

4 Storage and Signage

4.1 Outside Storage

- (1) No rubbish, salvage materials, junk, hazardous waste materials, including inoperable vehicles and parts thereof and any combustible matter shall be openly stored, allowed to accumulate or kept in the open unless the underlying zoning allows for such a use and the outside storage is screened from view from any public roadway, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these.
- (2) A portion of a site or an entire site with storage of goods or vehicles outside of enclosed structure shall be surrounded by a fence of solid opaque materials of not less than 6.5 feet and up to a maximum height of 8 feet where such property abuts or is adjacent to a residential zone when the underlying zoning allows outside storage.
- (3) If an outside storage area is used only for outside storage, and not for operations and maintenance related to the principal use or structure, the outside storage area must be located to the rear of a line adjacent to and parallel with the front wall of the principal building.
- (4) If the outside storage area is also used for operations and maintenance related to the principal use or the structure, then the outside storage area must be located to the rear of a line adjacent to and parallel with the rear wall of the principal building.
- (5) Outside storage of sand, gravel, soil, or other loose aggregate is prohibited within 300 feet of the boundary of any residential zoning district.
- (6) Outside storage areas shall be surfaced with the same or similar material of the public right-of-way to which the outside storage area takes access from.
- (7) When outside storage areas are gravel surfaces, the gravel surface shall be treated with biodegradable herbicide and dust inhibitor to limit the generation of weeds and dust, and shall be maintained thereafter to the satisfaction of the Development Officer.
- (8) Outside storage is not permitted in any required yard setbacks.
- (9) All loading, service, garbage and recycling, outside storage areas, and approach aprons in industrial and commercial zones shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway, and from adjacent sites, by building walls, landscape materials, berms, fences or a combination of these.
- (10) The size, location, screening and landscaping of the outdoor storage areas for a principal or accessory use shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearance of Site design of surrounding developments.

4.2 Outside Storage of Hazardous Uses [Dangerous Goods]

- (1) No commercial-related or industrial-related dangerous goods, including Anhydrous Ammonia Facilities, shall be stored in significantly large quantities in a location within the following Measurement of Distances:

- a. 5,000 feet from the lot line of a property with any building that has an evacuation-sensitive occupancy;
 - b. 5,000 feet from wells;
 - c. 5,000 feet from the boundaries of an Urban Policy Area, and Natural Lands Policy Areas as defined in the Development Plan;
 - d. 5,000 feet from the boundaries of the Joubert Creek;
 - e. 1,640 feet from a building with habitable spaces; and
- (2) In this section, the **Measurement of Distances** means the distance is to be measured from:
- a. The dangerous goods storage container to the boundary of the designated areas; or
 - b. When applicable, the dangerous goods storage container to the nearest residential, commercial, institutional or industrial building.
- (3) For sites that do not meet separation requirements above, the operators must engage annually with the Development Officer regarding emergency preparedness sessions, and any further expansion or enlargement shall require a conditional use.
- (4) Notwithstanding other provisions of this by-law, all sites with the outside storage of dangerous goods shall be encircled with a minimum 6.5 foot high chain link fence with three strands of barbed wire, and shall provide means of emergency egress and be locked when the site is not in use.
- (5) All sites with the storage of dangerous goods shall have some form of outdoor security lighting.
- (6) All sites with the storage of dangerous goods must be posted with a Dangerous Goods warning signage located at the entrance to the storage operation that includes the following:
- a. Warn of the presence of dangerous goods;
 - b. 24 hour contact for the company;
 - c. 24 hour contact for emergency services; and
 - d. Nearest Location of a publicly available phone.

4.3 Signage Regulations

The following provisions shall apply to all signs erected or maintained within the area covered by this Zoning By-law, except wherein otherwise stated:

- (1) Signs and sign structures may be allowed as accessory uses in accordance with **Table 9**.
- (2) All signs shall comply with the minimum yard setback requirements for accessory signs as provide in this by-law for the zoning district in which the signs are to be located or erected.
- (3) Billboards and other signs directing attention to a business, commodity or message offered elsewhere than upon the same zoning lot on which that sign is located may only be allowed in zones where Advertising Signs are allowed. Such signs must also be constructed in accordance with **Table 9**, and subject to the issuance of a development permit.
- (4) All new **digital signs** must be given Council approval and include the following additional

requirements:

- a. Limited to a total surface area of 16 ft² per zoning lot;
 - b. Should be allowed for elementary and secondary schools, community centres, golf courses, places of worship, Hospitals, Stadiums/Arenas, and civic buildings;
 - c. Must be turned off from 10:00 pm to 7:00 am every day of the week; and
 - d. Must utilize automatic dimming.
- (5) No sign or sign structure shall be erected at any location where it may interfere with or obstruct the view of any street, intersection or railroad grade crossing, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display.
 - (6) No sign may contain flashing lights or digital images unless specifically allowed in **Table 9** or allowed by the Development Officer and Council. All signs with flashing lights or digital images should be prohibited within 100 feet of Residential Zones.
 - (7) No sign or sign structure shall be erected or maintained on, over or above any land belonging to the Village without a development permit, unless expressly permitted in this By-law and in accordance with the conditions of such permission as set out in this By-law.
 - (8) The placing of signs within the controlled areas of a Provincial Road or Provincial Trunk Highway shall require a permit from the applicable provincial authority.
 - (9) All signs and sign structures shall be kept in good repair and in a proper state of preservation.

Abandoned Signs

- (10) Signs which have become obsolete because of discontinuance of the operation or activity or are not maintained in good condition or repair or have become abandoned signs, shall be repaired, removed or relocated within 30 days following notice by the Development Officer.
- (11) No sign shall obstruct a required parking space, or impede any fire escape, fire exit, functional door, false door, functional window, false window, scuttle, skylight, flue or air intake or exhaust so as to prevent or impede the free access of emergency personnel to any part of the premises including fire department Siamese connections and fire hydrants.

4.3.1 Signs Not Requiring a Development Permit

The following signs shall not require a development permit. However, they must still comply with any applicable standards in this By-law:

- (1) Signs posted by duly constituted public authorities in the performance of their public duties.
- (2) Identification signs for Place of Worship, Elementary and Secondary Schools, Community Centre, Child Day-Care Services, Community Gardens and Waste Disposal Grounds that do not exceed 32 square feet per site.
- (3) Flags or emblems of a national, provincial, political, civic, educational or religious organization, or government.
- (4) Commemorative or memorial signs, tablets, or cairns.
- (5) Public Information Signs.
- (6) Temporary signs not erected for not more than 30 consecutive days that are non-illuminated and

less than 32 square feet include: **community special events, public information signs**, real estate signs, construction signs, garage sale signs and similar located, erected or displayed with the consent of the property owner.

- (7) Election signs during Federal, Provincial, Municipal, and School Board election periods and up to 7 days after the election date.
- (8) Window signs, unless such signs occupy more than 50% of a window surface (calculated between mullions) on any facade of the principal building in which case they are treated like a fascia sign.
- (9) Mural signs.
- (10) Awning signs with signage incorporated in the design or awning material.
- (11) Residential on-site identification signs [Building Address Sign] or warning signs (such as "Private Property" signs and similar) not exceeding two (2) square feet each in surface area.
- (12) Signs as regulated and provided under Home Enterprises that identify a home occupation or a home-based business on a private property or premises.
- (13) Signs required for direction and convenience of the public, including signs identifying restrooms, parking entrances, loading areas not exceeding 5 feet in sign surface area to a maximum 6 feet above the curb or grade.
- (14) Warning signs for Dangerous Goods provided the sign surface area does not exceed 32 square feet.

4.3.2 Accessory Signs

- (1) The owner may erect and maintain accessory signs, except billboards, to all sites and uses other than RS and RC subject to the following standards:

Location

- (2) Each free-standing accessory sign must be set back from each side lot line of an adjoining use a distance equal to at least 50% of the height of that sign; setback from the front lot line to at least 50% of the height of that sign; and shall not project into the required setback for corner lot triangles and Setbacks for Commercial or Industrial Near Residential Land-Uses.

Roof Signs

- (3) Roof signs, other than signs on mansard style roofs, are not permitted. On mansard roofs, roof signs may be attached to the sloping portions of the roof, but must not extend beyond the parapet height, and must not be located on the horizontal portion of the roof.

Fascia Signs

- (4) Fascia signs may have an emblem, logo, or other unique features projecting above the building wall if the sign projection is not more than 2 feet above the building wall or parapet wall and the total projection does not exceed 25 square feet. The area of the projection must be counted towards the total sign area allowed.

Freestanding Signs

- (5) Up to 10% of the maximum permitted sign area of any freestanding sign may be installed on the support structure for the sign face.

Projecting Signs

- (6) The minimum height above-grade to the bottom edge of projecting signs must be 9 feet.
- (7) Billboard Poster Signs
- (8) A billboard poster sign must not face an abutting or adjacent residential use unless the billboard sign is not visible from the abutting or adjacent residential use.
- (9) If the billboard poster sign is attached to a building or is free standing within 5 feet of a building, the maximum permitted height of the billboard sign is the height of the building wall.
- (10) The maximum height of a billboard poster sign shall be 30 feet and the maximum sign surface area shall be 200 square feet.
- (11) A billboard poster sign is not considered in the calculations of **Permitted Surface Area per Zoning Lot** for freestanding signs.

District-Specific Regulations

- (12) All signs, accessory to any use, must be consistent with the standards shown in **Table 9**, the first column indicates a zoning district or districts. The second column indicates the sign type. The third and fourth columns indicate dimensional requirements for each sign type. Signs must comply with all dimensional standards applicable to the zoning district where the property is located. Signs are not permitted for zones or land-uses not included in **Table 9**, unless provided for elsewhere in this By-law.

Signs Attached to Building

- (13) Signs “Attached to Buildings” include fascia signs, projecting signs, awning signs, marquee signs, and canopy signs.
- (14) Signs “Attached to Building” surface area is calculated as follows:
 - a. Sign surface area includes the entire area of the smallest rectangle that encloses the extreme limits of any writing, representation or emblem forming part of the display, and also includes 10% of the area of the wall outside of that rectangle where a colour or material is applied that is a colour or material in that fascia sign.
 - b. Sign surface area does not include non-illuminated signs visible through windows in the building facade, provided that such signs do not exceed 30% of the glazed surface on any facade of the building. Allowable window signage is not transferable to the glazed surface on another facade of the building.
 - c. In calculating wall area for purposes of determining maximum sign surface area, only the first storey or 15 feet (whichever is lower) of the building may be used. Allowable sign surface area is not transferable to another wall.

Free-Standing and Mobile Signs

- (15) Sign surface area is calculated as follows for free-standing and mobile signs:
 - a. Sign surface area includes the entire area of the smallest rectangle that encloses the extreme limits of any writing or symbol, background colour or material, and any embellishment of the supporting structure forming part of the display;
 - b. Sign surface area includes the total area of all faces exhibited or intended for display, except where two faces are parallel and located back-to-back, sign surface area includes

St-Pierre-Jolys Zoning By-law 2021-11

the area of only one such face, and if the two parallel, back-to-back faces are not equal, then the sign surface area is the larger of such faces.

Table 9: District Specific Sign Regulations

Zone	Type	Maximum Height	Permitted Surface Area per Zoning Lot	Requirements
OS, IN	Free-Standing	20 ft. above grade	96 ft ²	
	Wall Sign	Wall Height	Maximum 25% of building wall	Must not project more than 6.5 ft from the wall to which the sign is affixed.
	Inflatable	18 ft. from grade	10	<p>Only one inflatable sign shall be permitted per site.</p> <p>Only allowed as a temporary sign that may be displayed for no more than 15 days within a 6-month period.</p> <p>Must be setback 3 ft from front line, 15 ft from corner site lines, and 10 ft from driveway entrances.</p>
CM	Free-Standing	8 ft. above grade	48 ft ² maximum	Digital signs require Council approval
	Wall Sign	Wall Height	10% of building wall to a maximum of 323 ft ²	<p>Must not project more than 5 ft from the wall to which the sign is affixed.</p> <p>Digital signs require Council approval</p>
CH	Free-Standing	35 ft. above grade	323 ft ²	<p>Maximum of one sign per lot</p> <p>Digital signs require Council approval</p>
	Wall Sign	Wall Height	Maximum 25% of building wall	<p>Must not project more than 6.5 ft from the wall to which the sign is affixed.</p> <p>Digital signs require Council approval</p>
	Mobile Sign	10 ft. above grade	48 ft ² maximum area for a single face	<p>Must not include any flashing lights including digital.</p> <p>Maximum of one sign per lot.</p> <p>Only allowed to occupy one parking space where there is no practical alternative.</p> <p>Erected for not more than 30 days during each calendar year unless extended for an additional 30 days with a Conditional Use.</p>

St-Pierre-Jolys Zoning By-law 2021-11

				Must be setback 3 ft. from front line, 15 ft. from corner site lines, and 10 ft. from driveway entrances.
	Inflatable	18 ft. from grade		<p>Only one inflatable sign shall be permitted per site.</p> <p>Only allowed as a temporary sign that may be displayed for no more than 15 days within a 6 month period.</p> <p>Must be setback 3 ft from front line, 15 ft from corner site lines, and 10 ft from driveway entrances.</p>
	Billboard Poster Signs	30 ft. maximum height from grade	Maximum sign surface area shall be 200 ft ²	A billboard poster sign must not face an abutting or adjacent residential use unless the billboard sign is not visible from the abutting or adjacent residential use.
M	Free-Standing	8 ft. above grade	1.25 ft ² per foot to a maximum of 323 ft ²	<p>Not permitted in a required yard abutting a residential zone.</p> <p>Digital signs require Council approval</p>
	Wall Sign	Wall Height	Maximum 25% of building wall	<p>Must not project more than 6.5 ft from the wall to which the sign is affixed.</p> <p>Digital signs require Council approval</p>