to 6); 4.2 4); 5.2 4); 6.2 4); 7.2 4); and 8.2 5) And inserting the following reference: *“For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.”* And deleting references to “Election signs” in the following sections: 4.3 2), 6.3 2), 7.3 3) and 8.3 2).

**THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

# Sign Bylaw 2012 NO. 4927

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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927**

**A Bylaw for the Regulation of Signs Erected on Private Property within the Township**

WHEREAS pursuant to Section 8(4) of the “*Community Charter*”, Council may regulate the erection, placing, alteration, maintenance, demolition and removal of signs.

AND WHEREAS pursuant to Section 908 of the “*Local Government Act*”, Council may regulate and prohibit the number, size, type, form, appearance and location of signs.

AND WHEREAS it is deemed necessary and desirable:

- to state the Township’s Sign regulations in a manner which is simple to understand and apply;
- to enable a person, business or organization to communicate information, clearly identify their location and to indicate, where appropriate, the types of commodities, services, or entertainment manufactured, sold or provided at these locations;
- to strike a balance between an aesthetic and clutter free community and effective communication of information by means of Signs;
- to enhance compatibility of Signs with other permitted land uses;
- to address public safety through regulation of the design, construction and location of Signs;
- to provide for effective enforcement of Sign regulations; and;
- to recover the costs incurred by the Township in regulating Signs through permit fees and an effective enforcement system for bylaw infractions;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

## **PART 1 - ADMINISTRATION**

### **1.1 TITLE**

This Bylaw may be cited for all purposes as “The Township of Langley Sign Bylaw 2012 No. 4927”.

### **1.2 DEFINITIONS**

In this bylaw:

“**Awning**” means a fixed in place or retractable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

“**Building Face or Wall**” means the total area of a wall of a building including openings in one place or direction.

“**Building Inspector**” means the Manager, Permits, Licence & Inspection Services for the Township and any successor in title to the position and their delegates.

“**Bylaw Enforcement Officer**” means the Manager of Bylaw Enforcement for the Township and their delegates.

“**Canopy or Marquee**” means:

- a) A roof-like shelter extending from part or all of a building face but does not include the eaves projection of a roof, or,
- b) An independent freestanding roof-like shelter supported on posts and open on all sides.

“**Copy**” includes the letters, characters, numbers or graphics which make up the messages on a Sign, but does not include background colour.

“**Erected**” means attached, altered, built, constructed, reconstructed, enlarged or moved, and shall include the painting of Signs but does not include Copy changes on any changeable Copy Sign.

“**Farm**” means a Lot classified for taxation purposes on the Municipal Tax Roll as “Farm Class”.

“**Highway**” means every Highway within the meaning of the Highway Act and every road, street, lane or right- of -way designed, or intended for, or used by the general public for the passage of vehicles and every place or passage -way owned or operated by the Municipality for the purpose of providing off-street parking or for the use of pedestrian or cycle traffic, and includes the roadway, shoulder, boulevard, ditch, sidewalk and whatever lands lie between the property lines adjacent to the Highway.

“**Lane**” means a Highway of less than 9 metres in width which provides a secondary means of public vehicular access to abutting Lots.

“**Lot**” means any parcel, block or other area in which land is held or into which land is subdivided.

“**Lot Line**” means a property line defining the borders of a Lot

“**Owner**” means an “owner” or an “occupier” as these terms are defined in the Community Charter.

“**Premises**” means an area of land including its building and appurtenances.

“**Private Property**” means all land and the surface of all water within the Township of Langley except for highways.

“**Person**” means and includes an association, corporation, firm, individual, organization, partnership, party, society or trust company.

“**Roof Line**” means the top edge of the roof or the top of the building face, whichever forms the top line of the building silhouette. In the case of buildings with pitched roofs, the roof shall be at the eaves level.

“**Sign**” means a structure, device or visual display which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information.

“**Sign Abandoned**” means any Sign which no longer serves its previously intended purpose, or which is not maintained as required by this bylaw.

“**Sign, Accessory Home Occupation**” means a Sign identifying the name of an Accessory Home Occupation Business pursuant to the Township of Langley Zoning Bylaw No. 2500 as amended.

“**Sign, Area**” means the total Area within the outer edge of the borders of a Sign, and in the case of a Sign without borders, the total Area within the shortest line circumscribing the letters, numbers, figures or other symbols, devices or representations comprising the message of the Sign. In the case of a double faced Free Standing Sign, the Sign Area means the total Area of both faces.

“**Sign, Awning**” means a Sign Erected on the side of the surface of an Awning and which does not project vertically or horizontally beyond the limits of such Awning.

“**Sign, Balloon**” means an inflated three dimensional device which is affixed or anchored to the ground or a structure and which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information.

“**Sign, Canopy**” means a Sign Erected on a Canopy or marquee and which projects no more than 0.3 m (1 ft) from the face of the Canopy or marquee.

**“Sign, Electronic Changeable”** means a Sign on which the Sign Area can be changed automatically by means of the electronic switching of lamps or illuminated tubes or similar technology.

**“Sign, Manual Changeable”** means a Sign on which the Sign Area can be changed manually through the use of attachable letters, numbers and pictorial panels.

**“Sign, Clearance”** means the vertical distance from the lowest point of the Sign to the elevation of the finished grade adjacent to the Sign.

**“Sign, Development”** means a Sign advertising a new Commercial, Industrial, or Multiple Family residential development or a group of Lots for sale within a new subdivision and may include but will not be limited to the name, nature, and particulars of a new development project, the names of the Owners, the contractors, the sub-contractors, and professional advisors and logos or symbols identifying the project.

**“Sign, Directional”** means a Sign serving solely to designate the direction to a place or area within a Lot.

**“Sign, Election”** means a Sign promoting a political candidate, political party, or political cause prior to an Election.

**“Sign, Fascia”** means a Sign affixed or painted parallel to the face of a building.

**“Sign, Flashing”** means a Sign containing an intermittent or Flashing light source, or which includes the illusion of intermittent or Flashing light by means of animation, or an externally mounted intermittent light source but does not include an Electronic Changeable Sign.

**“Sign, Freestanding”** means a Sign which is entirely self supporting and is neither attached or nor forms part of a building.

**“Sign, Identification”** means a Sign which contains no advertising other than the name, address and number of a building, institution or person and to the activity carried on in the building or institution or the occupation of the person.

**“Sign, Illuminated”** means a Sign designed to emit or reflect any artificial light, either directly from a source of light incorporated in or connected with such Sign, or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on the Sign and in the immediate proximity thereof.

**“Sign, Maximum Height”** means the vertical distance measured from the highest point of the Sign or Sign Structure to the average elevation of ground immediately adjacent to the Sign as established by the Building Inspector.

**“Sign, Non-Accessory”** means a Sign which directs attention to a business, commodity, service or entertainment, not exclusively related to the Premises at which the Sign is located, or to a business, commodity, service or entertainment which is conducted, sold or offered elsewhere than on the Premises at which the Sign is located.

**“Sign, Projecting”** means a Sign which is Erected on and projects from the building face of a building by more than 0.3 m (1 ft), and is normally at right angles to the building face.

**“Sign, Public Service Information”** means any Sign intended primarily to convey information of general interest to the community such as time, temperature, date, weather, news, traffic control etc.

**“Sign, Real Estate”** means a Sign which contains information indicating that a property or Premises on which it is located is for sale, lease or rent.

**“Sign Roof”** means a Sign Erected upon the roof of a building.

**“Sign, Structure”** means any structure which supports, has supported, or is intended to support a Sign including a decorative cover.

**“Sign, Temporary”** means a Sign which is permitted for a limited period of time as specified in this bylaw.

**“Sign, Third Party Development”** means a Development Sign located on a parcel other than that which it advertises.

**“Sign, Vehicle”** means a Sign Erected on or attached to a vehicle where the principal purpose of the vehicle is to serve as a Sign or a Sign Structure.

**“Sign, Window”** means a Sign painted on or attached to or installed on a window for viewing from outside the premise. The Sign Area must not cover more than 25% of the window area facing a single elevation within its own individual unit.

**“Street”** means a Highway which is greater than 9 m in width. For the purposes of calculating the number of Signs permitted or the maximum area of Signs, permitted on a Lot, Provincial Highway No. 1 shall not be considered a Street.

**“Township”** means the Corporation of the Township of Langley, and where the context requires, means the geographical area under the jurisdiction of the said Corporation.

**“Zone”** means the zoning designation established pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended and includes all Industrial properties regulated by a Land Use Contract.

**“Zone, Commercial”** means all Commercial Zones established pursuant to Section 600 and “Commercial” component of all Comprehensive Development Zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Commercial properties regulated by a Land Use Contract.

**“Zone, Industrial”** means all Industrial Zones established pursuant to Section 700 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Industrial properties regulated by a Land Use Contract.



**“Zone, Institutional”** means all Institutional Zones established pursuant to Section 800 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Institutional properties regulated by a Land Use Contract.

**“Zone, Multi-Family”** means all Multiple Family Residential Zones established pursuant to Section 500, all Residential Mobile Home Park and Residential Float Home Zones established pursuant to Section 400 and the “multiple family residential” component of all Comprehensive Development Zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Multi-Family residential properties regulated by a Land Use Contract.

**“Zone, Rural”** means all Rural Zones established pursuant to Section 200 and Suburban Residential Zones SR-1, SR-2, established pursuant to Section 300 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Rural properties regulated by a Land Use Contract.

**“Zone, Single and Two Family”** means Suburban Residential Zone SR-3 established pursuant to Section 300, all Residential R and CRE Zones established pursuant to Section 400 and the “single family and two family residential” component of all Comprehensive Development Zones established pursuant to Section 900 of the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all Single and Two Family residential properties regulated by a Land Use Contract.

### 1.3 APPLICATION OF BYLAW

- 1) This Bylaw regulates the erection of Signs on Private Property within the Township of Langley Zoning Bylaw 1987 No. 2500 as amended and includes all properties regulated by a Land Use Contract.
- 2) No Owner of a Lot shall erect, permit to be Erected or cause to be Erected any Sign on the Lot unless such Sign is in conformity with this bylaw.
- 3) **“Prohibited Signs”**, Signs that are not specifically permitted in this bylaw are hereby prohibited, and without limiting the generality of the forgoing, the following Signs are specifically prohibited:
  - a) Flashing Signs.
  - b) Vehicle Signs.
  - c) Roof Signs.
  - d) Balloon Signs.
  - e) Any other Sign not specifically permitted under this Bylaw.
- 4) A Sign lawfully in existence at the time of adoption of this bylaw, although the Sign does not conform to the provisions of this bylaw, may continue to be used, provided it is maintained in a structurally sound condition, but may not be rebuilt, reconstructed, altered or moved, unless in conformity with the provisions of this and all other applicable bylaws of the Township and except

as provided in Section 911 of the *"Local Government Act"*.

- 5) If any portion of this bylaw is found to be in conflict with the provisions of any other bylaw of the Township, the bylaw which establishes the more restrictive standard shall apply.
- 6) **"Exempt Signs"**, The following Signs are exempt from the provisions of this bylaw including the requirement to obtain a permit:
  - a) Official notices required to be maintained or posted by law, or government order, sale or regulation.
  - b) Government Signs for control of traffic and other regulatory purposes, street Signs, danger Signs, railroad crossing Signs and Signs of public service companies indicating danger and aids to service or safety which are Erected by or on the order of a public officer in the performance of his public duty.
  - c) Canadian, Provincial, and Municipal flags.
  - d) Memorial plaques, cornerstones, historical tablets and such markers.
  - e) Neighbourhood Watch and Block Parent Signs displayed in the window of a residence.
  - f) Permanent subdivision entry Signs which identify a single family subdivision (i.e. "Forest Hills"), authorized by the Approving Officer as a condition of subdivision, notwithstanding the other requirements of all applicable bylaws.
- 7) A Sign located on a corner Lot within a triangle formed by intersecting property lines abutting two highways and a line drawn between points on the property lines at a distance of 7.5 m (25 ft) from the intersection shall comply with the provisions of the "Township of Langley Highway and Traffic Bylaw 2010, No. 4758" as amended, with respect to construction or placement of Signs in this area.
- 8) The following operations related to any Sign shall not require a permit, provided the Sign is in conformity with this bylaw and other applicable regulations:
  - a) Painting, repairing, cleaning or other normal maintenance and repair of a Sign not requiring structural change.

#### **1.4 VARIANCES**

Variations to the provisions of this bylaw may be considered in accordance with the Development Variance Permit process outlined in Section 922 of the *“Local Government Act”*, and in accordance with applicable bylaws of the Township.

#### **1.5 AUTHORITY TO REGULATE**

- 1) The Building Inspector and or Bylaw Enforcement Officer and their respective designates may enter any Lot, building or Premises at any reasonable time for the purpose of administering this bylaw.
- 2) The Building Inspector and or Bylaw Enforcement Officer and their respective designates has the authority to order the painting, repair, alteration, clean-up or removal of Signs which have become deteriorated, dilapidated, abandoned or which constitute a hazard to the public safety.
- 3) The Building Inspector may order the correction of any work which is being or has been improperly done under a permit.
- 4) The Building Inspector may order the cessation of work that is proceeding in contravention of this bylaw by the placing of a “Stop Work Order” on the building, Sign or elsewhere as appropriate on the Lot on which the contravening work is taking place.

#### **1.6 PENALTIES**

- 1) Every person who commits an offence against this bylaw is liable to a fine and penalty not exceeding \$10,000.00 and costs, or in default of payment thereof.
- 2) Where an offence against this bylaw is of a continuing nature, each day the offence continues shall be a separate offence.
- 3) All persons who commit an offence against this bylaw shall be subject to a Bylaw Offence Notice for offences in the amount prescribed in the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended.

#### **1.7 VALIDITY**

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

## **1.8 REPEAL**

“Township of Langley Sign Bylaw 2005, No. 4402” and all amendments thereto are hereby repealed.

## **PART 2 – PERMITS, FEES & CONSTRUCTION**

### **2.1 PERMIT REQUIREMENTS**

- 1) Except as provided in sections 2.6 of this bylaw, every Owner, before erecting a Sign, or permitting a Sign to be Erected on a Lot shall obtain a sign permit in accordance with the provisions of this bylaw.
- 2) No permit for erection of a Sign shall be issued until:
  - a.) A full and complete application has been submitted;
  - a) The proposed work set out in the application conforms to this bylaw and all other applicable bylaws of the Township; and
  - b) The applicant for the permit has paid the prescribed fee and submitted to the Township any required damage deposit.
- 3) Every application for a permit shall be in the form required by the Building Inspector, signed by the Owner or an authorized agent of the Owner and accompanied by a plan or plans drawn to scale, which include the following information:
  - a) The structural and foundation details;
  - b) The materials and specifications of the Sign;
  - c) The size and location of all existing Signs on the Premises;
  - d) The proposed location of the Sign in relation to the boundaries of the Lot upon which it is to be situated;
  - e) The dimensions, maker's name and weight of the Sign and, where applicable, the dimensions of the wall surface to which it is to be attached;
  - f) The dimensions and weight of the Sign's supporting members;
  - g) The Clearance and Maximum Height of the Sign;
  - h) Where the Sign is to be attached to the face of an existing building, a current photograph of the face of the building to which the Sign is to be attached;
  - i) The estimated cost of the Sign including the cost of the Sign support Structure and the cost of installation;
  - j) Any proposed lighting for the Sign;

- k) Colour documentation where applicable (with proposed rendering);
  - l) Key Plan of site showing all existing and proposed buildings, structures, and Signs located on the subject property;
  - m) Mass of Sign and its associated construction;
  - n) Any other information required by the Building Inspector to establish compliance with this bylaw, the Building Code and all other applicable enactments including other Township of Langley Bylaws.
- 4) Where the site conditions or the size of the complexity of a Sign warrant it, the Building Inspector may require professional design and field review by a professional engineer registered in British Columbia to ensure compliance with the B.C. Building Code and all other applicable enactments respecting safety.

## **2.2 PERMIT FEES**

- 1) Except as provided in subsection 2.2. 2), a permit fee shall be payable for issuance of a permit at the time the permit application has been approved and ready to issue.
- 2) No permit fee shall be payable for exempt Signs and for Signs which do not require a permit.
- 3) Permit fees and damage deposits shall be assessed in accordance with Appendix "A" to the "Langley Building Bylaw 2008 No. 4642", as amended.

## **2.3 PERMIT CONDITIONS**

- 1) Every permit is issued upon the following conditions and such other conditions as the Building Inspector in his or her discretion may impose to ensure compliance with this bylaw:
  - a) The work shall commence within two months from the date of issuance of the permit.
  - b) The work shall not be discontinued or suspended for a period of more than two months.
  - c) The work shall be completed within six months from the date of issuance of the permit.
  - d) The permit shall lapse in the event that any of the above conditions are not met.
  - e) An additional fee shall be paid if the permit is renewed.
  - f) Neither the acceptance of the drawings, plans and specifications, the granting of a permit, the undertaking of inspections by the Building Inspector, shall in any way relieve the Owner from full responsibility for carrying out the work, or

having the work carried out, in accordance with the requirements of all applicable bylaws of the Township and any other applicable enactment.

- g) Any Owner of a property for which a permit is issued must be responsible for the cost to repair or replace any damaged Township property, either directly or indirectly, as a result of the works under the permit.

## **2.4 CONSTRUCTION SPECIFICATIONS**

- 1) No Sign, nor any guy, stay or attachment thereto shall be Erected on rocks or trees, nor in such a manner as to interfere with any and or all utility services, whether overhead or underground.
- 2) Except for light weight ornamental home or Farm Identification Signs, or to Signs Erected in accordance with Part 9 of this bylaw, no Sign shall be suspended by chains or other devices that will allow the Sign to swing due to wind action. Signs shall be anchored to prevent any movement that would cause wear on supporting members or connections.

## **2.5 INSPECTIONS**

- 1) Except as specified in section 2.6, the Owner shall give at least 24 hours notice to the Building Inspector of a request for inspection of the work:
  - a) After the forms for footings and/or foundations are complete but prior to placing any concrete therein, and;
  - b) After the Sign is complete and ready for final inspection.
- 2.) Where required, surveys, engineering reports and any other documentation deemed necessary by the Building Inspector must be provided prior to an inspection being requested.

## **2.6 NO PERMIT OR INSPECTIONS REQUIRED**

- 1) Signs specified in section 1.3 6) as exempt Signs do not require a permit or inspections.
- 2) The following Signs may be Erected without obtaining a permit or requesting an inspection, but must adhere to all other regulations contained in this bylaw:
  - a) No trespassing Signs,
  - b) No dumping Signs;
  - c) Window Signs;
  - d) Signs warning the public of the existence of danger, of a duration appropriate to the circumstances;
  - e) Real Estate Signs;

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- f) Event Signs in the Institutional Zones;
- g) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 20154 No. 5034;*
- h) Farm produce Identification Signs in Rural Zones.

### **PART 3 – GENERAL SIGN REGULATIONS**

#### **3.1 APPEARANCE**

- 1) Compatibility – The form and character of each permanent Sign shall be compatible with the architectural form of the principal building on the Lot on which the Sign is located.
- 2) Landscaping – A permanent Freestanding Sign shall have a landscaped Area around its base the Area of which equals or exceeds the total Area of the Sign and Sign Structure. Landscaping shall be in the form of shrubs and plants as in accordance with Section 111 of the Township's Zoning Bylaw 1987 No. 2500 and any development permit requirements where applicable.
- 3) No Sign shall project above the Roof Line, Building Face, or Canopy on which it is Erected.
- 4) No Sign suspended under a Canopy or Roof overhang shall be greater than 0.6 m<sup>2</sup> (6.5 ft<sup>2</sup>) in Area.

#### **3.2 MAINTENANCE**

Every Sign and the area surrounding the Sign shall be maintained at all times in a sightly and structurally sound condition. Maintenance work may include, but is not limited to the replacement of defective parts, painting, re-painting, cleaning, or other acts required for the maintenance of the Sign and the area surrounding the Sign.

#### **3.3 ABANDONED SIGNS**

When a Sign no longer correctly directs to, or advertises a bona fide business, lessor, Owner, activity conducted, or product available, the Owner of the Premises shall remove the Sign within seven days of cessation of the business, activity or availability of the product, and in no event later than 14 days from the date of the receipt of notice from the Building Inspector and or a Bylaw Enforcement Officer ordering such removal.

### **3.4 TRAFFIC SAFETY**

- 1) No Sign shall, by reason of its location, colour or intensity of light, create a hazard to the safe, efficient movement of vehicular and other traffic.
- 2) Signs shall be located in such a manner that visibility is not restricted at the intersections of roadways on Private Property (private roadways), at the intersections of private roadways with Highways and in compliance with the setback requirements for corner Lots contained in the "Township of Langley Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.
- 3) No Sign shall be placed in such a manner as to obstruct any door opening, passageway, fire escape, walkway, vehicular driveway or similar feature.
- 4) No Sign shall have the shape and colour of a traffic control device referred to in the Motor Vehicle Act, except those Signs specifically intended for traffic control.
- 5) Where a Sign projects over a pedestrian area such as a sidewalk patio or walkway, no part of the Sign shall be less than 4.3 m (14 ft) above the finished grade to the lowest point of the Sign.
- 6) Provincial Highway No. 1 shall not be considered a Street for the purposes of calculating the number of Signs or the maximum Area of Signs permitted in this bylaw.
- 7) Where a Sign projects over a vehicular traffic area such as a parking lot or driveway, no part of the Sign shall be less than 5 m (16.4 ft) above the finished grade below the Sign.

### **3.5 SIGNS ON HIGHWAYS**

No Sign shall be Erected on, within or above a highway, except as otherwise provided in other Township bylaws. Where such provision is made, and a Sign, or portion thereof is Erected so as to project either in whole or part over a Highway, the Owner of the Sign Structure shall obtain a Highway Use Permit in accordance with the provisions of the Township's Highway and Traffic Bylaw 2010 No. 4758.

### **3.6 ELECTION SIGNS**

*For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

### **3.7 REAL ESTATE SIGNS**

On-site Real Estate Signs may be Erected in all Zones, provided that:

- 1) On any Lot with an area of 2.02 ha (5.0 acres) or less in a Rural, or Single Family and Two Family Zone only one such Sign may be Erected and it shall not exceed 0.6 m<sup>2</sup> (6.5 ft<sup>2</sup>) in Area;



- 2) On any Lot with an area greater than 2.02 ha (5.0 acres) in a Rural, or Single Family and Two Family Zone only two such Signs may be Erected with each such Sign not to exceed 3 m<sup>2</sup> (32 ft<sup>2</sup>);
- 3) On any Lot in an Institutional, Commercial and Industrial Zone the combined area of such Signs fronting each Street shall not exceed 1.3 m<sup>2</sup> (14 ft<sup>2</sup>), and
- 4) The Signs are removed within 7 days of the lease, rental or unconditional sale of the property to which the Signs refer.

### **3.8 DEVELOPMENT SIGNS**

- 1) Development Signs may be Erected provided that:
  - a) The total Area of such Signs shall not exceed 1% of the area of land contained within the project to which the Signs refer to a maximum area of 20 m<sup>2</sup> (215.3 ft<sup>2</sup>) along each Street frontage and up to a maximum of 30 m<sup>2</sup> (323 ft<sup>2</sup>) for the projects fronting more than one Street.
  - b) Only two sandwich board Signs with a maximum Area of 0.55 m<sup>2</sup> (6 ft<sup>2</sup>) for each face of each Sign and a total Area for each Sign not exceeding 1.1 m<sup>2</sup> (12 ft<sup>2</sup>) shall be permitted, and such Signs shall only be displayed on the property during those hours when the project sales office on site is open for business.
  - c) No more than two Third Party Development Signs may be permitted per development, to a maximum total Area of 6 m<sup>2</sup> for each Sign.
    - i. Third Party Development Signs are not permitted in Single and Two Family Zones and Multifamily Zones.
    - ii. No more than two Third Party Development Signs are permitted to be located on a single parcel.
  - d) The display of Development Signs shall be limited to that period of time during which a project sales office is on site or to a maximum time period of one year, whichever is less.
  - e) A Freestanding Development Sign or Non-Accessory Development Sign shall be limited to a Maximum Height of 4.5 m (14.8 ft).

### **3.9 ELECTRONIC CHANGEABLE SIGNS**

- 1) An Electronic Changeable Sign may only be installed as part of a Freestanding Sign located within a commercial, industrial or institutional zone.
- 2) An Electronic Changeable Sign Area shall not exceed 30% of the allowable Sign Area.
- 3) An Electronic Changeable Sign shall not display more than one message at any given time.

- 4) The complete message is required to be revealed within a maximum time frame of two seconds, and the complete message is required to be displayed in its entirety for a minimum time frame of seven seconds before the message is changed or repeated.

## **PART 4 - SIGNS PERMITTED IN RURAL ZONES**

### **4.1 SIGNS IN RURAL ZONES REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in a Rural Zone provided that a Sign permit is obtained and all other provisions of this bylaw are satisfied:

- 1) One Identification or Accessory Home Occupation Sign in the form of a fascia or Freestanding Sign, provided such Sign shall not exceed 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in Area for a fascia Sign or 6 m<sup>2</sup> (64.6 ft<sup>2</sup>) in Area for a free standing Sign.

### **4.2 SIGNS IN RURAL ZONES NOT REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in a Rural Zone without a Sign permit or inspections, but (with the exception of Signs specified in section 1.3 6) which are exempt from the provisions of this bylaw) must comply with all other provisions of this bylaw:

- 1) No trespassing or no dumping Signs with each such Sign not to exceed 0.2 m<sup>2</sup> (2.2 ft<sup>2</sup>) in Area.
- 2) Signs on Private Property warning the public of the existence of danger of a duration appropriate to the circumstances.
- 3) On-site Real Estate Signs as specified in Section 3.7.

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- 4) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

- 5) Farm produce Identification Signs provided that:

- a) The Signs must only advertise farm produce for sale on a Farm within the Township;
- b) The advertised produce must have been grown on the subject Farm;
- c) A maximum of two on-site Signs shall be permitted on each Street on which the Farm borders;
- d) No Sign may exceed 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in Area;
- e) Signs may not be Erected more than seven days prior to the advertised product being ready for sale;
- f) Signs shall be removed at the end of the harvest season or within two days of ceasing to sell the produce being harvested, whichever comes first, and

- g) Notwithstanding sub-sections 4.2 5) f) and g), no Sign may remain in place for more than 90 days in any calendar year.

#### 4.3 ADDITIONAL REQUIREMENTS

- 1) No Sign may be directly illuminated, and where indirectly illuminated from an artificial source, shall be so shielded that no direct illumination from the source is visible other than on the Sign and in the immediate proximity thereof.
- 2) The maximum height and width of any freestanding sign shall be 2.5 m (8.2 ft.)  
*For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

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### PART 5 – SIGNS PERMITTED IN SINGLE AND TWO FAMILY ZONES

#### 5.1 SIGNS IN SINGLE AND TWO FAMILY ZONES REQUIRING A PERMIT

The following Signs may be Erected on any Lot in a Single and Two Family Zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- 1) One Identification or Accessory Home Occupation Sign in the form of a Fascia or Freestanding Sign, provided such a Sign shall not exceed 0.6 m<sup>2</sup> (6.5 ft<sup>2</sup>) in Area, and the Sign shall not change the residential appearance or character of the dwelling or neighbourhood in which it is located.
- 2) Development Signs as specified in section 3.8.

#### 5.2 SIGNS IN SINGLE AND TWO FAMILY ZONES NOT REQUIRING A PERMIT

The following Signs may be Erected on any Lot in a Single and Two Family Zone without a Sign permit or inspections, but (with the exception of Signs specified in section 1.3 6) which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- 1) No trespassing or no dumping Signs with each such Sign not to exceed 0.2 m<sup>2</sup> (2.2 ft<sup>2</sup>) in Area.
- 2) Signs on Private Property warning the public of the existence of danger of a duration appropriate to the circumstances.
- 3) On-site Real Estate Signs as specified in Section 3.7.

- 4) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

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#### 5.3 ADDITIONAL REQUIREMENTS

- 1) No Sign shall be illuminated
- 2) Except for Development Signs and Election Signs the Maximum Height and width of any Freestanding Sign shall be 1.8 m (6 ft).

## **PART 6 - SIGNS PERMITTED IN MULTI-FAMILY ZONES**

### **6.1 SIGNS IN MULTI-FAMILY ZONES REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in a Multi-Family Zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- 1) One Identification or Accessory Home Occupation Sign in the form of a Fascia or Freestanding Sign, provided such a Sign shall not exceed 0.6 m<sup>2</sup> (6.5 ft<sup>2</sup>) in Area, and the Sign shall not change the residential appearance or character of the dwelling or neighbourhood in which it is located.
- 2) Development Signs as specified in section 3.8.

### **6.2 SIGNS IN MULTI-FAMILY ZONES NOT REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in a Multi -Family Zone without a sign permit or inspections, but (with the exception of Signs specified in section 1.3 6) which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- 1) No trespassing or no dumping Signs with each such Sign not to exceed 0.2 m<sup>2</sup> (2.2 ft<sup>2</sup>) in Area.
- 2) Signs on Private Property warning the public of the existence of danger of a duration appropriate to the circumstances.
- 3) On-site Real Estate Signs as specified in Section 3.7.
- 4) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

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### **6.3 ADDITIONAL REQUIREMENTS**

- 1) No Sign may be directly Illuminated, and where indirectly Illuminated from an artificial source, shall be so shielded that no direct Illumination from the source is visible other than on the Sign and in the immediate proximity thereof.
- 2) The maximum height and width of any freestanding sign shall be 2.5 m (8.2 ft.).  
*For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

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## **PART 7 – SIGNS PERMITTED IN INSTITUTIONAL ZONES**

### **7.1 SIGNS IN INSTITUTIONAL ZONES REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in an Institutional Zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- 1) One Freestanding Sign fronting each Street abutting a Lot, provided that:
  - a) The maximum Area of each Freestanding Sign shall not exceed 1.5% of the Area of the Lot upon which the Sign is located, to a maximum of 6 m<sup>2</sup> (64.6 ft<sup>2</sup>) and subject to the maximum dimensions stipulated in section 7.3 3),
  - b) The minimum distance between Freestanding Signs on the same Lot shall be 50 m (164 ft), and
  - c) Any Electronic Changeable Sign portion is in conformance with the requirements of section 3.9 of this Bylaw.
- 2) A Non-Illuminated religious emblem may be Erected as a Roof Sign.
- 3) Fascia, Canopy and Projecting Signs, provided that the total Area of such Signs shall not exceed 0.3 m<sup>2</sup> for each lineal metre ( ft<sup>2</sup> per ft) of building face on which they are Erected, minus the Area of an emblem Erected under the provisions of subsection 7.1 1) b).
- 4) On-site Directional Signs not more than four in number and not exceeding a combined total Area of 3 m<sup>2</sup> (32.3 ft<sup>2</sup>), identifying the location and nature of a building, structure or use which is not readily visible from the Street serving such building, structure or use, provided that each Sign is not more than 0.9 m<sup>2</sup>(10 ft<sup>2</sup>) in Area.
- 5) Development Signs as specified in section 3.8.

## 7.2 SIGNS IN INSTITUTIONAL ZONES NOT REQUIRING A PERMIT

The following Signs may be Erected on any Lot in an Institutional Zone without a Sign permit or inspections, but (with the exception of Signs specified in section 1.3 6) which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- 1) No trespassing or no dumping Signs with each such Sign not to exceed 0.2 m<sup>2</sup> (2.2 ft<sup>2</sup>) in Area.
- 2) Signs on Private Property warning the public of the existence of danger of a duration appropriate to the circumstances.
- 3) On-site Real Estate Signs as specified in Section 3.7.
- 4) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*
- 5) Signs pertaining to an event or cause of a civic, philanthropic, educational or religious nature, provided that:
  - a) Such Signs may not be Erected more than seven days prior to an event and must be removed within two days after the completion of such event.
  - b) Such Signs shall not exceed 6 m<sup>2</sup> (64 ft<sup>2</sup>) in Area.

### 7.3 ADDITIONAL REQUIREMENTS

- 1) No Sign shall be permitted within 15 m (49.2 ft) of any Lot in a Rural, Single and Two Family or Multi-Family Residential Zone.
- 2) Except as in accordance with section 3.9, no Sign may be directly Illuminated, and where indirectly Illuminated from an artificial source, shall be so shielded that no direct illumination from the source is visible other than on the Sign and in the immediate proximity thereof
- 3) The maximum height and width of any freestanding sign shall be 3.7 m (12.0 ft.).  
*For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*

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## PART 8 – SIGNS PERMITTED IN COMMERCIAL AND INDUSTRIAL ZONES

### 8.1 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES REQUIRING A PERMIT

The following Signs may be Erected on any Lot in a Commercial or Industrial Zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

- 1) One Freestanding Sign each Street abutting a Lot, provided that:
  - a) A Freestanding Sign shall not exceed an Area of 1.0% of the lot area on which the Sign is located, to a maximum of 20 m<sup>2</sup> (215.3 ft<sup>2</sup>) and subject to the maximum dimensions stipulated in section 8.3 2.).
  - b) The minimum distance between Freestanding Signs on the same Lot shall be 50 m (164 ft).
  - c) Any Electronic Changeable Sign portion is in conformance with the requirements of Section 3.9 of this Bylaw.
- 2) Fascia, Canopy, Awning and Projecting Signs, provided the total Area of such Signs shall not exceed 0.6 m<sup>2</sup> for each lineal metre (2 ft<sup>2</sup> per ft) of building face on which they are Erected.
- 3) On-site Directional Signs not more than four in number and not exceeding a combined total Area of 3 m<sup>2</sup> (32.3 ft<sup>2</sup>), identifying the location and nature of a building, structure or use which is not readily visible from the Street serving such building, structure or use, provided that each Sign is not more than 0.9 m<sup>2</sup>(10 ft<sup>2</sup>) in Area.
- 4) Temporary Signs identifying or advertising a new business subject to the following conditions:
  - a) Such Signs for any new business may only be in place for a maximum period of 30 days on any Premises;
  - b) Such Signs may have a maximum combined Area of 6 m<sup>2</sup> (64 ft<sup>2</sup>) on any Premises.

5) One Non-Accessory Sign, provided that:

- a) The combined total Area of Signs displayed on a single Premises does not exceed the total Area permitted under sections 8.1 1) a) and b) of this bylaw.
- b) In no case shall a Non-Accessory Sign exceed 6 m<sup>2</sup> (64 m<sup>2</sup>) in Area.

**8.2 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES NOT REQUIRING A PERMIT**

The following Signs may be Erected on any Lot in a Commercial or Industrial Zone without a Sign permit, but (with the exception of Signs specified in section 1.3 6) which are exempt from the provisions of this bylaw) shall comply with all other provisions of this bylaw:

- 1) Window Signs advertising a special event or sale.
- 2) No trespassing or no dumping Signs with each such Sign not to exceed 0.2 m<sup>2</sup> (2.2 ft<sup>2</sup>) in Area.
- 3) Signs on Private Property warning the public of the existence of danger of a duration appropriate to the circumstances.
- 4) On-site Real Estate Signs as specified in Section 3.7.

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- 5) *For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.*
- 6) Non-Accessory farm produce Identification Signs, in accordance with Section 4.2 (5) of this Bylaw.

**8.3 ADDITIONAL REQUIREMENTS**

- 1) No Sign shall be permitted within 15 m (49.6 ft) of any Lot in a Rural, Single and Two Family or Multi-Family Zone.
- 2) Except for development signs as specified in sections 3.8, the maximum height and width of any freestanding sign shall be 7.6 m (24.9 ft).  
*For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034*
- 3) All Signs within the Fort Langley Development Permit Area designated in an Official Community Plan bylaw shall comply with the provisions of Part 9 (Special Design Area).

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