



VILLAGE OF FRASER LAKE

BYLAW NO. 855, 2024

BEING A BYLAW OF THE VILLAGE OF FRASER LAKE TO REGULATE BUSINESS SIGNAGE

WHEREAS pursuant to Sections [8\(4\)](#) and [65](#) of the *Community Charter* and Section [526](#) of the *Local Government Act*, Council has the authority to regulate Signs in the Village.

THEREFORE the Council of the Village of Fraser Lake, in an open meeting, enacts the following:

1 GENERAL ADMINISTRATION

1.1 TITLE

This bylaw may be cited as “Bylaw 855, Sign Bylaw”.

1.2 REPEAL

Village of Fraser Lake Sign Bylaw No. 686, 2008, and any amendments thereto, is hereby repealed.

1.3 SEVERABILITY

If one or more provisions of this Bylaw are, for any reason, declared to be invalid by a court of competent jurisdiction, the invalid provision shall be severed, and all remaining provisions shall remain in full force and effect.

1.4 APPLICATION

- a) This Bylaw applies to the erection, placement, display, alteration, design, or movement of Signs on all private property and Public Access Rights of Way within the boundaries of the Village.
- b) All Signs shall be designed, installed, altered, or repaired in accordance with the provisions of this Bylaw, subject to section 1.4(c).
- c) If a Sign is lawfully in existence at the date of adoption of this Bylaw and is not deemed derelict under Sections 6.1 and 6.2 or offensive under Section 6.3 of this Bylaw:
 - i. And is a Portable Sign, it must conform with the provisions of this Bylaw.
 - ii. And is prohibited under Section 3.8(a), it must be removed, repaired, or altered to conform with this Bylaw within 28 days of notice pursuant to Section 8.1.
 - iii. And is unpermitted but otherwise in compliance with this Bylaw, the owner will have 28 days to submit a permit application to the Village.

- iv. And is contrary to any other provisions in this Bylaw, it must be maintained in accordance with this Bylaw and may be repaired without replacement or removal in accordance with the provisions of this Bylaw for a period of no longer than 3 years.
- v. And is to be moved, removed, or replaced, it must be moved, removed, or replaced in its entirety according to the provisions in this Bylaw.
- vi. This Section does not apply to Frames, pursuant to Section 4.4.

1.5 EXEMPTIONS

This Bylaw does not apply to:

- a) Signs erected on the premises of any public institutions, including public medical facilities, schools, and municipal, provincial, or federal government buildings, nor to any traffic, parking, or directional Signs erected on any Public Access Right of Way under the authority of the municipal, provincial, or federal government;
- b) Flags representing political entities or causes including nations, provinces, municipalities, or Indigenous Nations;
 - i. Flags that are deemed offensive pursuant to Section 6.3 are prohibited.
- c) Murals or other public art displays that do not advertise or solicit any type of business;
- d) Notice boards where the area of any individual notice does not exceed 0.56m² (a standard 24"x36" poster) and individual notices are not permanent;
- e) Signs within a building or open assembly area to which entrance is controlled and not visible from outside the building or areas where they are displayed; and,
- f) Signs located on the premises of a fuelling station indicating the price of fuel.

1.6 MEASUREMENTS

All measurements herein are first in metric units. Approximate imperial measurements are included where appropriate. In the event of a discrepancy in the measurements, the metric units will prevail.

2 DEFINITIONS

Area	The total surface area of a flat Sign, including any frame or border that is structurally part of this Sign, or the surface area described by a rectangle drawn around a Sign encompassing the entire contents of the Sign. In the case of a two-sided Sign or Sandwich Board Sign, only one side will be used to determine the area. In the case of a Sign with three or more sides or a Sign that is otherwise not flat, all sides will be included in the area.
Awning Sign	A Sign painted or affixed to a roof-like covering of fabric or rigid materials projecting from and being entirely supported from the exterior wall of a building.
Banner	A Sign composed of fabric and firmly affixed to a building or structure and displaying Copy.

Backlit Box Sign	A Sign constructed of rigid translucent and not transparent materials which is internally lit to illuminate Copy.
Billboard	A single, Permanent Sign on a Frame with an area equal to or greater than 2.88m ² (a standard 4'x8' piece of plywood) situated along or near a Public Access Right of Way and intended to advertise to users of the Public Access Right of Way. This does not include Freestanding Signs.
Business	The carrying on of a commercial or industrial undertaking of any kind or nature or the provision of professional, personal, or other services for the purpose of gain or profit, and for the purpose of this Bylaw, includes not-for-profit or other types of benevolent organizations.
Business Frontage	The distance from one exterior wall of a building to another or the distance between walls of adjacent businesses or a combination thereof, and fronting a Public Access Right of Way.
Clearance	The vertical distance between the bottommost point of a Sign and the finished grade immediately below.
Commercial Centre	A property with two or more Businesses operating independently of one another in spaces separated by walls and with separate entrances. For the purposes of this Bylaw, this includes any contiguous buildings or structures on multiple lots.
Community Event	An event that is open to the public and generally accessible to the community as a whole.
Construction Sign	A Sign placed temporarily on a site where construction is taking place.
Copy	The text, illustrations, and symbols that make up the message on a Sign.
Directory Sign	A Sign indicating where a business or businesses are located on the same property as the business or businesses take place.
Election Sign	A Sign displaying copy pertaining to an election or referendum.
Electronic Animated Sign	A Sign displayed using programmable screens of any kind that changes Copy automatically or otherwise flashes or has moving Copy in any way.
Electronic Static Sign	A Sign displayed using programmable screens of any kind that only changes Copy manually.
Fascia Sign	A Sign attached to and supported by the wall of a building with its face parallel to the building and not projecting more than 0.4m from the wall to which it is attached. This includes a painted Sign.
Flag	A fabric Sign attached to any structure along one side or from one point.
Frame	A physical structure that normally contains a Sign. This includes hooks, boxes, poles, columns, and braces.
Freestanding Sign	A Frame independently supported by one or more upright poles, columns, or braces, visibly separated from a building or other structure, and permanently fixed to the ground, which may contain multiple Signs. This does not include Billboards, Portable Signs, or Sandwich Board Signs.

Frontage	The common boundary shared by a property line and Public Access Right of Way.
Good Working Order and Condition	A Sign that would be deemed by a reasonable person to not be in a state of disrepair or neglect
Inflatable Sign	A Sign composed of non-rigid material supported by gas or air pressure but not including balloons.
Menu Board	A Sign depicting a restaurant menu.
Mural	A painted illustration or symbol(s) on a portion of or entire wall.
Neon Sign	A Sign incorporating any exposed neon tubing.
Notice Board	A board where members of the public can affix, freely or with permission from the owner, notices for community and public events.
Permanent Sign	A sign that is meant to advertise an ongoing Business. This does not include Community Event Signs, Sandwich Boards, or Menu Boards.
Portable Sign	A Sign not permanently affixed to the ground, a building, or other permanent structure or designed to be moved from place to place without any structural or support changes. Portable Signs may be mounted on a frame or wheeled structure. These do not include Sandwich Board Signs.
Projecting Sign	A Sign attached perpendicular to the wall of a building and projecting more than 0.4m from the wall. This does not include Awning Signs.
Public Access Right of Way	Any road, trail, pathway, alley, laneway, or highway that is intended for public use.
Real Estate Sign	A Sign which is temporary in nature and identifies real estate that is for sale, for lease, for rent, or sold.
Roof Sign	Any Sign erected upon or directly above and affixed to a roof of any building.
Sandwich Board	A temporary, movable, double-sided Sign situated on the ground whose copy is at least partially temporary.
Sign	Any device, illustration, illumination, inscription, material, medium, notice, object, structure or visual projection, including its supports, framework, lighting, or electrical system, being visible from a parking lot, Public Access Right of Way, or from the air, and which is used or is capable of being used to convey information or direct or attract attention for the purpose of announcement, advertisement, business promotion, product promotion, activity, service or idea, or of providing direction, identification, or information.
Storey	A distinct area of a building accessed by more than 2m of stairs, escalator, or elevator. This does not include lofts.
Suspended Sign	A Sign suspended directly under an awning or similar feature.
Third-party Sign	A Sign which directs attention to a business, service, or entertainment sold, conducted, or offered at a location other than the premise on which the Sign is located. This does not include Sandwich Board Signs or Signs located on the highway indicating generally available services within the Village.

Unprofessional	A Sign or Frame that would be deemed by a reasonable person to be amateurish or otherwise poorly designed.
Village	The Corporation of the Village of Fraser Lake
Window Sign	A Sign either painted on or attached to the inside of a window and intended to be viewed by persons passing outside the premises and does not include merchandise located in the window.
Warning Sign	A Sign warning of potential dangers in the use of or access to a property or equipment

3 PERMITS, EXEMPTIONS, AND PROHIBITIONS

3.1 PERMITS

Unless otherwise exempted by this Bylaw:

- a) All new Signs within the Village require a valid Sign permit from the Village;
- b) Any Sign being replaced, resized, relocated, or receiving additions of any kind requires a valid Sign permit from the Village.
- c) The Permitting Officer(s) for the Village will be:
 - i. The Economic Development Officer;
 - ii. The Chief Administrative Officer;
 - i. Any other staff person at the Village designated by the Chief Administrative Officer.

3.2 No Sign permit will be issued by the Village for a Sign located within another jurisdiction's right of way unless the applicant has first received written permission from the appropriate government body.

3.3 No Sign permit will be issued by the Village until:

- a) A full and complete application has been submitted;
- b) The proposed work in the application conforms to this Bylaw and all other applicable Bylaws;
- c) The applicant has paid a fee to the Village of \$50.00

3.4 Any person operating a business or authorized to do so by the owner of a business may make an application to the Village for a Sign permit.

3.5 The owner or operator of a Commercial Centre must make a separate application from the businesses operating therein for a Sign permit to the Village for Sign(s) not directly affiliated with a business in the Commercial Centre. This includes Freestanding Signs advertising the businesses within the Commercial Centre and Directory Signs.

3.6 Where a Business is applying to permit two or more Signs at the same time, provided they are in compliance with the other provisions of this Bylaw, they will only be required to submit one application and pay one fee.

3.7 EXEMPTIONS

The following Signs are allowed in any zone without a permit:

- a) Real estate Signs, providing they don't have an Area of more than 1m² in a residential zone or 3m² in any other zone and are removed within 7 days of the property no longer being available for sale.
- b) A Sign installed by or under the direction of a government body.
- c) A Warning Sign, provided it does not have an Area of more than 1m² in a residential zone or 3m² in any other zone.
- d) An Election Sign, provided it does not have an area of more than 1m² on private property, or 3m² on public property, and does not obstruct access to or any views on Public Access Rights of Way in any way that could endanger users of Public Access Rights of Way. Election Signs must be removed within 7 days of the Election or Referendum having taken place.
- e) A Sign noting restrictions on use of private property, such as no parking, no trespassing, no dumping, etc., and having an Area of no more than 0.5m².
- f) Menu Boards, provided there are no more than two per premise, are located within 2m of an entryway, and they do not have an Area of more than 0.5m².
- g) Sandwich Boards, provided they maintain a 1.8m wide unobstructed pedestrian corridor and are not placed on a roadway, laneway, or highway, are located directly in front of the Business they are advertising, and are only placed during the operating hours of the Business.
- h) Window Signs, provided they conform with Section 5.2.
- i) Construction Signs, provided they do not have an Area of more than 1m² in a residential zone or 3m² in any other zone and are removed upon completion of the construction.
- j) Notice Boards.
- k) No more than 3 Signs for a Community Event, erected the first day and removed the final day of the event, and providing advertising or directions, and not exceeding an Area of 1m².

3.8 PROHIBITIONS

- a) Signs prohibited in all zones include:
 - i. Electronic Animated Signs;
 - ii. Any commercial pennant, ribbon, streamer, or spinner sign or other moving, fluttering devices. This does not include Flags, Banners, or barber's poles;
 - iii. Any Inflatable Signs;
 - iv. Any Sign incorporating a searchlight, strobe light, or flashing light;
 - v. Any Sign emitting sound electronically;

- vi. Any Sign emitting excessively bright, direct light over a property line or that may impact a Public Access Right of Way user's ability to see;
 - vii. Billboard Signs;
 - viii. Third-party Signs;
 - ix. Signs affixed to utility poles or trees;
 - x. Signs situated on a Public Access Right of Way, except for Sandwich Boards provided they conform with Section 3.7(g);
 - xi. Any Sign on a vehicle or trailer used primarily as a static advertising display but not if the vehicle is used in the day-to-day operation of the business;
 - xii. Signs located on the sloped porting of an awning;
 - xiii. Any Permanent Sign deemed to be Unprofessional; and
 - xiv. Any Sign improperly installed and liable to fall in average weather conditions.
- b) Prohibited Sign locations include:**
- i. Any Sign extending or overhanging into a neighbouring property, except with written agreement from the property owner;
 - ii. Any Sign extending or overhanging onto a Public Access Right of Way, except with the express written permission of the Village or other permitting body;
 - iii. Any Sign obstructing access to a public or private utility or Village infrastructure;
 - iv. Any Sign obstructing any door, fire exit, fire escape, passageway, stairway, walkway, ventilation system, or similar feature;
 - v. Any Sign installed on a different Storey from the area of Business normally accessed by the public, except for Directory Signs and Menu Boards.
- i. Any Business operating out of a basement may have a sign at or near the primary street-level entrance to the Business.

4 MAINTENANCE AND REMOVAL

- 4.1** Every owner of a Sign must maintain that Sign in Good Working Order and Condition.
- a) Neon Signs and Backlit Box Signs must have all lights in working order.
 - b) Painted Signs must not be peeling or excessively faded.
 - c) Banners, Flags, and any other primarily fabric Signs must not be frayed, torn, or excessively faded.
 - d) Printed Signs on any material must not be excessively faded.
 - e) Signs that aren't painted or fabric must be properly affixed to a surface and not have any edges or corners peeling away from the Frame.
 - f) All frames must be structurally sound.

- g)** All Signs and Frames must be kept level horizontally and vertically, unless a permit is approved with a design indicating otherwise.

4.2 All Signs must be current and must not advertise any Business, good, or service that is no longer available.

- a)** Signs for special events or offerings must be removed within 24 hours of the event or offering no longer being available.
- b)** For any Business that ceases to operate or moves, it must remove any Signs within 7 days of ceasing operations or moving.
 - i.** Signs indicating that a Business has moved to a new location may remain at the previous location for up to 28 days, with the approval of the property owner.
 - ii.** Where the owner of the Business is not the owner of the property on which the Business was operating, the owner of the property will be held responsible for any Signs not in compliance with the Bylaw 28 days after the Business moves or ceases operations.

4.3 Sign Frames will not be vacant for a period of longer than 28 days.

- a)** If the property is going to remain available for sale, rent, or lease, the Owner must install a Real Estate Sign appropriately sized for the Frame until a new Business buys, rents, or leases the location.
- b)** If the property is not going to be made available for sale, rent, or lease, the Owner must remove the Frame, or portion of the Frame that is empty, within 28 days of the Business moving or ceasing operations.

4.4 If a Sign is not the appropriate size to occupy the intended use of the Frame where it is mounted, the Sign must be replaced to fit the Frame or the Frame must be modified to fit the sign.

4.5 If a Sign is removed and there is paint, a stain, or other indication that a Sign was previously in that location, the location must be repainted, restained or otherwise retouched to match the façade of the building.

5 DESIGN GUIDELINES

5.1 GENERAL

- a)** All Permanent Signs for a Business at any one location must have consistent branding including logos, typefaces, and colour schemes.
- b)** All Permanent Signs must be legible to a reasonable person from the nearest Public Access Right of Way or parking lot, including appropriate colour-contrast and typeface.
- c)** All Awning Signs, Banners, Fascia Signs, Flags, and Projecting Signs above Public Access Rights of Way and anywhere else above where pedestrian access is expected must have a Clearance of 2.4m.

5.2 WINDOW SIGNS

- a) Notwithstanding Section 5.3, any Business may have Window Signs occupying up to 25% of the total window area fronting a Public Access Right of Way.

5.3 MAXIMUM NUMBER AND SIZE OF SIGNS

- a) In a residential zone, the maximum number of signs is 1 Freestanding Sign or Portable Sign with an Area no larger than 1m² and no taller than 2m, and 1 other Sign of any allowed type affixed to the building with an Area no larger than 1m².
- b) In a commercial zone but not within a Commercial Centre, the maximum number of signs is:
 - i. 1 Freestanding Sign or Portable Sign per Frontage of Public Access Right of Way, with an Area no larger than 3m², and not taller than the building where the Business takes place; and,
 - ii. 3 other Permanent Signs of any allowed type affixed to the building.
- c) In a Commercial Centre the maximum number of signs is:
 - i. 1 Freestanding Sign per 50m of Frontage, no taller than the tallest building in the Commercial Centre, inclusive of a sign with an Area no larger than 3m² identifying the Commercial Centre, and including 1 additional sign with an Area no larger than 3m² for each Business within the Commercial Centre.
 - ii. 1 Permanent Sign per Frontage of Public Access Right of Way, affixed to the building, and identifying the Commercial Centre with an Area no larger than 3m².
 - iii. 2 Permanent Signs of any allowable type per Frontage of Public Access Right of Way, affixed directly to each Business or an awning immediately adjacent to the Business, provided they conform with Section 5.4

5.4 COMMERCIAL CENTRES

- a) All Businesses operating on the same Storey and within the same contiguous structure of a Commercial Centre must have 1 Permanent Sign affixed to the building that is of the same type and location as the other businesses in the Commercial Centre. These types include Awning Signs, Banners, Fascia Signs, Roof Signs, or Suspended Signs. These signs may differ in lighting and be unlit, have direct lighting, or be Backlit Box Signs or Neon Signs.

5.5 FREESTANDING SIGNS

All Frames of Freestanding Signs shall be kept in Good Working Order and Condition.

6 DERELICT AND OFFENSIVE SIGNS

- 6.1 Any Sign or Frame that is deemed to be Unprofessional or not in Good Working Order and Condition and has not been replaced, repaired, or removed within 28 days of notification under Section 8.1 will be deemed derelict.
- 6.2 Any Sign advertising a Business, good or service that is no longer available and is not removed within 28 days will be deemed derelict.

6.3 Any Sign that is rude, vulgar, or harmful to any person based on a protected human right will be deemed offensive.

7 RELAXATION AND RECONSIDERATION

7.1 The Permitting Officer may relax the required Sign height, Area, or number of Signs on a site at the applicant’s request provided the application would not negatively affect the aesthetic of the site, another business, or pose any safety concerns.

7.2 The Permitting Officer may relax the provisions of this Bylaw for a Community Event if the Community Event is temporary in nature and doing so will not negatively affect the aesthetic of the Village, another business, or pose any safety concerns.

7.3 The Permitting Officer may relax the provisions of this Bylaw if the application is for a Sign using new technologies not contemplated herein and the Permitting Officer is of the opinion that the Sign would still abide by the spirit of this Bylaw.

7.4 An applicant may request that Council reconsider the decision of the Permitting Officer pertaining to the application and enforcement of this Bylaw.

8 COMPLIANCE AND ENFORCEMENT

8.1 If the Village determines that a Sign is not in Good Working Order and Condition, derelict, or offensive, they will notify the owner of the Sign via email, mail, or phone.

a) If the owner of the Sign is notified via mail, they will be deemed to have been notified 7 days after the mail is posted.

8.2 If the Village determines that a Sign is not structurally sound and poses an imminent risk to people or property, the Village may remove the Sign without prior notice and may charge the cost of removal to the owner of the Sign.

8.3 A derelict or offensive Sign may be removed by the Village and will be stored by the Village for an additional 28 days upon removal. Each day the Village stores the Sign will incur a \$50 charge to the owner of the Sign.

8.4 The owner of a Sign stored by the Village may collect the Sign during working hours by first requesting access and paying the storage costs and any additional penalties at the Village Office.

8.5 When the Village has held a Sign for longer than 28 days, it may dispose of the sign and any costs incurred in the disposal will be the responsibility of the owner of the Sign, in addition to the costs of storing the Sign and any penalties.

READ A FIRST TIME THIS	11	DAY OF SEPTEMBER,	2024
READ A SECOND TIME THIS	11	DAY OF SEPTEMBER,	2024
READ A THIRD TIME THIS	11	DAY OF SEPTEMBER,	2024
RECONSIDERED AND ADOPTED THIS		DAY OF SEPTEMBER,	2024

Sarrah Storey, Mayor

Ethan Fredeen, Corporate Officer