

**The Corporation of the Municipality of South Huron**

**By-Law 73-2007**

**A By-Law to regulate the use and erection of Signs and other advertising devices within the Municipality of South Huron as amended by By-Laws 75-2010, 17-2011, and 60-2019.**

**Office Consolidation**

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## **By-law #73-2007**

### **“Being a By-law to regulate the use and erection of Signs and other advertising devices within the Municipality of South Huron.”**

WHEREAS the Municipal Act 2001 S.O. 2001, c. 25, Section 99, Paragraphs 1, 2, 3, 4, and 5 as amended, enables municipalities to pass by-laws with respect to advertising devices, including signs.

NOW THEREFORE the Council of the Corporation of the Municipality of South Huron hereby enacts as follows: THAT By-Law No.61-2003, By-Law No.28-2004 and amendments thereto of the Corporation of the Municipality of South Huron is hereby repealed and that this By-Law may be commonly referred to as the **Sign By-Law** for the Municipality of South Huron

#### **Part 1 – Definitions**

- 1.1 “Alter, Altered or Alteration” means to change any one or more external dimensions or location of a sign but shall not include replacement of a sign face, painting, repainting, cleaning or normal maintenance and repair of a sign not involving structural change.
- 1.2 “Animated Sign” means a sign with a sign face which moves in whole or in part and includes a flashing or rotating sign, but does not include a clock, a time, date or temperature display, a multi-prism display, or an electronic message display.
- 1.3 “Automobile Service Station” means a retail place of business where petroleum products for automobiles including oil and gasoline and other goods, wares and merchandise are sold and/ or where preventative services and maintenance work to motor vehicles, excluding body and fender repair, may be provided.
- 1.4 “Awning” means a sloping wall sign supported from the exterior wall of a building and usually composed of non-rigid materials except for the supporting frame work and includes a canopy but not a marquee.
- 1.5 “Banner” means a sign composed of lightweight material so as to allow movement which is caused by atmospheric conditions and includes flags.
- 1.6 “Billboard Sign” means a standardized sign securely anchored to the ground. A billboard sign is erected and maintained by a person or enterprise engaged in the sale or rental of space thereon; said space is used for the advertisement of one (1) or more products/ services which are not necessarily made, produced, assembled, sold, or stored on the lot or premises upon which the sign is displayed.
- 1.7 “Chief Building Official” means the Chief Building Official for the Municipality of South Huron and his/her designate(s).

- 1.8 “Corner Lot” means a lot situated at the intersection of two streets, or two parts of the same street, of which the two adjacent sides upon the street line or street lines contain an angle of not more than one hundred and thirty-five (135) degrees and where such adjacent sides are curved, the angle contained by the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior lot lines.
- 1.9 “Council” means the Council of the Municipality of South Huron.
- 1.10 “County Road” means a road or part thereof, which is under the jurisdiction of the Corporation of the County of Huron.
- 1.11 “Defined Areas” – are lands which are classified by the corresponding Zoning By-Law to outline areas that have special regulations with regard to their zoning designation.
- 1.12 “Developed Lands” means a lot on which buildings or structures are constructed.
- 1.13 “Directional Sign” means a sign which provides direction or information for the control of vehicular or pedestrian traffic.
- 1.14 “Display Surfaces” means the continuous area in one plane made available by the structure of a sign for the mounting of letters and decorations.
- 1.15 “Double-Faced Sign” means a sign having two (2) sign faces, each face being of equal area and identical portions to the other, and with each face located on the sign structure so as to be exactly opposite each other.
- 1.16 “Election Sign” means a sign erected in connection with a federal, provincial, or municipal election and /or referendum.
- 1.17 “Electronic Message Display” means that part of a sign which is electronically controlled and which displays information in a pre-arranged sequence, and on which the intensity of illumination is maintained at a constant level. (See Animated Sign)
- 1.18 “Erect, Erected and Erection” include the construction, maintenance, display, alteration, placing or relocating of any sign or portion thereof, and the posting of notices.
- 1.19 “Fascia Sign” means a single-faced sign located in such a manner that the sign face is parallel to the main wall of the building to which the sign is attached and does not project more than 0.5m (1.64ft).
- 1.20 “Flashing Sign” means a sign with illumination that varies in intensity at periodic intervals.
- 1.21 “Frontage” means the horizontal distance between the side lot lines. Where such lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured on a line parallel to the front lot line to which the parcel is addressed.

- 1.22 “Ground Sign” means a sign supported by a sign structure embedded in the ground and which is not attached to any part of a building and used for the purpose of advertising a lawful business or product sold on the premises except as otherwise specifically permitted in this by-law.
- 1.23 “Height of Sign” means the vertical distance from the ground to the highest extremity of the sign, including the border or frame, and in the case of a sign without a border or frame, the vertical distance from the ground to the top of the letter, symbol or other part of the sign that is the highest.
- 1.24 “Heritage Sign” means a sign that defines an area, monument or structure which has a significant historical value.
- 1.25 “Home Occupation Sign” means a sign identifying a home occupation as permitted by the corresponding Zoning By-Law.
- 1.26 “Illuminated” means direct, indirect, internal, or external illumination.
- 1.27 “Land Development” means the development of vacant land or the development, re-development, or construction of a building including the initial selling or leasing information, but shall not include minor interior changes to an existing building.
- 1.28 “Letters and Decorations” means the letters, illustrations, symbols, figures, insignia and other devices mounted on the display surface to express and illustrate the message of the sign.
- 1.29 “Marquee” means a permanent roof-like structure composed of rigid materials extending perpendicular from all or part of a building face but does not include a canopy or awning.
- 1.30 “Mobile Sign” means a portable sign not anchored to the ground, building or structure, but its usual characteristic of being part of, or attached to, a wheeled trailer or frame that is readily moveable so as to serve the same purpose in another location.
- 1.31 “Municipality” means the Corporation of the Municipality of South Huron.
- 1.32 “Mural Sign” means a painting on a wall for which the authority and control of the said mural is granted through the Council of the Municipality of South Huron.
- 1.33 “Occupant” shall mean any person who uses a place to reside or conduct business.
- 1.34 “Official Sign” means a sign required by or erected under any statute, regulation, by-law or directive of any federal, provincial or municipal government or agency thereof or board or commission.
- 1.35 “Owner” means the registered owner of the land upon which a sign is or is to be erected.
- 1.36 “Place of Worship” means lands or buildings used for worship by a religious organization.

- 1.37 “Portable Sign” means any sign which is specifically designed to be readily moved from one location to another, and which does not rely on a building or fixed foundation for its structural support, and includes an inflatable sign or symbol but not a ground sign or sandwich board sign.
- 1.38 “Projecting Sign” means a sign which is affixed to a building, wall or structure and which projects outward more than 0.75m (2.46ft).
- 1.39 “Real Estate Sign” means a sign notifying property being sold, rented or leased, and which may also indicate to whom a person should contact. A real estate sign may also include a sign used to advise of an open house or model home demonstration.
- 1.40 “Residential Contents Sale Sign (Yard Sale)” means a sign advertising a yard sale, garage sale or other irregularly held sale of household contents.
- 1.41 “Roof Sign” means a sign erected on the roof of any building.
- 1.42 “Sandwich Board Sign” means a sign not permanently affixed to the ground, building or structure, which is hinged or otherwise attached at the top enabling the two sign faces to be extended into an “A” shape so as to support the sign. Such sign shall have only **two** sides to which both sides may advertise content relative to that said business.
- 1.43 “Setback” means the horizontal distance from the lot line to the nearest part or leading edge of the sign.
- 1.44 “Sign” means any surface upon which there is printed, projected or attached any announcement, declaration or insignia used for direction, information, identifications, advertisement, business promotion or promotion of products, activity or services, and includes a structure, whether in a fixed position or designed to be portable or capable of being relocated, or part thereof specifically designed to support the foregoing uses.
- 1.45 “Sign Area” means the largest area visible from one direction projected onto a vertical plane of the sign face, provided that if the sign consists of more than one module or section, all areas visible from that direction will be totaled. The **total sign area** shall be the sum of all areas from all sides.
- 1.46 “Sign Face” means the opaque, transparent or translucent surface of a sign, upon, against, or through which the sign message is exhibited, and is the area defined by a geometric shape within a perimeter bounded by the inside of the sign frame or structure.
- 1.47 “Sign Structure” means the foundation, uprights, bracing, and framework of the sign.
- 1.48 “Standard or Pylon Sign” means a sign supported and placed upon standards or poles with the base of the sign not resting on the ground or roof.
- 1.49 “Street” means a common and public road allowance or any part thereof, and includes a street, roadway, boulevard, curb, sidewalk, laneway or any part thereof.

- 1.50 “Unsafe” means:
- a) Structurally inadequate or faulty, or
  - b) In a condition or location that could be hazardous to any person or property as determined by the Chief Building Official.
- 1.51 “Window Sign” means a sign located within a building storefront visible from the street and may be mounted, painted or etched on the inside of any fenestration.
- 1.52 “Zone” means a category of land use as defined by the Municipality of South Huron and its corresponding Zoning By-Law.

## **Part 2: Administration**

### **2.1 Required Permits**

- a) Except for signs referred to in Section 2.7, no sign shall be erected, displayed, structurally repaired or altered unless a sign permit has been obtained.
- b) Where required by the Ontario Building Code, signs shall also be required to have a building permit issued.

### **2.2 Application for Sign Permits**

The applicant for a sign permit shall:

- a) File with the building department an application, completed in full, on forms obtained from the building department for this Municipality. The applicant shall provide a clear description of the required information for the said application and verify the correctness of the information submitted.
- b) Submit two (2) sets of drawings and specifications covering the construction of the sign and the sign structure, and the identification of the materials to be used in the construction of the sign and its structure. All signs shall be designed and constructed in compliance with the applicable provisions of the Ontario Building Code.
- c) Submit two (2) copies of a site plan showing the location on site, street lines, frontages, setbacks from property lines, location of the sign in relation to other structures and signs on such property or premises adjacent thereto as required.
- d) Submit any information that may pertain to sign location on a building or structure to determine imposed loads and stresses on such buildings and structures.
- e) Submit if required, structural drawings of the proposed sign structure which have been stamped by a registered professional engineer.

- f) Obtain and submit any required written approval from County/ Provincial Highway Department, Government Agencies, Council or any other public agencies that may have jurisdiction over the proposed sign.

NOTE: All signs within 400 meters and visible to a Provincial Highway will require a Ministry Permit.

### 2.3 Issuance of a Sign Permit

- a) Upon review of the submitted application a sign permit shall be issued provided the information conforms to the regulations as set out in this by-law and current Building Code. Fees shall be paid as set out in the Fee schedule upon receipt of an approved permit.

### 2.4 Inspections and Compliance

- a) Upon issuance of a permit, it is on the onus of the contractor or owner to notify the building department of the stages of completion to ensure an inspection can take place. Required inspections will be indicated on the permit and will require 2 working days notice.
- b) Inspections shall be done to ensure proper construction and compliance with the approved drawings. Such drawings shall be kept on site.
- c) Stages requiring an inspection:
  - i) Excavation and Re-enforcing bar placement
  - ii) After pouring concrete, but before backfilling
  - iii) Attachment of frame to supporting structure
  - iv) Final

### 2.5 Revocation of a Sign Permit

The Chief Building Official may revoke a permit issued if,

- a) it was issued on mistaken, false or incorrect information;
- b) after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced;
- c) the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year;

- d) it was issued in error;
- e) the holder requests in writing that it be revoked.

## 2.6 **Removal of Signs**

- a) Any sign that is unsafe or erected in contravention of any of the provisions of this by-law, whether or not a permit has been issued, shall be removed by the owner or occupant of the property on which the sign is erected.
- b) An inspector may give notice that outlines the nature of the contravention as well as the section of the by-law to which the sign contravenes and indicates a timeline in which such deficiencies shall be remedied.
- c) In the event of such sign not being removed in accordance with any notice issued, the Chief Building Official may order the removal or pulling down of the sign at the expense of the owner or occupant and such expenses may be collected through municipal taxes.
- d) Portable signs and Mobile signs shall be removed from the lot within 24 hours of the expiration date of the said permit. If the sign is not removed within the set time frame, the sign may be removed by the Municipality at the owner's expense.

## 2.7 **Signs which do not require a Permit**

The following signs do not require a permit:

- a) Any poster, banner, or signs for a candidate in a Municipal, Federal or Provincial election.
- b) Signs for regulating traffic, legal notices or warnings at railway crossings and all other signs pertaining to public safety.
- c) Signs prescribed by law.
- d) Residential yard sale sign which must state the date of the sale and be removed the following day of such sale.
- e) A window sign.
- f) Real estate signs, conforming to Section 3.3
- g) Historical or Memorial signs of interest, plaques or markers
- h) Sandwich board signs that meet the requirements of Section 3.10.
- i) Drive-Thru signs not exceeding 0.5m<sup>2</sup> (5.38ft<sup>2</sup>)



- j) "No Trespassing" sign which does not exceed 0.3 m<sup>2</sup> (3ft<sup>2</sup>), and a maximum of one (1) sign per frontage.
- k) A temporary sign for each building contractor may be placed on site provided such sign is removed immediately after the project is completed as indicated by the Chief Building Official or such appointed officers, and does not exceed 1m<sup>2</sup> (10.76ft<sup>2</sup>).
- l) Official signs as required by the Municipality.

## 2.8 Prohibited Signs

Notwithstanding any other provisions of this By-law, no person or business shall erect on any premises any of the following signs:

- a) Any sign on Municipal property.
- b) A sign which is located as to obstruct the view of any pedestrian or motor vehicle driver so as to cause a hazardous condition.
- c) A roof sign.
- d) A sign which depicts sexually explicit conduct, nudity or violence.
- e) Any sign located on Public property, unless consent is given by Council.
- f) A sign which is attached to a public utility pole and interferes with any Municipal services or public utility.
- g) A sign which projects over any pedestrian access, walkway or sidewalk which is located less than 2.4 meters (7.87ft) above the surface of such area.
- h) Any sign which does not comply with the Ontario Building Code.
- i) A Billboard sign located in any zone other than Agricultural.
- j) A sign which does not comply with the provisions of this By-law or contravene any other applicable law.

## 2.9 Variances

- a) Where the provisions of this By-law are proposed are not met, an application may be made to Council for a variance from the By-Law.
- b) Applications for a variance shall clearly set out why the provisions of the By-law cannot be met and shall be accompanied by the appropriate fee as set out in the Fee Schedule of this By-law.

- c) Council may, upon application for a minor variance from the provisions of this By-law, authorize such minor variances.

### **Part 3: General Provisions**

#### **3.1 Professional Design**

- a) A sign structure shall be designed by an architect or professional engineer where it is,
  - i) a ground sign which exceeds 7.5m (24 ft 7 in) in height above adjacent finished ground,
  - ii) a projecting sign which weighs more than 115 kg (254lbs), or
  - iii) a roof sign that has a face more than 10m<sup>2</sup> (108ft<sup>2</sup>) – See section 2.8 as roof signs are not permitted.
- b) A projecting sign that is attached to a parapet wall shall be designed by an architect or professional engineer.

#### **3.2 Existing Signs**

- a) Signs which have been permanently established prior to the passing of this by-law, shall apply to the provisions set out in this by-law if at such time the sign may be altered, repaired, demolished, removed or deemed to be a hazard or hindrance.
- b) Only ground signs supported by an independent structure, fascia signs, awnings or canopies and projecting signs supported by the superstructure or independent structure shall be adopted by this clause. All other signs shall conform to the provisions of this By-Law.

#### **3.3 Real Estate Sign**

- a) No real estate sign shall be affixed or placed on public property without the required written approval of the Municipality.
- b) There shall be a limit of one (1) sign per property.
- c) No “Open House” signs shall be placed except on private property, subject to the permission of the owner. Such open house signs may be erected not more than two (2) weeks prior to the open house, or model home demonstration and must be removed the following day after such demonstration or open house.
- d) No illuminated or luminous real estate signs shall be permitted.

- e) The maximum size of such sign shall not exceed 0.75 m<sup>2</sup> (8.00ft<sup>2</sup>) for residential zones or uses and a maximum area of 2.97 m<sup>2</sup> (32ft<sup>2</sup>) in all other zones and uses.
- f) A real estate sign which marks the property “Sold” may appear for a limit of thirty (30) days from the date of an accepted offer to purchase the property, or until occupancy by the new owners, whichever comes first.

### 3.4 **Election Sign**

- a) Election signs on streets

In any zone, unless otherwise stated, election signs may be erected on any street which is under the jurisdiction of the Municipality, subject to the following:

- i) no such sign greater than 1m<sup>2</sup> (10.76ft<sup>2</sup>) in area or 2m (6.56ft) in height.
- ii) no sign is located within any parks owned by the Municipality.
- iii) the sign does not impede pedestrian or vehicular traffic.

- b) Election signs on Lots

In any zone, unless otherwise stated, election signs may be erected on any lot provided that:

- i) consent from the owner or occupant is obtained
- ii) no such sign is greater than 1.0m<sup>2</sup> (10.76ft<sup>2</sup>) in sign area or 2m (6.56ft) in height.

- c) All signs shall be removed within one (1) week after such elections have taken place
- d) Election signs shall not be illuminated.

### 3.5 **Signs advertising Municipal and Community Events**

- a) In any zone, signs may be erected directing attention to municipal or community events provided such signs:
  - i) are removed forthwith upon completion of the event.
  - ii) obtain consent from the owner of the property for which the sign is to be located.
  - iii) are no greater than 6.0m<sup>2</sup> (64.5ft<sup>2</sup>) in sign area.

### 3.6 **Lighting of Signs**

- a) No sign shall be of the flashing or intermittent type or illuminated as to be confused with traffic lights, cross-walks or other signals which would be hazardous to pedestrians or motor vehicles.
- b) Any lights used to illuminate signs shall be located as to reflect light away from adjacent premises or streets.
- c) Flashing or animated signs are strictly prohibited in all residential, open space, village residential, and green belt zones, and where the positioning of such sign causes impairment of use or enjoyment of neighboring properties.

### 3.7 **Maintenance**

- a) Every sign shall be kept in good repair and in a safe and secure condition as not to endanger the safety of the public at any time.
- b) Signs constructed of a material susceptible to corrosion or decay shall be treated with a preservative to ensure longer life and durability.

### 3.8 **Obstruction**

- a) No sign or advertising device shall be located upon any building so as to obstruct any window, door, fire escape or skylight so as to prevent free access of firefighters for the purpose of fire fighting.

### 3.9 **Portable Sign and Mobile Sign**

- a) All portable and mobile signs shall be erected in accordance with the following provisions:
  - i) Shall have a single face area no greater than 6.0m<sup>2</sup> (64.5ft<sup>2</sup>)
  - ii) Shall not be erected on any street.
  - iii) Shall not be located within 3.0m (9.84ft) of any other sign.
  - iv) Only one (1) portable or mobile sign per lot.
  - v) Not be erected within 8 meters (26.2ft) of the intersection of two or more streets for *corner lots*.
  - vi) Have no electrical wiring located in the path of vehicular or pedestrian travel.
  - vii) Shall not be permitted in residential zones.

- viii) Must be located at least one (1) meter back from any property line.
  - ix) Shall not be used as a permanent sign.
  - x) Letters may be changed on portable signs from time to time, although the actual message or display shall reflect the scope of the business to which the sign was issued.
- b) A portable or mobile sign shall be permitted on a lot for a maximum of one year (365 days) less one (1) day in a calendar year. (Amended by By-law #17-2011)

### 3.10 **Sandwich Board**

Such signs shall conform to the following:

- a) One (1) sign per business is permitted provided that such sign may be located on Municipal property where setbacks from property lines are not possible, but the sign shall be located within the frontage of the said business.
- b) Sandwich Board signs in all zones shall not exceed 0.56m<sup>2</sup> (6ft<sup>2</sup>) with a maximum horizontal dimension of 0.75m (2.5ft).
- c) Permits shall be renewed when the business or property changes ownership.
- d) Such signs shall not obstruct or impede pedestrian or vehicular travel and be located as close to the building as practicable.

### 3.11 **Projecting Sign**

Projecting signs shall prescribe to the following:

- a) A projecting sign shall be mounted perpendicular to the wall of the building
- b) One (1) projecting sign shall be permitted in addition to a ground sign
- c) Such sign is permitted to project over a sidewalk, provided the projection does not exceed 0.75m (2.46ft).
- d) The maximum sign area of such sign shall not exceed 1.0m<sup>2</sup> (10.76ft<sup>2</sup>).
- e) The minimum vertical clearance from the adjacent grade and the sign shall be 2.4m (7.87ft).

### 3.12 Mural Sign

- a) Mural signs shall not exceed 60% of the wall to which it is attached for a mural which is mounted on the business frontage.
- b) Murals shall not extend vertically or horizontally beyond the wall to which it is attached.
- c) One (1) mural sign shall be permitted for each frontage.
- d) Murals shall be subject to written approval and consent from Council.

### 3.13 Ground Sign

- a) No ground signs exceeding 3m (9.84ft) in height shall be permitted in the Defined Areas.
- b) A limit of one (1) ground sign per frontage.
- c) Subject to a one (1) meter setback or as determined by other governing authorities to the leading edge of the sign, whichever is most restrictive.
- d) Permitted in addition to a permanent fascia sign.
- e) Maximum height of a ground sign shall not exceed 7.5m (24.6ft) where lots have 30 meters (98.43 ft) or less of frontage.
- f) Maximum height of a ground sign shall not exceed 12m (39.4ft) where lots have more than 30 meters of frontage.
- g) The maximum sign area for lots with 30 meters (98.43ft) or less of frontage shall be 15m<sup>2</sup> (161.46ft<sup>2</sup>) per side.
- h) The maximum sign area for lots having more than 30 meters (98.43ft) of frontage shall be 17m<sup>2</sup> (182.99ft<sup>2</sup>) per side.

### 3.14 Fascia Sign

- a) Shall be attached to and parallel with the wall of the building.
- b) May be permitted on all elevations, which may include all such businesses located on that frontage provided the total sign area for all signs does not exceed 1m<sup>2</sup> (10.76ft<sup>2</sup>) per meter of business frontage.
- c) Have no horizontal or vertical portion that extends beyond the facade of the building to which it is attached.
- d) Not project more than 0.5m (1.64ft) from the main wall of the building. (Except for non-retractable awnings or canopies).

- e) If on a corner lot that faces two or more streets, each side abutting such street shall be considered as additional frontage to the business frontage. The total of the combined frontages shall be the maximum fascia sign area permitted for that building.
- f) Have a combined area for all fascia signs that does not exceed 1m<sup>2</sup> (10.76ft<sup>2</sup>) per meter of business frontage to which all fascia sign areas shall correspond to their relative frontage.
- g) Permitted in addition to a ground sign.
- h) Alleys, rear lanes, access lanes or any other area not defined as a street, are not considered as additional frontage, but may have a sign on that façade meeting the above conditions.

### 3.15 **Awning or Canopy**

Awnings shall be permitted provided that:

- a) The area of any awning or canopy does not exceed 50% of the building face of the first storey.
- b) No awning or canopy shall project over a street or laneway.
- c) Awnings must have a clearance of 2.4m (7.87ft) from the adjacent ground level.
- d) All awnings or canopies must be fully retractable and done so at the end of the business day.
- e) Shall be designed as to prevent anyone from swinging from the structure.
- f) The use of permanent non-retractable awnings or canopies shall be considered as a fascia sign and shall conform to the provisions set out in section 3.14 for Fascia Signs.

## **Part 4: Zones**

### 4.1 **Residential Zones**

In residential zones, one (1) sign may be erected on each lot unless otherwise stated in this section.

- a) One (1) non-illuminated fascia sign, ground sign or projecting sign may be erected to display a legally existing home occupation, and may not exceed 0.5m<sup>2</sup> (5.38ft<sup>2</sup>).

- b) One (1) sandwich board sign may be placed in addition to a fascia, projecting or ground sign and has a single face area of 0.5m<sup>2</sup> (5.38ft<sup>2</sup>).
  - i) Such sign is required to be setback 1 meter (3.28ft) from all property lines.
- c) One (1) "No Trespassing" sign in addition to.
- d) One (1) ground sign is permitted on such property not exceeding 2m<sup>2</sup> (21.53ft<sup>2</sup>) in sign area (4m<sup>2</sup> in Total Sign Area) and 2 meters (6.56ft) in height from the ground that identifies a lawfully established nursing home, day care, apartment complex with 3 or more units, retirement home or park, townhouses containing 3 or more units.
- e) One (1) development sign identifying lands under proposed development, subdivision development or construction phases not exceeding 10m<sup>2</sup> (107ft<sup>2</sup>).

#### 4.2 Commercial Zones

a) ***Portable Sign and Mobile Sign***

- i) Refer to Section 3.9

b) ***Sandwich Board***

- i) Refer to Section 3.10

c) ***Projecting Sign***

- i) Refer to Section 3.11

d) ***Mural Sign***

- i) Refer to Section 3.12

e) ***Ground Sign***

- i) Refer to Section 3.13

f) ***Fascia Sign***

- i) Refer to Section 3.14

g) ***Awning / Canopy***

- i) Refer to Section 3.15



#### 4.3 Industrial Zones

- a) ***Portable Sign and Mobile Sign***
  - i) Refer to Section 3.9
- b) ***Sandwich Board***
  - i) Refer to Section 3.10
- c) ***Projecting Sign***
  - i) Refer to Section 3.11
- d) ***Mural Sign***
  - i) Refer to Section 3.12
- e) ***Ground Sign***
  - i) Refer to Section 3.13
- f) ***Fascia Sign***
  - i) Refer to Section 3.14

#### 4.4 Institutional Zones

- a) ***Portable Sign and Mobile Sign***
  - i) Refer to Section 3.9
- b) ***Sandwich Board***
  - i) Refer to Section 3.10
- c) ***Projecting Sign***
  - i) Refer to Section 3.11
- d) ***Mural Sign***
  - i) Refer to Section 3.12
- e) ***Ground Sign***
  - i) Refer to Section 3.13
- f) ***Fascia Sign***

- i) Refer to Section 3.14
- g) ***Awning / Canopy***
  - i) Refer to Section 3.15

#### 4.5 **Agricultural Zones**

##### a) ***Billboard Sign***

A Billboard sign may be erected and must be approved by the Council of the Municipality of South Huron and prescribe to the following provisions:

- i) The maximum height of a billboard sign shall not exceed 12 m (39.37ft.) measured vertically from the adjacent ground level to the highest point on the structure.
  - ii) No billboard sign shall be erected closer than 65m (213.25ft.) to a church or residential property line.
  - iii) No billboard shall be erected, altered or maintained within a road allowance, easement or railway right-of-way.
  - iv) Only one (1) billboard sign may be erected on a lot.
  - v) Such sign may be double sided provided that both sides are equal in both vertical and horizontal dimensions.
  - vi) The maximum area of a billboard sign shall not exceed 30 m<sup>2</sup> (322.9ft<sup>2</sup>) per side.
  - vii) Billboard signs shall be setback from the lot line a minimum of that which is required by the governing zoning by-law for the main permitted structure or other governing setbacks, whichever is most restrictive.
  - viii) No billboard sign shall be placed within 65m (213.25ft.) of any corner or intersection.
  - ix) Such sign must advertise a viable business or product.
- b) ***Projecting Sign***
- i) Refer to Section 3.11
- c) ***Ground Sign***
- i) Refer to Section 3.13

- d) **Fascia Sign**
  - i) Refer to Section 3.14

### **Part 5: Penalties**

#### **5.1 Offences**

- a) In addition to any other party who commits the offence, the owner, lessee and occupant of any property on which a sign is constructed other than in accordance with the provisions of this By-law, with respect to which an offence against this By-law is committed, shall be deemed to have committed the offence.
- b) Every person who contravenes any of the provisions of this By-law is guilty of an offence under the *Provincial Offences Act* and upon conviction is liable to a fine not to exceed \$500.00 for each day of the contravention.
- c) The Municipality reserves the right to remove any delinquent signs that contravene this By-Law in any manner. Such sign may be removed without notice, at the expense of the owner and costs will be recovered through municipal real property taxes.

### **Part 6: Appeal**

#### **6.1 Appeals**

The Municipality recognizes that there may be exceptions to the rules and an Appeal to Council may be made.

- a) Such appeals may be made for a Sign Variance by submitting a completed Sign Variance form.
- b) Submit two (2) sets of drawings and specifications covering the construction of the sign and the sign structure, and the identification of the materials to be used in the construction of the sign and its structure. All signs shall be designed and constructed in compliance with the applicable provisions of the Ontario Building Code.
- c) Submit two (2) copies of a site plan showing the location on site, street lines, frontages, setbacks from property lines, location of the sign in relation to other structures and signs on such property or premises adjacent thereto as required.
- d) Submit any information that may pertain to sign location on a building or structure to determine imposed loads and stresses on such buildings and structures.

## **Part 7: Abandonment**

- 7.1 a) Neither the granting of a permit nor the approval of the plans and specifications or inspections made by the Enforcement Officers shall in any way relieve the owner or any other person from full responsibility for carrying out work or having work carried out in complete accordance with this By-law, the Ontario Building Code or any other applicable law thereto.
- b) An application for a permit for any work shall be deemed to be abandoned six (6) months after the date of filing.
- c) Every permit shall expire by limitation and become null and void under the provisions of this By-law, if the work authorized by the issuance of a permit has not commenced within six (6) months from the date of issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the commencement of such work.

## **Part 8: Repeal of Existing By-law**

### **8.1 Repeal**

By-law No.61-2003, By-Law No. 28-2004 and amendments thereto are hereby repealed

This By-Law takes effect on the date of final passing,

READ A FIRST and SECOND TIME

December 17, 2007.

READ A THIRD TIME and FINALLY PASSED

December 17, 2007.

Original Signed By:

Ken Oke, Mayor  
Sandra Strang, Clerk

## **Part 9: Fee Schedule**

9.1 For each sign:

- |    |  |                    |   |
|----|--|--------------------|---|
| a) | - Up to 1m <sup>2</sup> (10.76ft <sup>2</sup> ) of sign face | \$ 35.00           |   |
| b) | - Over 1m <sup>2</sup> of sign face                          | \$ 35.00           | plus \$25.00 for each m <sup>2</sup> beyond or part thereof |
| c) | - Portable Sign  | \$ 25.00 per month |   |
| d) | - Sandwich Board   | \$ 25.00           |   |

9.2 An application for a Sign Variance is subject to an administration charge of \$200.

9.3 Signs of the same group for the same building which has been applied for at the same time will not be classed as individual signs in determining the applicable fee. The sign area for all signs within that group will be totaled.

THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

BY-LAW # 75 - 2010

**“Being a By-Law to amend Sign By-law #73-2007, regulating the use and erection of Election Signs during the Municipal Election”**

WHEREAS the *Municipal Act*, S.O. 2001, c. 25, s. 99 provides that a Municipality may pass By-Laws with respect to advertising devices, including signs;

AND WHEREAS the Council of The Corporation of the Municipality of South Huron deems it expedient to amend By-Law 73-2007 to implement timelines for the erection and takedown of election signs during a Municipal Election;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of South Huron ENACTS AS FOLLOWS:

1. THAT Section 3.4(c) of By-Law 73-2007 be amended to read as follows:

“All signs shall be removed within one (1) week after such elections have taken place and signs may be erected following the certification of nominations by the Municipal Clerk for the Municipal Election.”

2. THAT this By-Law takes effect upon the date of final passing.

READ A FIRST TIME AND SECOND TIME July 19, 2010

READ A THIRD TIME AND FINALLY PASSED July 19, 2010

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Mayor, Ken Oke

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Clerk, Michael Di Lullo

**THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

**BY-LAW # 17 – 2011**

**“To amend Sign By-Law 73-2007 to extend the time requirement for  
Portable/Temporary Signs in the Municipality of South Huron”**

**Whereas** the *Municipal Act 2001*, as amended, provides under Section 99 the ability for Municipalities to pass By-Laws with respect to advertising devices, including signs;

**And Whereas** Council, by Resolution #082-2011, deems it expedient to amend Sign By-Law 73-2007 to extend the time for the erection of Portable and/or Temporary Signs;

**Now Therefore Be It Resolved That** the Council of the Corporation of the Municipality of South Huron ENACTS as follows:

1. **That** Section 3.9(b) to By-Law 73-2007 (Portable Sign and Mobile Sign) is hereby replaced and worded as follows:
  - (b) A portable or mobile sign shall be permitted on a lot for a maximum of one year (365 days) less one (1) day in a calendar year.
2. **That** this By-Law takes effect upon its final passing.

Read a first and second time

March 21, 2011

Read a third time and finally passed

March 21, 2011

George Robertson, Mayor

Michael Di Lullo, Clerk

**The Corporation of the Municipality of South Huron**

**By-Law #60-2019**

**Being a By-Law to amend By-Law 73-2007, as amended, being a By-Law to regulate the use and erection of Signs and other advertising devices within the Municipality of South Huron.**

**Whereas** the Council of the Corporation of the Municipality of South Huron passed By-Law 73-2007 on December 17, 2007 as amended by By-Law 75-2010; and

**Whereas** the Municipal Act 2001 S.O. 2001, c. 25 Section 99 as amended, enables municipalities to pass by-laws in respect to advertising devices, including signs; and

**Whereas** the Council of The Corporation of the Municipality of South Huron deems it expedient to amend By-Law 73-2007, as amended to provide equity and parameters for signage for Community events held by Charitable Organizations, Non-Profit, and Religious Organizations.

**Now therefore be it resolved that** the Council of the Corporation of the Municipality of South Huron enacts the following as By-Law 60-2019.

1. That By-Law 60-2019 and the amendments contained in Schedule "A" attached hereto forms an integral part of By-Law 73-2007, being a By-Law to regulate the use and erection of Signs and other advertising devices within the Municipality of South Huron.
2. That the Mayor and Clerk are hereby authorized to execute By-law 60-2019.
3. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 12<sup>th</sup> day of August, 2019.

Read a third time and passed this 12<sup>th</sup> day of August, 2019.

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk



That "Part 1 – Definitions" of By-Law 73-2007 be amended to add the following definitions:

"Charity" means a registered charity as defined in the Income Tax Act (Canada) or successor legislation, which has a registration number issued by the Canada Revenue Agency, or successor agency;

"Community Event" means an event which is held for or which benefits the residents or local area within the Municipality of South Huron by a charity, or non-profit organization.

"Non-Profit Organization" means a club, society or association that is organized and operated exclusively for social welfare, civic improvement or other similar purpose; is not operated for profit; and no part of the income is available for the personal benefit of any member, shareholder or trustee.

"Temporary Signs for Charitable Organizations, Non-Profit, Religious Organizations and Community Events" in reference to a Sign, means a Sign not intended or designed for permanent installation and placed into the ground by wire frame or of similar type of construction.

1. That "Part 3.5 of 73-2007 as paragraphs b) and c) – Signs advertising Municipal and Community Events" be amended to add the following:

b) Temporary Signs for Charitable Organizations, Non-Profit, and Religious Organizations advertising festivals and community events, except Ground Signs as set out in Section 3.12, shall be permitted in accordance with the following:

- i. Applicant must be the charitable organizations, and non-profit corporations;
- ii. Be the subject of an approved sign permit;
- iii. Be removed 24 hours from the conclusion of the event;
- iv. Not be erected without the consent of the owner or occupant of the property on which the sign is to be located;
- v. Not be greater than 0.4m<sup>2</sup> in sign area;
- vi. Not be located so as to impede or interfere with the safe operation of vehicular or pedestrian traffic as determined by the Municipality's Public Works Manager or his/her designate;
- vii. Be a minimum of 1.5m from any fire hydrant, curb, driveway, or the travelled portion of a highway; Not exceed a maximum of fifty (50) temporary signs per applicant per time period;

Schedule "A" to By-Law 60-2019

- viii. Shall not be illuminated;
  - ix. A maximum of one (1) sign per residential and non-residential lot at any one time except:
    - i. Non-residential lots with a lot frontage greater than 50M of frontage may be permitted more than one (1) sign as described in 3.5 provided the signs are grouped to a maximum of five (5) per lot
    - ii. Residential lots with more than 30m of frontage may be permitted to have more than one (1) as described in 3.5 provided the signs are grouped to a maximum of 5 per lot
- c) Temporary Signs for Charitable Organizations, Non-Profit, and Religious Organizations shall be in addition to a permitted sign that may be erected on each lot allowed that is subject to a permit.
2. That "Part 9: Fee Schedule" be amended as paragraph 9.4 to include the following:
- 9.4 Signs advertising Charitable organizations, and non-profit corporations;
- a. Up to 25 signs per applicant per time period – No Charge
  - b. 25 to 50 signs per applicant per time period - \$75.00
  - c. Applicants holding multiple community events that require individualized signs to be erected during the same 30 day time period will be subjected to regulations and fees.