

VILLAGE OF MCBRIDE

SIGN BYLAW NO. 691, 2009

Consolidated



“A TOWN ON TRACK”

Amending Bylaws to the Village of McBride Sign Bylaw No. 691, 2009

Bylaw	Description	Amending Bylaw No.	Amend Bylaw Adoption Date
746	Identifying Encroachments and Encroachment Agreements	691	25 May 2014
746	Adding and defining Attraction Signs and Community Event Banners	691	25 May 2014

THE CORPORATION OF THE VILLAGE OF MCBRIDE

FEES AND CHARGES BYLAW NO. 691, 2013

A bylaw to govern the number, size, type, form, appearance and location of *signs* within the Corporation of the Village of McBride.

WHEREAS the Council of the Corporation of the Village of McBride may under Section 908 of the *Local Government Act*, subject to the *Motor Vehicle Act* and the *Transportation Act*, regulate the
the
Number, size, type, form appearance and location of any signs;

AND WHERE AS pursuant to Sections 9(4) and 65 of the *Community Charter*, the Council of the
the
Corporation of the Village of McBride may regulate the erection, placing, alteration, maintenance, demolition and removal of signs, sign boards, advertisements, advertising devices and structures;

AND WHERE AS the Council of the Corporation of the Village of McBride wishes to:

- Protect and enhance the Village's aesthetic attractiveness as a place to live and visit.
- Limit distractions from commercial signs for the safety of drivers and pedestrians.
- Minimize nuisances from signs in residential neighbourhoods.
- Regulate safe sign placement, construction and maintenance.

NOW THEREFORE the Council of the Corporation of the Village of McBride in open meeting assembled enacts as follows:

SECTION 1 – TITLE

This Bylaw may be cited as "Corporation of the Village of McBride Sign Bylaw, No.691.

SECTION 2 – DEFINITIONS

All words and terms in this bylaw have their normal meaning, except those words and terms as defined in Schedule A. For convenience, cross-references between definitions *italicized*.

SECTION 3 – GENERAL PROVISIONS

3.1 Compliance

No person shall erect, place, alter, expand, relocate, replace or continue any sign except in conformity with this bylaw.

3.2 Application

Application must be completed on the approved form for all signs that require a permit. All signs must comply with the provisions of this Bylaw and all other applicable bylaw provisions.

3.3 Sign Placement

- 1) No sign shall be placed on any property without the express permission of the property owner, including from the Village if it is the property owner.
- 2) No sign shall be placed on or over a public street right-of-way, except for Village or Provincial signage, or otherwise specifically allowed by this bylaw.
- 3) No sign shall extend or overhang into a neighboring property with the exception of those signs issued under Section 8.3(5).
- 4) No sign shall obstruct any window, door opening, passageway, ventilator, fire escape, walkway, stairway or similar feature.
- 5) No sign shall obstruct the vision of any driver turning into streets or around street corners, or obstruct the visibility of any traffic control signage.
- 6) Notwithstanding the generality of Section 3.3(5), no *free-standing sign* or *ground sign* shall be placed within a 6 m vision clearance triangle measured from the corner of any street/lane intersection.
- 7) No sign shall obstruct access to a public utility pole, wire, support or attached appurtenance.

3.4 Sign Construction and Maintenance

- 1) All signs must comply with the Village's Building Bylaw, as applicable.
- 2) All support structures shall be structurally sound and form an integral part of the sign design.
- 3) Every electrical sign shall be approved and labelled as conforming to the Canadian Standards Association or shall conform to the Provincial Electrical Code of British Columbia.
- 4) Every *free-standing sign* or *ground sign* requiring power shall be connected to an underground electrical source.
- 5) Property owners are responsible for the proper maintenance and installation of all signs on their property.

3.5 Sign Illumination

- 1) No sign shall be *illuminated* in any way that creates a direct glare upon an adjoining property, street or lane.
- 2) Any external *illumination* of signs must be shielded to prevent light pollution.
- 3) A sign located at the rear or side of any building shall not be *illuminated* if such sign is within 30m of any residential zone.

SECTION 4 – ALLOWED SIGNS

4.1 The following signs are allowed without a sign permit, but subject to all other requirements of this Bylaw.

- 1) *Address sign.*
- 2) Bulletin board for a charitable, educational, religious or public institution to announce events at said institution that does not contain a *commercial message*.
- 3) Construction sign advertising work in progress, which shall not remain after the work, is completed.
- 4) Development application sign in conformity with the Village's Official Community Plan.
- 5) Directional sign placed on-site for street entrances and exits, parking, pedestrian routes or building functions, not exceeding 0.5 m² in *sign area* and with no *commercial message* excepting a company logo on up to 15% of the *sign area*, and with a maximum *height* of 1 m except when affixed to a building or a fence.
- 6) Entrance sign advertising a residential subdivision or development without any other *commercial message* and not exceeding 2 m² in *sign area*.
- 7) Farm sales/fruit stand sign for selling agricultural and related products that are completely or largely produced on site, not exceeding 3 m² in *sign area*.
- 8) Flags, if they are national, provincial, or municipal flags.
- 9) Home business sign not exceeding one per lot and 0.2 m² in *sign area*, and constructed to professional standards. The home business sign cannot be illuminated.
- 10) Identification sign for the name of a public building such as a church, school or museum not exceeding 3 m in *sign area*.
- 11) Nameplate for professional person or business in commercial premises not exceeding 0.2 m² in sign area.
- 12) Political election sign not exceeding 1 m² in *sign area*, which shall not be erected prior to the date on which the writ of election is issued and shall be removed within 5 days after the election. Additionally, each candidate shall be permitted two signs not exceeding 2.44 m² within the municipal boundaries. Political election signs cannot be illuminated.
- 13) Real estate sign advertising a property not exceeding 0.5 m² in *sign area* in any residential zone or 3 m² in any other zone, which shall not remain after 30 days of the

property being sold, or 5 days after being taken off the market. Real Estate signs cannot be illuminated.

- 14) *Sandwich board sign* not exceeding one per lot, limited to a *height* of 1.2 m and a width of 0.9 m, and not placed on a sidewalk. (Sandwich signs on *downtown* sidewalks require a permit.)
- 15) Seasonal decorations for Christmas and other commemorative holidays, including lighted displays that may be animated, provided they are erected no longer than 45 consecutive days in the year.
- 16) *Small fascia sign* not exceeding one per *advertised business* and 0.75 m² in *sign area*, which, may be *illuminated*. (See Part 6: a *large fascia sign* may be allowable with a permit, but not on the same *building frontage* as a *small projecting sign*.)
- 17) *Small projecting sign* not exceeding one per *advertised business* and 0.4 m² in *sign area*, which may be *illuminated*. (See Part 6: a large projecting sign may be allowable with a permit, but not on the same *building frontage* as a *small projecting sign*).
- 18) *Special Event Banner*.
- 19) *Temporary signs* other than in Sections 4.1(16) and 4.1(21), including banner, flag, pennant, streamer, or inflatable signs, only for advertising sales, openings, closings and other special events, and only for up to 14 days consecutive days.
- 20) Village-sponsored promotional, seasonal or off-site signs.
- 21) Tourist home sign not exceeding one per lot and 0.5 m² in *sign area*, and constructed to professional standards and meeting guidelines of the Official Community Plan.
- 22) *Warning sign* such as for a hazard, no trespassing or no dumping, not exceeding 0.2 m² in *sign area*.
- 23) Window sign not exceeding 20% coverage of each window area.
- 24) Yard sale sign for days of the sale, not exceeding 0.4 m² in *sign area*. Yard sale sign cannot be illuminated.

4.2 The following signs are allowed and require a permit and are subject to all other requirements of this Bylaw.

- 1) *Animated Sign*
- 2) *Awning Sign*
- 3) *Canopy Sign*
- 4) *Free Standing Sign*
- 5) *Ground Sign*
- 6) *Hanging Sign*
- 7) *Joint Identified Sign*
- 8) *Large Fascia Sign*
- 9) *Mansard Roof Sign*
- 10) *Mural*
- 11) *Off Site Sign*
- 12) *Projecting Sign*
- 13) *Sandwich Board Signs* on downtown sidewalk
- 14) *Community Events Banner*
- 15) *Attraction Signs*

4.3 Any signs not specifically addressed in this bylaw require a permit and approval by the sign administrator.

SECTION 5 – PROHIBITED SIGNS

5.1 The following signs are prohibited throughout the Village.

- 1) Any *roof sign*, other than a *mansard roof sign*.
- 2) Any *billboard sign*.
- 3) Any *off-site sign* exceeding 2.44 m², except Village sponsored signs for such purposes.
- 4) Any progressive signs where messages on more than one sign must be read to obtain the full message.
- 5) Any sign mounted on a frame or a wheeled structure that is designed to be movable, including any such structure where the wheels have been subsequently removed, but accepting a *Sandwich board sign*.
- 6) Any sign on a vehicle or trailer used primarily as a static advertising display.
- 7) Any sign affixed to a utility pole, lamp post or tree, or to a fence except as specifically allowed by this bylaw.

SECTION 6 – SIGN ZONING

6.1 Sign Types

- 1) Signs are only allowed in specified zones as set out in Schedule C.

6.2 Numbers of Signs

- 1) In computing numbers of allowable new signs, deductions will be made for any existing signs that are to be retained on the site.
- 2) A *large fascia sign* (permit required) is not allowed on the same *building frontage* as a *small fascia sign* (permit not required).
- 3) A *large projecting sign* (permit required) is not allowed on the same *building frontage* as a *small projecting sign* (permit not required).
- 4) In all zones where a *free-standing sign*, *ground sign* or *large projecting sign* is allowed there must not be more than one sign of each type on a *site*; excepting as follows:
 - a) One additional *free-standing sign* or *ground sign* may be placed at each entrance to an industrial park in an 'industrial' zone, over and above individual business signs within the park.

SECTION 7 – SIGN SPECIFICATIONS

7.1 Sign specification must comply with the specifications identified in Schedule B.

SECTION 8 – Administration

Sign Administrator:

8.1 The *Sign Administrator* is empowered to:

- 1) Issue a sign permit that meets all the Corporation of the Village of McBride bylaw requirements and specifies the conditions of allowed signage on the permit; or may deny an application with reasons given to the applicant on the application form.
- 2) Keep records of all sign applications received, permits and orders issued or denied, and inspections made.
- 3) Order the cessation of any sign works that are proceeding in contravention of any sign permit, or of other provisions of this bylaw or of any other Village bylaw, and the property owner shall comply with the order immediately upon forty-eight (48) hours of receiving the order.
- 4) Order the correction of any sign works improperly done or not properly completed pursuant to a sign permit, or otherwise in contravention of this bylaw or any other Village bylaw, and the property owner shall comply with the order within fifteen (15) days of receiving the order.
- 5) Revoke a sign permit where there has been a contravention with the conditions of the permit, or of any other provisions of this bylaw or other Village bylaw, which shall be in force immediately upon receipt of the order by the property owner.
- 6) Enter onto any property to inspect any sign, building, structure, or lands to ascertain compliance with this bylaw, and no person shall interfere with or obstruct their entry.
- 7) Order the removal of any sign works which have been undertaken without any valid or subsisting permit, or does not conform to this bylaw or any other Village bylaw, and the property owner shall comply with the order within fifteen (15) days of receiving the order.
- 8) Order the painting, repair, alteration or removal of any sign which has become dilapidated or is abandoned; or which in the opinion of the *Sign Administrator* may constitute a hazard to public safety or property; or whose aesthetic appearance is not consistent with this bylaw or the OCP, and the property owner shall comply with the order within fifteen (15) days of receiving the order.
- 9) Order the removal of any sign that at the date of the approval of this bylaw is a “prohibited sign” under Part 5, and the property owner shall comply with the order within thirty (30) days of receiving the order.

8.2 Legal Non-Conforming Signs

Any sign lawfully existing at the date of adoption of this bylaw which does not conform to the provisions of this bylaw and is not a ‘prohibited sign’ under Part 4, shall be considered a ‘legal non-conforming sign’ and shall be allowed to remain, but must not be altered in any way to make it more non-conforming and cannot be replaced with any other sign except in compliance with this bylaw, and must comply with all other provisions of this bylaw.

8.3 Liability

- 1) The provisions of this bylaw shall not be construed in any way as imposing upon the Village or its officers or employees and responsibility or liability by reason of the placement of any signs, materials or devices under provisions of this bylaw.
- 2) The provisions in this bylaw shall not be construed as relieving or limiting the responsibility or liability of any person erecting or owning any sign or display from personal injury or property damage resulting from the placing of such sign, or resulting from the negligence or wilful acts of such persons, his agents or employees in the construction, erection, maintenance, repair or removal of any sign erected in accordance with the permit issued hereunder.
- 3) The owner of any sign which the Village allows on its own property shall obtain and maintain a liability insurance policy covering bodily injury and/or property damage for claims arising out of the ownership of such sign in the amount of \$2,000,000.00, for so long as the sign remains on public property. In the event that the owner does not obtain or maintain such insurance, the *Sign Administrator* shall order removal of the sign and the owner of the sign shall comply with the order within forty-eight (48) hours of receiving the order.
- 4) *Sandwich board signs* are covered separately for liability purposes.
- 5) The owner of any sign which the Village allows on, or over, a road right of way, shall first obtain an Encroachment Agreement from the Village. The owner of the sign shall obtain and maintain a liability insurance policy covering bodily injury and/or property damage for claims arising out of the ownership of such sign in the amount of \$2,000,000.00 for so long as the sign remains on or over public property. The insurance policy shall include the Village of McBride as "Additional Insured" and shall be maintained in full force and effect during the term of the existence of the Sign and said insurance policy shall provide that the Village be notified of any cancellation of the insurance ten (10) days prior to the date of such cancellation, and the holder of the Sign permit has provided an executed waiver, release and indemnity to the Village.

8.4 Sign Removal

- 1) Should a property owner fail to comply with a sign removal order under this bylaw, the *Sign Administrator* may remove and impound the sign, and the sign shall not be released until the Village has been reimbursed for all expenses incurred in its removal.
- 2) The Village shall not be responsible for any damage incurred to any sign, building or property as a result of removing a sign under the terms of this bylaw.
- 3) Any and all expenses incurred by the Village in removing a sign under Section 8.4(1) shall be payable forthwith by the owner of the property upon which the sign was located, and failure to pay shall render the property owner liable for payment, and such expenses shall be added to and become a part of their unpaid taxes at the end of any calendar year in which they remain unpaid.
- 4) An owner of the property or the sign seeking to reclaim a sign removed under Section 8.4(3) must submit a request in writing to the *Sign Administrator* within thirty (30) days from the date such sign is removed. The owner, before reclaiming such sign, shall have paid all costs set out in Section 12(3). If the sign is not reclaimed after thirty (30) days, the *Sign Administrator* may upon ten (10) days notice in writing, order such sign destroyed or disposed of.

SECTION 9 – OFFENCES AND PENALTIES

- 9.1 Any person who contravenes any provision of this bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding \$1,000.00, or a fine as set out under any other applicable Corporation of the Village of McBride bylaw.
- 9.2 If an offence is a continuing offence, and after 30 days of being notified in writing by the Village of the offence, each day that the offence is continued after that period constitutes a separate and distinct offence.

SECTION 10 – SEVERABILITY

- 10.1 If any section, subsection, clause or phrase of this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the bylaw will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME THIS	14 th	DAY OF	July	2009
READ A SECOND TIME THIS	11 th	DAY OF	August	2009
READ A THIRD TIME THIS	8 th	DAY OF	December	2009
ADOPTED THIS	26	DAY OF	January	2010

Corporate Officer

Mayor

*Certified a true copy of the
"Village of McBride
Sign Bylaw No. 691, 2009"*

Corporate Officer

**Village of McBride
Sign Bylaw No. 691
SCHEDULE 'A'
DEFINITIONS**

ADDRESS SIGN means a permanent *sign* not exceeding 0.3 m² displaying in letters and/or numbers the civic address of, and/or the name of the owner or occupant, of any land, *building*, structure, business, or establishment located on the same *site* as the *sign*.

ADVERTISED BUSINESS means the business to which a sign refers.

ANIMATED SIGN means a *sign, fascia or free standing*, which in whole or part employs physical movement or change of lighting to depict action, including flashing, oscillating, pulsating, or travelling illumination, excepting any part of a sign containing an electronic clock or thermometer.

ATTRACTION SIGN means a standard sign that is purchased from the Village with the intent of attracting business from visitors outside the immediate area, for recreational, educational, cultural/heritage/historical, scientific, natural or entertainment related activities and where the sale of goods or basic services to those visitors is either absent of a clearly secondary nature.

AWNING SIGN means a sign painted on or affixed to the surface of an awning which is a retractable or non-retractable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for the supporting framework.

BILLBOARD SIGN means an exterior structure panel, board, or object designed exclusively to support text or advertising material that is posted, fastened, painted or otherwise affixed thereto by means permitting its ready removal or replacement, which, customarily does not directly apply to the premises or uses where it is displayed.

BUILDING FRONTAGE means the outside wall of a building directly enclosing an *advertised business* which, faces a street right-of-way, or interior service road or parking lot within the *site* on which the building is located.

CANOPY SIGN means a *sign* painted on or affixed flat to surface of a canopy which is a non-retractable roofed structure without walls that projects from a building or is self-supporting, and is composed entirely of rigid materials.

CLEARANCE means the vertical distance between the underside of a *sign* and the average finished grade below, exclusive of any berm or embankment.

COMMERCIAL MESSAGE means any public communication that advertises or calls attention to a business, business or professional person, product, service, sale, sales event or any other business solicitation.

COMMUNITY EVENT BANNER means a banner erected by a non-profit group placed on the Village of McBride entrance signs at the highway pullouts located east and west of town.

COPY AREA means the area within a single, continuous perimeter composed of the smallest circle, semicircle, rectangle, square or triangle, or combination thereof which encloses the extreme limits of a *commercial message*.

DOWNTOWN means the Main Street Commercial (MC), Public Development (PD) Development Permit Area.

ENCROACHMENT means a building, structure or physical object occupying a part of the surface, or airspace above or on Village property.

ENCROACHMENT AGREEMENT means an agreement required under this Bylaw.

FASCIA SIGN means a *sign* which is affixed parallel along the wall of a building or is painted on the wall, but excluding a *mural*. A *fascia sign* which exceeds 0.75 m² in sign area is considered a large fascia sign.

FREE-STANDING SIGN means any *sign* wholly supported by and permanently fixed to the ground by its own structure, which may comprise one or more uprights, poles or braces, and which may be covered by metal or fibreglass cladding to give a solid appearance and is more than 2m in *height* and is not a *ground sign* and where sign area does not exceed 2.93 m².

GOVERNMENTAL SIGN means a *sign* authorized, required by, or placed under the provisions of any Federal or Provincial statute, Order-in-Council, or bylaw or resolution of the *Village*, and includes traffic *signs* and signals, pavement markings, street name *signs* and directory signs.

GRADE means the average level of the floor, stair, pavement, or the ground adjacent to a *sign* or *sign area*.

GROUND SIGN means a sign of which the entire bottom is directly supported on the ground or is elevated off the ground with a minimum *clearance* of 0.5m, and has a maximum *height* of 2 m and is not a *free standing sign*.

HANGING SIGN means a sign that is suspended entirely beneath a structure, such as, an *awning* or *canopy*.

HEIGHT means the vertical distance between the highest point of a *sign* and the average finished grade below, exclusive of any bank or embankment.

HOURS OF OPERATION SIGN means a *sign* that does not exceed 0.6 m² that displays the times and days that a business is in operation and states if it is 'open' or 'closed'.

ILLUMINATED SIGN means a *sign* with direct illumination through any transparent or translucent material from a source of light within the *sign*, and/or with indirect illumination from focusing outside light onto the sign, but which is not an *animated sign*.

JOINT IDENTIFICATION SIGN means a *free-standing sign*, *ground sign* or *projecting sign* shared by a number of businesses for their individual advertising, such as in a shopping centre, strip mall or industrial park.

MANSARD ROOF SIGN is a sign attached to the slope of a mansard roof which is any portion of a roof which has a pitch of 30 degrees or less when measured against a vertical plane.

MURAL means a rendering or drawing painted on or otherwise applied to a building face, which is intended as a public art display and not to portray a commercial message, and is not a *fascia sign*.

OFF-SITE SIGN means a *sign* that advertises attractions, goods, products, services, facilities or events at a different location from where the sign is installed.

PERSON means in addition to its ordinary meaning, an agency, association, company, corporation, institution, partnership or society.

PROJECTING SIGN means a vertical, self-supporting sign which projects perpendicularly from the building wall to which it is attached, but is not a *canopy sign*. A *projecting sign* which exceeds 0.4m² in sign area is considered a large projecting sign.

ROOF SIGN means any *sign* erected on the roof of a building other than a *mansard roof sign*.

SANDWICH BOARD SIGN means a non-illuminated, portable *sign* of “A” or “T” frame construction, designed to be moved manually by one person.

SIGN means any device, fixture, structure or surface outside a building using any colour, form, graphic, illumination, symbol or writing for purposes of public communication, including but not limited to conveying a *commercial message*.

SIGN AREA means the total area within the outer edge of the frame or border of a *sign*, or where there is no frame or border, shall be the area occupied by the *sign copy*, excepting that in the case of any double-faced sign only half of the total area of all sign faces will be counted as the total sign area.

SITE means for purposes of this bylaw the area used to compute maximum numbers of allowable signs which, as deemed appropriate by the *Sign Administrator*, may include one building premise, or one lot/ or two or more adjoining lots containing a building or a complex of buildings.

SPECIAL EVENT BANNER means a temporary *sign* advertising or notifying the public of a non-profit community event, and is located on or over public or private property.

TEMPORARY SIGN means a sign displayed for a limited period of time as specified in the appropriate sections of this bylaw.

VILLAGE means the Corporation of the Village of McBride.

ZONE means a zone as designated in the current Corporation of the Village of McBride Zoning Bylaw.

**Village of McBride
Sign Bylaw No. 691
SCHEDULE 'B'
SIGN SPECIFICATIONS**

Animated

An *animated sign*:

- 1) is mounted on *fascia sign, free-standing sign* or *ground sign* and is limited in *sign area* to within the maximums allowable for such signs; and
- 2) is integral to the larger sign design when it only constitutes part of the *sign area*, and does not appear to be an appendage.

Awning Signs

An *awning sign*:

- 1) is located on the *building frontage* of the *advertised business*;
- 2) is limited to one sign per *advertised business*;
- 3) is no higher than the first storey;
- 4) does not extend vertically or horizontally beyond the limits of the awning; and
- 5) has no more *copy area* than 40% of each awning face on which it is located; and
- 6) has a minimum *clearance* of 2.5 m.

Canopy Signs

A *canopy sign*:

- 1) is located on the *building frontage* of the *advertised business*;
- 2) is limited to one sign per *advertised business*;
- 3) does not extend vertically or horizontally beyond the limits of the canopy face;
- 4) has a minimum *clearance* of 2.5 m over pedestrian areas and 4.5 m over vehicular areas; and
- 5) contains *sign copy* that is no more than 0.6 m high.

Community Event Banner Signs

A *community event banner sign*:

- 1) is a sign to allow for a non-profit group to place a banner promoting a community event on the Village of McBride entrance signs at the highway pullouts located east and west of town.
- 2) may be a maximum size of 24" high and 96" long.
- 3) are required to be attached to the fasteners provided on the entrance signs.

Fascia Signs

A *fascia sign*:

- 1) is located on the *building frontage* of the *advertised business*;
- 2) is limited to one sign per *advertised business*;
- 3) does not occupy more than 15% in area of the *building frontage*;
- 4) does not project above the roofline or parapet to which it is attached;
- 5) does not project more than 450 mm from the wall face to which it is attached; and
- 6) has a minimum *clearance* of 2.5 m, except if flush to a wall of situated entirely above a pedestrian-free landscaped area.

Free-Standing Signs

A *free-standing sign*:

- 1) has a minimum clearance of 2.5 m over pedestrian areas and 4.5 m over vehicular areas, except for a *free standing sign* with cladding which must be in a protected landscaped area;
- 2) is not located closer than 1.5 m to a lot line, within 1.0 m of any building, or within 30.0 m of another *free-standing sign* or *ground sign* on the same *site*: and
- 3) is not located closer than 30 m from a residential zone.
Note: see Part 6 for allowable numbers of free-standing signs.

Ground Signs

A *ground sign*:

- 1) it is not located closer than 1.5 m to a lot line, within 1.0 m of any building, or within 30.0 m of another *ground sign* or a *free-standing sign* on the same *site*.
Note: see Part 6 for allowable numbers of allowable ground signs.

Mansard Roof Signs

A *mansard roof sign*:

- 1) is located on the *building frontage* of the *advertised business*;
- 2) is limited to one sign per *building frontage*.
- 3) has a minimum *clearance* of 2.5 m and a maximum *height* of 7.5 m;
- 4) does not have visible support members above the roof line; and
- 5) has no more than 0.6 m in space between the sign and the supporting wall.
Note: see Part 6 for allowable numbers of projecting signs

Off-Site Signs

An *off-site sign*:

- 1) has a sign area of less than 2.44 m².
- 2) does not exceed the allowable signage area for the respective property.
- 3) has an approved Development Permit (if in the required Development Permit Area)
- 4) incorporates landscaping features.

Projecting Signs

A projecting sign:

- 1) is located on the *building frontage* of the *advertised business*;
- 2) is limited to one sign per *building frontage*.
- 3) has a minimum clearance of 2.5 m and a maximum *height* of 7.5 m;
- 4) does not have visible support members above the roof line; and
- 5) has no more than 0.6 m in space between the sign and the supporting wall.

Note: see Part 6 for allowable numbers of projected signs.

Sandwich Board Signs

A sandwich board sign:

- 1) is located in the *Downtown*;
- 2) is limited to one sign per *advertised business*;
- 3) is located in front of the *advertised business*;
- 4) is limited to a maximum *height* of 1.2 m and width of 0.9 m;
- 5) is sited not to impede pedestrian traffic along the sidewalk, or to and from any pedestrian crosswalk and not in vehicle site line at intersections or driveways;
- 6) has no security chains, ropes or other attachments to the sign which could endanger pedestrians;
- 7) is of professional quality in construction and appearance

Note: *Sandwich Board* signs on downtown streets require a permit.

Service and Attraction Signs

A service and attraction sign:

- 1) is a sign that is fabricated, installed and maintained by the Village.
- 2) is a sign to provide direction to the location and facility consistent with Schedule 'D' of this bylaw.
- 3) is a standard design listing the service/attraction, distance and directional arrow in standardized white letters on solid, blue coloured background.
- 4) Is a standard 60 cm x 60 cm with a tab of 60 cm x 30 cm.
- 5) Are available for Attraction/Artisans, Bed & Breakfasts, Industrial/ Commercial Tours, Museum and/or Art Galleries.
- 6) Is subject to an annual fee

**Village of McBride
Sign Bylaw No. 691
SCHEDULE 'C'
ALLOWED SIGNS BY ZONE**

Sign Type See Schedule B for other particulars on sign areas and heights.		Zone Type				
		C1	C2, C3, C4 ,C5 Commercial			M1, M2 Industrial
		Downtown	Robson Centre	Local	Other/ Frontage Area	
Total sign area permitted.		14 m ²	14 m ²	5 m ²	15 m ²	15 m ²
<i>Awning</i>	Allowable	Yes	Yes	Yes	Yes	Yes
<i>Canopy</i>	Allowable	Yes	Yes	Yes	Yes	Yes
<i>Large Fascia</i>	Allowable Sign area Height	Yes 5 m ² 6m	Yes 10 m ² 8m	No n/a n/a	Yes 7.5 m ² 7m	Yes 7.5 m ² 7m
<i>Free Standing</i>	Allowable Sign area Height	Yes 2.5 m ² 2m	Yes 2.93 m ² 2m	No n/a n/a	Yes 2.93 m ² 2m	Yes 2.5 m ² 2m
<i>Ground</i>	Allowable Sign area Height	Yes 3 m ² 2 m	Yes 4 m ² 2 m	Yes 2 m ² 1.5 m	Yes 3 m ² 2 m	Yes 3 m ² 2 m
<i>Mansard</i>	Allowable	Yes	Yes	No	Yes	No
<i>Off-Site</i>	Allowable	Yes	No	No	Yes	Yes
<i>Large Projecting</i>	Allowable Sign area	No 3 m ²	Yes 6 m ²	No n/a	Yes 4.5 m ²	No 4.5 m ²
<i>Animated</i>	Allowable	Yes	Yes	No	Yes	Yes
<i>Sidewalk Sandwich Board</i>	Allowable	Yes	No	No	No	No

NOTE: Large Free Standing Signs in Development Permit Area must have Development Permit approval prior to Sign Permit approval. The maximum *sign area* and *height* of a *free-standing sign*, *ground sign* and *large projecting sign* in different zones must comply with the requirements set out in this schedule, except that their maximum *sign area* may be increased by up to 25% to accommodate *joint identification signage* in a 'commercial' or 'industrial' zone'.

Attraction & Service signs are subject to the provisions of Schedule 'D' Service & Attraction Signs. *Community Event Banners* are subject to the provisions of Schedule 'E' Community Event Banners.

LEGEND: *Zone Types* include the following zones:

Downtown: Commercial Core Zone (C1); Service Commercial (C3); Office Commercial (C4); Public Development (PD)

Frontage Area: Highway Commercial (C2)

Other: Neighbourhood Pub (C5); Limited Recreation (RC1)

Industrial: Light Industrial (M1); Heavy Industrial (M2);

**Village of McBride
Sign Bylaw No. 691
SCHEDULE 'D'
ATTRACTION & SERVICE SIGNS**

Service & Attraction Sign

A maximum of 2 signs will be permitted per facility. The location of the signage will be determined by staff of the Village of McBride in consultation with the applicant.

Signs will be removed if the annual fee is not paid or the facility is not operational. If removed, re-installation will be treated as a new application and all applicable fees will be assessed. If the business closes within two years of the sign being installed, the cost of removing the sign will be billed to the business owner.

It will be the responsibility of the business owner to place a closed tab over the sign for when the business is not open.

The following minimum standards are required before signing may be considered:

Attraction / Artisans

- Must be open a minimum of five months per calendar year based on a minimum of three days a week.
- Must operate and maintain regular hours and schedules
- Must provide adequate off road parking facilities so as not to create traffic problems on public roads.
- Must meet all zoning bylaws and where applicable be licenced by the local municipal authority. The business must comply with all Provincial, Federal and local Regulations for public facilities concerning such items as health, sanitation and safety.
- Must be clean, maintained in good repair and pleasing in appearance.
- Public washroom facilities should be available.
- Must provide and distribute a brochure describing the attraction, detailed directions to the site and/or parking facility, preferably with a map of the local area, interpretive information relative to the facility and its amenities, hours of operation, and the like.
- There will be a person in a position of responsibility on the premises during the operating season.
- Must operate with the framework of the Attractions and Artisans Guidelines.

Bed & Breakfast (B&B) Facility

- A lodging facility with three or less individual rooms of accommodation
- An approved Tourism Facility
- Must provide adequate off road parking facilities so as not to create traffic problems on public roads. Facilities, as not to create traffic problems or congestion, must be easily accessible by all types of vehicles.
- Must meet all zoning bylaws and where applicable be licenced by the local municipal authority. The business must comply with all Provincial, Federal and local Regulations for public facilities concerning such items as health, sanitation and safety.
- Public washroom facilities should be available

Industrial / Commercial Tours

- Unless approved as self-conducted tours, a knowledgeable guide must be present during all tours.
- Must provide adequate off road parking facilities so as not to create traffic problems on public roads. Facilities, as not to create traffic problems or congestion, must be easily accessible by all types of vehicles.
- Must meet all zoning bylaws and where applicable be licenced by the local municipal authority. The business must comply with all Provincial, Federal and local Regulations for public facilities concerning such items as health, sanitation and safety.
- The sale of any merchandise is clearly of a secondary nature
- All tour spaces are not pre booked
- Must have tour brochures distributed at least in the local area
- If the business has a Yellow Pages and/or news media ads, the ads must mention tours

- sightseeing, etc...
- Public washroom facilities should be available

Museum and/or Art Galleries

- Museums and Art galleries must be approved by and registered with the BC Museums Association. They are generally operated as non-profit facilities.
- Art Galleries display collections of art work from various disciplines. The collections are primarily for public viewing and not for sale.
- Must provide adequate off road parking facilities so as not to create traffic problems on public roads. Facilities, as not to create traffic problems or congestion, must be easily accessible by all types of vehicles.
- Must meet all zoning bylaws and where applicable be licensed by the local municipal authority. The business must comply with all Provincial, Federal and local Regulations for public facilities concerning such items as health, sanitation and safety.
- Must be clean, maintained in good repair and pleasing in appearance.
- Public washroom facilities should be available

**Village of McBride
Sign Bylaw No. 691
SCHEDULE 'E'
COMMUNITY EVENT BANNER SIGNS**

Community Event Banner Sign

Only non-profit groups may display Community Event Banner Signs on the entrance signs at the highway pullouts located east and west of the Village.

Applications are required to be completed in writing to Mayor and Council. Approval will be given by Council

Upon approval by Council, a Community Event Banner Agreement must be signed by an organization representative and a Village of McBride Representative.

Agreement for Community Event Banner

Date: _____

Name of Organization: _____

Contact Person: _____ Phone Number: _____

Dates Requested: _____ To _____

Permission for the signs to be used is granted to non-profit community event organizations only.

Banners are to be put up no more than two weeks in advance of the event and taken down within two days of the event being over.

The undersigned agrees to be responsible for the application and removal of the banners and to use the fasteners provided on the community signs. Furthermore the undersigned agrees to be held responsible for any damage to the signs clearly caused by the improper attachments or removal of banners.

The Village of McBride is not responsible for any damage to banners put up by user groups.

By signing this agreement I agree to the terms and conditions specified above:

Date: _____

Name (please print) _____ Signature: _____

Village Rep: _____ Signature: _____



Corporation of the Village of McBride

PO Box 519, McBride BC V0J 2E0
Tel. (250) 569-2229 Fax (250) 569-3276
Office Hours: 8:30 am – 4:30 pm (Mon.-Fri.)
mcbride@mcbride.ca

APPLICATION FOR SIGN PERMIT

Subject Property: Street Address: _____

Legal Description: _____

Registered Property Owner: Name: _____

Phone: _____ Address: _____

Applicant or Authorized Agent (if different from Registered Property Owner):

Name: _____ Phone: _____

Address: _____

Nature of Signage:

Type of sign: _____ Permanent Temporary

Type of use (ie: home occupation, restaurant, etc.): _____

Total number of existing signs on premises and parcel: _____

Total Number of Additional proposed signs on premises and parcel: _____

Description of Proposal:

I/We hereby declare that the information contained herein is, to the best of my/our knowledge, factual and correct.

Print Owner Name

Owner Signature

Print Applicant/Agent Name

Applicant/Agent Signature

Date: _____

Attachments to Application for Permit:

The following information may be requested to consider your sign application:

- Two sets of scaled drawings showing the type, location and dimensions of the proposed sign(s), and of any other signs proposed to be retained on the site.
- Two sets of scaled drawings showing the materials, finishes, colour, graphics, method of illumination, and methods of mounting all proposed signs.
- Two sets of site plans showing the relative locations of buildings, driveways, service roads, pedestrian pathways and landscaped areas on the site, as required by the Building Inspector.
- Engineering certification of the structural and material specifications for any awning sign, canopy sign, large projecting sign of free-standing sign, and foundation base design detail for any free standing sign, all be a registered structural engineer licensed to practice in the Province of British Columbia;

If you have any questions about the collection and use of this information or your application, please contact the Corporation of the Village of McBride, PO Box 519, McBride BC V0J 2E0, Tel. (250) 569-2229 Fax (250) 569-3276; Office Hours: 8:30 am – 4:30 pm (Mon.-Fri.); mcbride@mcbride.ca

Notes:

1. If an agent/'applicant is handling the application, please supply written authorization from registered property owner.

Official Use:	
Zoning:	
Fees Paid:	Existing Permits: (Y/N; Date)
Existing Non-Conforming Signs (Y/N; Description; Date Recorded)	
All Required Documentation Received on:	
Date Permit Issued:	

Note: *This permit expires if the allowed signage is not completed within ninety (90) days of the date of this issuance.*