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TSAWWASSEN FIRST NATION

Land Use Planning and Development Act

SIGN REGULATION (2022)

Date Enacted: 14 June 2022

Order Number: O.056-2022

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Table of Regulation Changes

Section(s) Amended	Date	Order number	Come Into Force Date
The previous Sing Regulation (2013) is repealed and replaced with this Regulation	14/06/2022	O.056-2022	14/06/2022

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PART 1 – INTERPRETATION

Citation

- 1 This regulation may be cited as *Tsawwassen First Nation Sign Regulation, 2013*.

Definitions

- 2 In this regulation:
 - “**animated**” means depicting action or continuous motion by means other than flashing lights;
 - “**billboard**” means an exterior sign used for advertising a product, service, or cause not sold or provided on the site where the sign is located;
 - “**Building Code**” means the British Columbia Building Code established by the British Columbia Building Code Regulation pursuant to the *Local Government Act* (British Columbia);
 - “**building face**” means the exterior wall of a building on which a fascia or projecting sign is mounted or, in the case of a free-standing sign, the exterior wall that faces the highway towards which the sign is oriented, extending from exterior wall finished grade to the upper surface of the wall enclosing the top storey of the building;
 - “**changeable copy sign**” means any sign on which copy can be changed electronically or through the use of attached characters and includes any sign which features automatic switching, but does not include an animated sign;
 - “**clearance**” means the vertical distance between the lowest limit of a sign and the grade directly below the sign;
 - “**copy**” means the message, characters, or symbols communicating a message on a sign, including decorations forming a part of the sign;
 - “**development marketing sign**” means a development sign erected on a lot to market or advertise a development or project;
 - “**development sign**” means a sign indicating construction, demolition or rezoning, proposed or in progress, or indicating a development opening, but does not include a public interest sign referred to in Section 3 (2);
 - “**direct illumination**” means internal illumination of a sign;
 - “**Director of Lands**” means Director of Lands and Municipal Infrastructure for Tsawwassen First Nation, or as otherwise designated by the Chief Administrative Officer;
 - “**Executive Council**” has the meaning ascribed to it in the *Interpretation and Definitions Act* (Tsawwassen);
 - “**enforcement officer**” means a person appointed as an enforcement officer under section 3 of TFN’s *Law Enforcement Act*;
 - “**fascia sign**” means a surface sign, permanently affixed or painted, parallel to the face or wall of a building, roof, canopy, or awning, and which does not project more than 0.5m beyond the building, wall or roof face;
 - “**flashing sign**” means an illuminated sign, other than a changeable copy sign, which contains blinking lights or exhibits noticeable changes in light intensity;

- “freestanding sign”** means a sign permanently supported from the ground by a structure detached from or independent of a building;
- “grade”** means the finished level of road surface, sidewalk surface, or ground directly below a sign or structure;
- “height”** means the vertical distance from the average finished ground level at the perimeter of a building or structure of which a sign forms a part of from the elevation of a sidewalk under a sign, to the top of a sign;
- “highway”** includes a street, road, lane, bridge, and any other way open to public use but does not include a private right-of-way on private property;
- “highway frontage”** means the length of the common boundary shared by the front lot line of a lot and a highway adjacent to that lot;
- “illuminated sign”** includes either internally or externally lighted signs, signs with reflective coatings, and glowing or radiating signs where a light source is used to increase copy legibility;
- “indirect illumination”** means illumination which reflects light from a source intentionally directed upon a sign, or an externally illuminated sign;
- “Inspector”** means the Building Inspector for Tsawwassen Lands, appointed under Section 84 of the *Land Use Planning and Development Act*, or other person authorized by Executive Council to act in their place;
- “lot”** means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the New Westminster Land Title Office;
- “marketing flags”** any piece of fabric and material that is placed or attached to a mast, pole, string, line or rope to advertise an organization’s brand or product, this excludes political entities and non-profit organizations;
- “monument sign”** means a freestanding sign that has an area of 2 square meters or greater.
- “obsolete sign”** means any sign which refers to an activity, use, undertaking, or product which no longer exists or is no longer marketed on the premises on which the sign is displayed;
- “occupier”** means a leaseholder or sub-leaseholder of Tsawwassen Lands or the holder of a Tsawwassen Fee Simple Interest, as described in the *Land Act* (Tsawwassen);
- “parcel”** means any lot, block, or other area by which land is held or subdivided;
- “permanent sign”** means all signs in this regulation, excluding temporary sign;
- “permit official”** means an individual designated by the Director of Lands to issue sign permits and review applications in compliance with this regulation;
- “political sign”** means a temporary sign that is erected to promote voting for a federal, provincial, or local election or referendum, and is placed on behalf of a particular candidate or party;
- “portable sign”** means an A-frame or sandwich board sign;
- “projecting sign”** means a sign that projects more than 0.5m from the face or wall of a building;
- “roof sign”** means a sign which is mounted to the roof of a building and projects more than 0.5 m from the roof face;

- “rotating sign”** means a sign other than an animated sign, all or part of which revolves;
- “sign”** means a device or fixture for visually communicating information;
- “sign area”** means the total area within the outer edge or borders of a sign; where the sign has no frame, border or background, or where the sign is integrated into an architectural feature, the sign area means the area contained within the shortest perimeter surrounding the copy;
- “site”** means an area of land that may comprise one or more individual lots prior to development;
- “temporary sign”** means a sign not permanently affixed to or supported by the ground, a wall, a building, or other structure, and includes promotional banners;
- “Tsawwassen Lands”** has the meaning ascribed to it in the *Land Act* (Tsawwassen);
- “Tsawwassen Public Lands”** has the meaning ascribed to it in the *Land Act* (Tsawwassen);
- “wayfinding sign”** means a sign having the sole purpose of providing directional information for the area within the internal boundaries of a multi-tenant commercial or industrial lot; and
- “zone”** means a zone established by the Tsawwassen First Nation Zoning Regulation.

PART 2 – GENERAL PROVISIONS

Application

- 3** (1) This regulation applies to the entirety of Tsawwassen Lands, except where otherwise specifically stated.
- (2) This regulation does not apply to public interest signs erected by, or required to be erected by, the Federal Government or the Provincial Government.
- (3) This regulation does not apply to signs erected by, or required to be erected by, the Tsawwassen Government.
- (4) A sign permit and inspection are not required for political signs, but must:
- (a) comply with applicable federal and provincial election laws; and
 - (b) receive the consent of the owner of the land or occupant prior to placement.
- (5) This regulation does not apply to traffic control devices and signs referred to in the *Motor Vehicle Act* (British Columbia).
- (6) Nothing in this regulation relieves a person from complying with other Tsawwassen First Nation laws and regulations.
- (7) No person may erect, place, alter, or maintain a sign except in conformity with this regulation.
- (8) No person may erect, place, alter, or maintain a sign on Tsawwassen Public Lands not subject to a lease unless authorized by the Director of Lands of the Tsawwassen First Nation.

Non-conformity

- 4** A sign lawfully in existence at the time of the enactment of this regulation may be maintained but shall not be rebuilt, reconstructed, or moved unless conforming to this regulation.

Permit

- 5** (1) No person shall erect or place the following sign types without applying for and obtaining a valid permit:
- (a) a freestanding sign with a height of more than 2m;
 - (b) a fascia sign with an area of more than 1m²;
 - (c) a projecting sign with an area of more than 1m²; or
 - (d) any sign with an area of more than 2m².
- (2) No application for a sign permit shall be considered unless the application is as follows:
- (a) made in the form prescribed by the Director of Lands;
 - (b) signed by the occupier or authorized agent of the occupier of the parcel on which the sign is proposed to be located, if applicable;
 - (c) accompanied by payment of fees as set out in Schedule A;
 - (d) accompanied by drawings to scale, in duplicate, illustrating the following:
 - (i) each side of the sign, giving all pertinent dimensions, areas, construction and copy;
 - (ii) the proposed position of the sign on or attached to the building or structure and the method of attachment;
 - (iii) the construction, dimensions, and weight of the sign and its supporting structures;
 - (iv) the overall height and clearance of the sign;
 - (v) the proposed location of the sign in relation to property lines, the building face, or the front of the building to which it is to be affixed;
 - (vi) the manner and intensity of sign illumination; and,
 - (vii) the size and location of other signs on the property; and,
 - (e) accompanied by proof of insurance as required by Section 5 (5) of this regulation.
- (3) The permit official shall issue a sign permit where the application complies with the provisions of this regulation and other Tsawwassen First Nation laws and regulations, and where the applicant has paid the fee set out in Schedule A.
- (4) Neither the issuance of a permit under this regulation nor the acceptance or review of plans, drawings, or specification or supporting documents, nor any inspections made by or on behalf of Tsawwassen First Nation, shall in any way relieve the sign owner, or his or her representatives, from full and sole responsibility to perform work on the sign in strict accordance with the Building Code, this regulation and all other codes, standards and applicable enactments.
- (5) Any person who erects a sign requiring a permit shall maintain a policy of insurance indemnifying and holding harmless Tsawwassen First Nation against all claims and demands, actions, suits, or other proceedings, and against all loss

and costs of whatsoever kind, which may be caused by or arise out of, or in any way be attributable or incidental to the erection, construction or maintenance of such sign or appurtenance thereto; such policy of insurance shall be of a minimum amount of \$2 million dollars and shall be continued in full force and effect until such sign is removed from the premises.

Refusal to Grant Permit

- 6** The permit official shall refuse to issue a permit for a sign if:
- (a) the proposed sign is prohibited or does not comply with the provisions of this or other Tsawwassen First Nation laws or regulations; or
 - (b) the information submitted on the permit application is incomplete, inaccurate, or insufficient to ascertain whether the sign or supporting structure complies with this regulation.

Lapse or Revocation of Permit

- 7**
- (1) A permit issued by the permit official shall expire if installation of the proposed sign is not commenced within 12 months from the date of issuance of the permit.
 - (2) The permit official may revoke a permit issued pursuant to Section 5 (3) if the sign ceases to be in compliance with the provisions of this regulation or other Tsawwassen First Nation laws and regulations.
 - (3) Unless otherwise specified in the permit, the permit for a development marketing sign will become invalid 30 days after the final occupancy permit is issued for the last structure of a development.

Numbers and Placement

- 8**
- (1) Signs shall comply with Schedules B-D inclusive.
 - (2) Placement of signs shall not obstruct areas of pedestrian or vehicular traffic or obstruct sightlines or view of traffic control devices or signals for vehicle traffic.
 - (3) The numbering restrictions included in Schedules B-D apply only to signs which require a permit. For greater certainty, signs not requiring a permit are not subject to the numbering restrictions included in Schedules B-D.
 - (4) All sign placements must comply with Zoning Regulation (TFN).

Illumination

- 9**
- (1) Only permanent signs may be illuminated.
 - (2) The illumination of any sign shall not create a direct glare upon any surrounding lot or highway.
 - (3) The light source for a sign and all wiring and conduits to a sign shall not be visible by passing vehicles or pedestrians.

Language

- 10** The written message or content of exterior signs shall include one or both of English and Hun'qum'inum language.

Maintenance and Removal

- 11**
- (1) Every sign shall be maintained by the sign owner or authorized agent thereof in a clean and sanitary condition and in a state of good repair, free of defects and damage including but not limited to cracks and burned-out illumination.
 - (2) Subject to Section 4 of this regulation, all signs shall be maintained so as to ensure continued compliance with the provisions of this regulation.
 - (3) Maintenance, including replacement of structural elements, copy, lamps, and refurbishing of all signs, may be undertaken without a sign permit.
 - (4) Where any sign contravenes this regulation, Tsawwassen First Nation may deliver the sign owner written notice specifying the contravention and ordering that the sign be removed or repaired within the time specified in the notice.
 - (5) In the event of failure to comply with a notice given under Section 11 (4), the Tsawwassen First Nation may have the sign removed. The resulting costs of any removal, transportation and storage of any such sign shall be a debt due and recoverable to Tsawwassen First Nation and the sign owner shall reimburse Tsawwassen First Nation for such costs.
 - (6) Each sign shall display on a visible location on the sign or sign structure:
 - (a) the name and contact information of the sign owner;
 - (b) the permit approval number for the sign, where applicable; and
 - (c) the permit term, where applicable.
 - (7) Signs which do not display information set out in 11(6) shall be deemed to be in contravention of this regulation and may be removed from the site.

Temporary Signs

- 12**
- (1) Temporary signs shall be displayed only in relation to a single scheduled or seasonal event, including a promotional event.
 - (2) Temporary signs, including but not limited to political signs, posters, and promotional banners, shall be erected no sooner than 90 days before the event or activity advertised and shall be removed within 7 days of the termination of the activity or event for which the signs were displayed.
 - (3) Permits issued for temporary signs:
 - (a) expire upon their termination, as prescribed in 12(2);
 - (b) may be renewed up to three times per calendar year, subject to the applications process and applicable fees prescribed in Schedule A; and
 - (c) can only be renewed more than three times per calendar year with approval of the Director of Lands.
 - (4) When a temporary sign permit expires, all affected signs must be removed immediately.

Structural and Electrical Compliance

- 13**
- (1) Signs, sign structures, and all fastenings shall be designed and constructed in accordance with all applicable legislation and regulations, including the Building

Code, and shall be maintained to a safe and presentable standard to avoid risk of injury to any person or damage to any property.

- (2) Except for portable and temporary signs, signs and sign structures shall be designed and constructed as herein provided and in accordance with the Building Code, to resist wind, seismic and dead loads. A professional engineer may be required to submit signed, sealed and dated structural drawings and may be required to supervise all engineered components of the sign.
- (3) All electrical installations shall be approved by the British Columbia Safety Authority.
- (4) Signs and support structures for signs shall not be fastened to a window frame.
- (5) No sign, guy wire, stay wire, or attachment thereto shall be erected, placed, or maintained in such a manner as to contact or interfere with any above or below ground utility or the free use of any exit or egress.
- (6) No person shall change the design or construction of any sign which has been placed or erected until the change has been approved under a new sign permit.
- (7) All signs shall not affect the requirements of fire separation and safety of buildings as required by the Building Code.

Highway Encroachment

- 14** No sign shall project over the travelled portion of a highway.

Sign Variance

- 15** (1) Only Executive Council may, upon request, approve variances to provisions of this regulation.
- (2) Persons submitting a sign variance request to Executive Council must provide evidence of extraordinary circumstances.
- (3) Sign variance requests must follow the application process and the associated fees provided in Schedule A.

Prohibition

- 16** The following classes of signs are prohibited on Tsawwassen Lands unless approved by Order of Executive Council:
- (a) obsolete signs;
 - (b) flashing or animated signs;
 - (c) signs having the shape, colour, or other resemblance to traffic control devices, including those referred to in the *Motor Vehicle Act* (British Columbia);
 - (d) signs emitting audible sound, odor, or visible matter;
 - (e) signs which interfere or are likely to interfere with traffic or operation of traffic control devices;
 - (f) billboards;
 - (g) roof signs;
 - (h) rotating signs;

- (i) marketing flags;
- (j) signs that are unsightly, grotesque or inappropriate as to site, design or location; and
- (k) signs that are dangerous or a public nuisance by virtue of improper siting or inappropriate lighting.

PART 3 – ADMINISTRATION

Inspection

- 17** The Inspector, permit official, or enforcement officer may enter onto any premises that is subject to this regulation to ascertain whether the provisions of this regulation are being complied with.

Obstruction

- 18** No person shall hinder, delay, or obstruct in any manner, directly or indirectly, the Inspector, permit official, or enforcement officer in carrying out their duties or powers under this regulation.

Offences and Penalties

- 19** (1) Any person who contravenes, violates, or permits any act or thing to be done in contravention of, or neglects or refrains from doing anything required to be done pursuant to the provisions of this regulation, commits a contravention and shall, in addition to any other provisions of this regulation, be liable:
- (a) to a penalty as set out in the Tsawwassen First Nation Ticket Regulation; or
 - (b) if no penalty is set out for the contravention in the Tsawwassen First Nation Ticket Regulation, then to a fine not exceeding \$2,000.
- (2) Every day that a contravention continues under this regulation constitutes a separate and distinct contravention.
- (3) Contraventions of this regulation are designated for enforcement under the *Land Use Planning and Development Act* (Tsawwassen) or the *Laws Enforcement Act* (Tsawwassen).

Severance

- 20** If a section or lesser portion of this regulation is held to be invalid by the Judicial Council or other court of competent jurisdiction, the invalidity shall not affect the remaining portions of the regulation.

Effective Date

- 21** This regulation comes into force on the date of its enactment by Executive Council.

SCHEDULE A - Permit Fees

Any applicant shall pay the permit fees set out below to Tsawwassen First Nation. Permit fees, including variance requests, are non-refundable even if applications are denied by TFN.

APPLICATION	FEE
Permanent signs	\$250
Temporary sign	\$70
Changeable copy sign	\$250*
Variance request	\$1,500*

*** Fees are in addition to other applicable fees.**

SCHEDULE B - Commercial/Industrial Zones

SIGN RESTRICTIONS		
1. Fascia Signs	1.1	Sign area of fascia signs shall not exceed 1m ² for each 1m of wall length of the wall to which they are affixed, provided that the wall in question shall be limited to the business premises related to the sign.
	1.2	No fascia sign shall project more than 0.5m from the building face.
	1.3	No fascia sign may exceed the maximum height set out in the Zoning Regulation (TFN).
	1.4	Minimum fascia sign clearance shall not be closer at any point from the finished grade of the site than 2.4m.
	1.5	Fascia signs may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.
2. Freestanding Signs	2.1	The area of freestanding signs shall not exceed 30m ² per side, with the total area of all faces not exceeding 60m ² , except as otherwise authorized by Order of Executive Council.
	2.2	Notwithstanding subsection 2.1, freestanding signs located on site where the lot line directly abuts a lot line for a site zoned RS, RM E and H, and the freestanding sign can be viewed on the site zoned RS, RM, E and H across the shared lot line, shall have an area not exceeding 10m ² per side, with the total area of all faces not exceeding 20m ² .
	2.3	Minimum required setback of freestanding signs is 3m from the property line to any support structure or aerial sign component.
	2.4	Maximum sign height of freestanding signs shall not exceed 12m, except as otherwise ordered by Executive Council.
	2.5	Minimum clearance of freestanding signs shall not be less than 2.7m at any point from the finished grade of the site within areas of pedestrian or vehicular circulation.
	2.6	One freestanding sign shall be permitted for each highway frontage unless the frontage exceeds 100m, in which case one additional freestanding sign per 100m frontage may be permitted, to a maximum of 5 freestanding signs per lot.
	2.7	The minimum distance separating freestanding signs on the same lot shall be 100m.
	2.8	Freestanding signs may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.
3. Projecting Signs	3.1	One projecting sign shall be permitted per highway frontage per lot, or one projecting sign per business premises in the case of multi-tenant buildings.
	3.2	Total sign area of all faces of projecting signs shall not exceed 4m ² .
	3.3	Minimum clearance of projecting signs shall not be further at any point from the finished grade of the site than 2.4m.
	3.4	Projecting signs shall not project closer than 0.6m to the curb line or the edge of any road intended for use by vehicles.

	3.5	Projecting signs may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.
4. Portable Signs	4.1	Sign area of portable signs shall not exceed 1m ² per side.
	4.2	Maximum sign height of portable signs shall not exceed 1m.
	4.3	Maximum number of portable signs is one per business premises.
	4.4	Portable signs shall not be illuminated.
	4.5	Portable signs shall only be displayed during business hours.
	4.6	Portable signs must not restrict pedestrian or street traffic or be placed in a way that blocks a window or entranceway, and must be on the business premises lot.
5. Changeable Copy Signs	5.1	Changeable copy signs may be freestanding, fascia or development marketing signs and may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.
6. Temporary Signs	6.1	Sign area of temporary signs shall not exceed 6m ² per side.
	6.2	Maximum number of temporary signs is two per business premises.
	6.3	Temporary signs shall not be illuminated.
7. Development Signs and Development Marketing Signs	7.1	Sign area of development signs shall not exceed 14m ² per side.
	7.2	Maximum number of development signs is one per highway frontage.
	7.3	Maximum sign height of development signs is 4.6m.
	7.4	Development signs may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.
8. Wayfinding Signs	8.1	Sign area of wayfinding signs shall not exceed 14m ² per side.
	8.2	Wayfinding signs are unlimited as to number.
	8.3	Maximum sign height of wayfinding signs is 4.6m.
	8.4	Wayfinding signs may be illuminated in accordance with Sections 9 (2) – 9 (3) of this regulation.

[Amended by Order number O.128-2013]

[Amended by Order number O.060-2016]

SCHEDULE C - Residential Zones

SIGN RESTRICTIONS		
1. General	1.1	A maximum of one sign, of any type, shall be permitted for each highway frontage.
	1.2	No sign, of any type, shall be illuminated, unless specifically permitted by this schedule.
2. Fascia Signs	2.1	Sign area of fascia signs shall not exceed 0.3m ² .
	2.2	No fascia sign shall project more than 0.5m from the building face.
3. Freestanding Signs	3.1	Sign area of freestanding signs shall not exceed 0.3m ² per side.
	3.2	Minimum required setback of freestanding signs is 2m from the property line to any support structure or aerial sign component.
	3.3	Maximum height of freestanding signs shall not exceed 1.5m.
	3.4	One freestanding sign shall be permitted for each highway frontage unless the frontage exceeds 100m, in which case one additional freestanding sign per 100m frontage may be permitted, to a maximum of five freestanding signs per lot.
	3.5	Monument sign may exceed size requirements described in 3.1, 3.2, and 3.3, but may not exceed 14m ² per side.
4. Portable Signs	4.1	Sign area of portable signs shall not exceed 1m ² per side.
	4.2	Sign height of portable signs shall not exceed 1m.
	4.3	Maximum number of portable signs is one per business premises.
	4.4	Portable signs shall only be displayed during business hours.
5. Temporary Signs	5.1	Sign area of temporary signs shall not exceed 6m ² per side.
6. Development Signs & Development Marketing Signs	6.1	Sign area shall not exceed 14m ² per side.
	6.2	Minimum required setback is 2m from the property line to any support structure or aerial sign component.
	6.3	Maximum sign height of development signs is 4.6m
	6.4	One sign shall be permitted for each highway frontage unless the frontage exceeds 100m, in which case one additional sign per 100m frontage may be permitted, to a maximum of five signs per lot.
7. Wayfinding Signs	7.1	Sign area of wayfinding signs shall not exceed 1m ² per side.
	7.2	Maximum sign height of wayfinding signs is 1.5m.
	7.3	Maximum number of wayfinding signs is three per site.
	7.4	Wayfinding signs may be indirectly illuminated in accordance with Sections 9 (2) – 9 (3).
8. Prohibited Signs	8.1	Projecting signs and changeable copy signs are prohibited.

[Amended by Order number O.128-2013]

SCHEDULE D - Agriculture, Parks, Institutional and Foreshore Zones

SIGN RESTRICTIONS		
1. General	1.1	A maximum of one sign, of any type, shall be permitted for each highway frontage.
	1.2	No sign shall be illuminated other than by an indirect illumination which shall be shielded so that no direct illumination from the light source is visible from a highway.
2. Fascia Signs	2.1	Sign area of fascia signs shall not exceed 3m ² .
	2.2	No fascia sign shall project more than 0.5m from the building face.
3. Freestanding Signs	3.1	Sign area of freestanding signs shall not exceed 4.5m ² per side.
	3.2	Minimum required setback of freestanding signs is 2m from the property line to any support structure or aerial sign component.
	3.3	Maximum height of freestanding signs shall not exceed 4.6m.
4. Projecting Signs	4.1	Sign area of projecting signs shall not exceed 2m ² .
	4.2	Maximum projection from the building face shall not exceed 2m.
	4.3	Minimum sign clearance of projecting signs shall not be further at any point from the finished grade of the site than 2.4m.
	4.4	Projecting signs shall not project closer than 0.6m to the curb line or the edge of any road intended for use by vehicles.
5. Portable Signs	5.1	Sign area of portable signs shall not exceed 1m ² per side.
	5.2	Sign height of portable signs shall not exceed 1m.
	5.3	Maximum number of portable signs is one per business premises.
	5.4	Portable signs shall not be illuminated.
	5.5	Portable signs shall only be displayed during business hours.
6. Temporary Signs	6.1	Sign area of temporary signs shall not exceed 6m ² per side.
	6.2	Temporary signs shall not be illuminated.
7. Development Signs	7.1	Sign area of development signs shall not exceed 14m ² per side.
	7.2	Maximum sign height of development signs is 4.6m.
8. Wayfinding Signs	8.1	Sign area of wayfinding signs shall not exceed 4.5m ² per side.
	8.2	Maximum sign height of wayfinding signs is 4.6m.
9. Prohibited Signs	9.1	Changeable copy signs are prohibited.