



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 296-2013 -2013

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To Amend By-law 399-2002, as amended,
The Sign By-law

WHEREAS for sale or lease signs on private property are primarily installed and removed by a third party hired by the real estate agent; and

WHEREAS double drive-through lanes have been introduced as a new trend for fast food restaurants,

NOW THEREFORE The Council of the Corporation of the City of Brampton ENACTS as follows.

THAT By-law 399-2002, as amended, is hereby further amended:

1) By replacing the following sentence to Section 8 EXEMPTIONS:

(3) A property for sale or lease sign provided that it is on the lot advertising for such purpose and does not exceed 1 m² (10.8 ft²) in sign area and 1.5 m (4.9 ft) in height for a property zoned residential and 2 m² (21.5 ft²) in sign area and 3.6 m (12 ft) in height for a property not zoned residential. Only one for sale or lease sign shall be permitted for each lot and the sign shall be removed within 30 days after the property is no longer for sale or lease or within 30 days after the property is advertised as sold, whichever occurs first., and

2) By replacing the following charts in Schedule VIII GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS attached hereto.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 6TH day of November, 2013.

Approved as to form.
SPR 296/13
MS

Approved as to content.
2013/10/16
PF

Susan Fennell
Susan Fennell, Mayor

Peter Fay
Peter Fay, City Clerk

**SCHEDULE VIII TO BY-LAW 399-2002
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS**

1. (10) All signs for gas bars and drive through commercial operations shall be subject to the requirements and restrictions set out in the tables below:

	Ground Signs						
	Minimum Distance from Property Lines	Main Ground Signs ¹			Instructional Signs ^{2,3}		
		# of Signs Permitted on a Lot	Maximum Sign Area	Maximum Height	# of Signs Permitted per drive through lane	Maximum Sign Area	Maximum Height
Gas Bars	1.5 m (5 ft)	One ^{4,5}	15 m ² (161 ft ²) ⁶	7.5 m (24.5 ft)	Two	2 m ² (21.5 ft ²) ⁸	2 m (6.6 ft)
Drive Through Commercial Operations	1.5 m (5 ft)	One ⁴	15 m ² (161 ft ²) ⁶	7.5 m (24.5 ft)	Two ⁷	4 m ² (43 ft ²) ⁸	3 m (9.8 ft)
<p>¹ Where a gas bar or drive through commercial operation forms part of a commercial or industrial plaza, ground signs for the plaza shall be permitted as regulated under Schedule II GROUND SIGNS to this by-law.</p> <p>² In Addition, <i>directional signs</i> shall be permitted and exempt from permits provided no <i>sign</i> is greater than 0.75 m² (8.1 ft²) in <i>sign area</i> and that the top of the <i>sign</i> is no higher than 1.5 m (5 ft) above the finished grade at the <i>sign</i> location. <i>Directional signs</i> may include a corporate logo providing such logo is displayed entirely within the face of the <i>sign</i>.</p> <p>³ No <i>sign</i> shall be located so as to obstruct, interfere or impede movement of pedestrian or vehicular traffic, or otherwise create a hazard.</p> <p>⁴ One additional <i>ground sign</i> shall be permitted for a corner <i>lot</i> having a combined frontage in excess of 150 m (492 ft) on two or more streets provided that the two <i>signs</i> do not front on the same street. A minimum distance of 30 m (98 ft) shall be provided between each <i>sign</i> and a minimum distance of 15 m (49 ft) shall be provided between each <i>sign</i> and the nearest corner of a <i>visibility triangle</i>.</p> <p>⁵ Where a gas bar forms part of a commercial or industrial plaza, ground signs for the plaza shall be permitted as regulated under Schedule II GROUND SIGNS to this by-law. In addition to ground signs permitted for the plaza, one ground sign shall be permitted for the sole use of the gas bar and any subsidiary uses contained within the gas bar.</p> <p>⁶ An Electronic Variable Message Centre is permitted within a main ground sign provided it does not exceed 1/3 of the sign area and is not located within 100 m (328 ft) of a property zoned residential. An Electronic Variable Message Centre shall not contain a flashing message or image. Where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds.</p> <p>⁷ Where a drive through lane contains a separate speaker board, an order confirmation screen may be incorporated into the stand provided it does not exceed 0.2 m² (2 ft²) in size. The order confirmation screen may consist of a digital display.</p> <p>⁸ <i>Instructional signs</i> may contain an <i>Electronic Variable Message Centre</i> provided the signs are located internally to the property and are separated by a minimum distance of 36 m (118 ft) from a property zoned residential. An <i>Electronic Variable Message Centre</i> shall not contain a flashing message or image and where the message is of other than scrolling script, the frequency of an image change shall not be less than every 10 seconds.</p>							

**SCHEDULE VIII TO BY-LAW 399-2002
GAS BARS AND DRIVE THROUGH COMMERCIAL OPERATIONS
(Continued)**

	Wall Signs				Freestanding Canopies ⁹	
	Maximum Sign Area	Upper Limit of Sign	Maximum Vertical Dimension	Minimum Clearance from Finished Grade	Maximum Sign Area	Upper Limit of Sign
Gas Bars	20% of the area of the <i>building wall face</i> on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) ¹⁰	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building. 	1.8 m (6 ft)	2.4 m (7.9 ft) ¹¹	35% of the area of the <i>canopy</i>	Wholly contained within the <i>canopy</i> ¹²
Drive Through Commercial Operations	20% of the area of the <i>building wall face</i> on which the <i>sign</i> is located to a maximum of 25m ² (269 ft ²) ¹⁰	<ul style="list-style-type: none"> • <i>Roof line</i> of a one storey building; • The floor level of the second storey on a multi-storey building; or • Wholly contained within a gable end wall or parapet feature of a one-storey building. 	1.8 m (6 ft)	2.4 m (7.9 ft) ¹¹	35% of the area of the <i>canopy</i>	Wholly contained within the <i>canopy</i> ¹²
	⁹ Logo signs shall be permitted under the <i>canopy</i> provided the signs are attached directly above the fuel pumps and are no greater than 2.8 m ² (30 ft ²) in <i>sign area</i> . In addition, one non-illuminated auxiliary promotional <i>sign</i> affixed to each fuel pump shall be permitted provided no <i>sign</i> is greater than 1 m ² (10.8 ft ²) in <i>sign area</i> .					
	¹⁰ Whichever is less. Window signs shall be permitted as part of the maximum aggregate sign area.					
	¹¹ Signs are permitted less than 2.4 m (7.9 ft) from grade where a sign projects no more than 100 mm (4 in) from the wall face.					
	¹² A Logo is permitted to project a maximum of 1 m (3.3 ft) above the top of the <i>canopy</i> .					