



DATE OF MEETING: October 13, 2016

TO: Gabriola Island Local Trust Committee

FROM: Teresa Rittemann, Planner 1
Northern Office

SUBJECT: GB-6500-20 – Roadside Signage Project – Interim Report

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee provide direction to staff regarding the questions in the Staff Report dated October 13, 2016.

REPORT SUMMARY

At the regular LTC business meeting on September 8, 2016, the Gabriola Island LTC passed the following resolution (*draft*):

That the Gabriola Island Local Trust Committee request staff to revise draft bylaw No. 291 on roadside signage, in consideration of discussion by the Gabriola Island Local Trust Committee as reflected in the minutes.

Staff intend to have a revised draft bylaw ready for the November 10, 2016 meeting. In the interim, staff are requesting feedback from the LTC on the questions below. The summary table provides clarity on staff suggestions for signage regulations, and staff are requesting that the LTC provide input in relation to the cells which are **bolded** in the table.

STAFF QUESTIONS FOR THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE

1. Is it the LTC's intention to ensure that all existing signs (those that are currently legal as well as those that are not) will be legal under the amended signage regulations? What are the LTC's thoughts on passing a resolution to request MOTI to remove signs in the ROW that MOTI has not permitted?
2. What does the LTC think about the temporary sign time limits in the summary table below?
3. Can the definition and regulations of "third party sign" be removed, since other regulations would address those types of signs? If not, how should third party signs be limited in size and number so as not to create nuisance situations?
4. Should there be a separation distance between signs of a certain type (e.g. event signs, multi-party business directional etc.)? E.g. "signs of ___ type must not be located within ___ m of one another"?

5. Are the suggested sizes of signs appropriate? Are there any types of signs which may have been overlooked?
6. Any suggestions for the definitions, including addressing the issue of “illumination” as is regulated but undefined in the current bylaw?

DRAFT SIGNAGE DEFINITIONS TO CONSIDER

- i. “*sign* means any device or medium, including its supporting *structure*, which is used to attract attention for advertising, direction, information, or identification purposes.”
- ii. “*sign area* means the entire area within a continuous perimeter, enclosing the extreme limits of a *sign* display, including any frame or border; and for these purposes, the area of a double-faced *sign* is considered to be the area of one face only.”
- iii. “*sign, derelict* means any sign which has been abandoned, discarded, or otherwise neglectfully maintained to such an extent that it has fallen into disrepair.”
- iv. “*sign, externally illuminated* means any sign lit by a separate light source that casts light directly on the face of the sign.”
- v. “*sign, internally illuminated* means any sign lit directly or indirectly by a light source located within the sign itself, and includes illumination designed to project light against the surface behind the sign lettering or graphic, commonly referred to as back-lighting or halo-lighting.”
- vi. “*sign, multi-party* means a structure consisting of two or more signs, and not including home occupation signs.”
- vii. “*sign, obsolete* means any sign which is no longer relevant because of the discontinuance of the business, service, activity or event which it advertises or directs attention to.”
- viii. “*sign, temporary event* means any sign which is portable in nature, and which is displayed for a specified time limit.”
- ix. “*sign, third party* means a sign that advertises or directs attention to an occupancy of land, a use, product, location, or other matter at a location other than where the sign is located, erected, or displayed.”

SUMMARY TABLE

Staff have created a table to summarize the proposed sign regulations. The table is organized by type of sign, includes specific regulations in instances where a type of sign would be permanent or temporary, indicates the zones in which that type of sign would be permitted, specifies the maximum number of signs and the maximum sign area that would be permitted, and includes a blanket statement to clarify/address what would happen if a sign occurs on a lot vs. in a road right-of-way (Ministry of Transportation and Infrastructure’s jurisdiction). The table is meant to present the information in a clear and concise way. Staff will translate this information into a format more consistent and enforceable for the draft bylaw amendments, which will be provided to the LTC for consideration at a future meeting.

Table 1: Summary of Signage Regulations

Type of Sign	Specific Regulations for PERMANENT Signs	Specific Regulations for TEMPORARY Signs	Permitted in the following zone(s)	Maximum Number of Signs Permitted	Maximum Sign Area Permitted	Signs located in MOTI Right-of-Way
Home Occupation	Sign must be located on the same lot on which the Home Occupation is occurring	Sign must not be displayed for more than 12 consecutive hours	SRR, LRR, AG, F, R, RR1	1 per lot	0.55 m ² (6.0 ft ²) per lot	<p>Signs located in the road Right of Way require permission from MOTI.</p> <p>Staff recommended policy for enforcement and regulatory fairness: That the LTC request MOTI to remove any signs which they have not permitted</p> <p>**The LTC may do this by: 1) standing resolution; 2) creating a Bylaw Enforcement Policy; or 3) amending the Official Community Plan to include such a policy</p>
Real Estate	n/a	Sign must be located on the subject property that is for sale; Sign must be removed within two weeks of sale	Any zone	1 per lot	1.1 m ² (12.0 ft ²) per lot	
Business (other than a Home Occupation)	??	Not permitted	Any zones except SRR, LRR, AG, F, R, RR1	2 per business	4.0 m ² (43.0 ft ²) per business	
Multi-Party Business Directional	??	Not permitted	Any zone	n/a	0.2 m ² (2.15 ft ²) per business, to a maximum sign area of 2.0 m ² (21.5 ft ²)	
Event sign (garage sale, farmer's market, concerts etc.)	n/a	Sign must not be displayed for more than two weeks before the event; and must be removed within 72 hours of the conclusion of the event	Any zone	1 per lot	0.55 m ² (6.0 square feet) Temporary Event Sign Banners: to be a maximum of 4.0 m ² (43.0 ft ²)	
Institutional Uses, Community Services, (Churches, Service Clubs, Announcements etc. (e.g. Community Message Boards))	??	??	Commercial and Institutional Zones, plus Gabriola Commons	n/a	4.0 m² (43.0 ft²)	

Submitted By:	Teresa Rittemann Planner 1	September 29, 2016
Concurrence:	Ann Kjerulf, RPP, MCIP Regional Planning Manager	October 4, 2016