

THE CITY OF VAUGHAN

BY-LAW

SIGN

(Consolidated Version – Enacted as By-law [140-2018](#))

Last consolidated on February 27, 2024. City of Vaughan by-laws are provided online for convenient public reference. By-laws are consolidated on an ongoing basis, but recent amendments may not be reflected in the latest consolidated version. Check the [Amendment History](#) to get a complete listing of all pertinent regulations. For further information contact the Office of the Director and Chief Licensing Officer.

A By-law to regulate *Signs* in the *City of Vaughan*.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25 (“Municipal Act, 2001”), provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 8(1) of the Municipal Act, 2001 provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality’s ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the Municipal Act, 2001 provides that a by-law may regulate or prohibit respecting the matter, require *Persons* to do things respecting the matter, and provide for a system of licences respecting the matter;

AND WHEREAS subsection 11(1) of the Municipal Act, 2001 provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 11(2) of the Municipal Act, 2001 provides that a municipality may pass by-laws respecting: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of *Persons*; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of *Persons* and property, including

consumer protection; 10. Structures, including fences and *Signs*;

AND WHEREAS section 99 refers to specific municipal powers under Part III of the Municipal Act, 2001 for structures, including fences and *Signs*;

AND WHEREAS section 63 of the Municipal Act, 2001 provides that a by-law may prohibit or regulate the placing or standing of an object on or near a *Highway*, and may provide for the removal and impounding or restraining and immobilizing of any object placed or standing on or near a *Highway*;

AND WHEREAS section 445 provides that a municipality may make an order requiring a *Person* who has contravened a by-law or who caused or permitted the contravention, or the *Owner* or occupier of land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS section 446 of the Municipal Act, 2001 provides that where a municipality has the authority to direct or require a *Person* to do a matter or thing, the municipality may also provide that, in default of it being done by the *Person* directed or required to do it, the matter or thing shall be done at the *Person's* expense, and that the municipality may recover the costs of doing a matter or thing by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS section 11(3) of the Municipal Act, 2001, S.O. 2001, c.25, provides that a Municipality may pass by-laws respecting *Signs*, including the authority to grant *Sign* variances to the *City's Sign* By-law;

AND WHEREAS sections 9, 11, and 23.2(1)(c) of the Municipal Act, 2001, S.O. 2001, c.25, provide that a Municipality may delegate quasi-judicial powers under the Municipal Act, 2001 to an individual who is an officer, employee or agent of the Municipality;

AND WHEREAS section 88(7) of the Municipal Act, 2001, S.O. 2001, c.25, advises that If a Municipality is satisfied that there has been a contravention of section 88.3, 88.4 or 88.5, the Municipality may require a person who the municipality reasonably believes contravened the section or caused or permitted the contravention, or the owner or occupier of the land on which the contravention occurred, to remove the advertisement or discontinue the advertising;

AND WHEREAS *Council* wishes to delegate its authority to make decisions regarding *Sign* variances to the Director of Building Standards, and in his or her absence, to the Director of By-law and Compliance, Licensing and Permit Services;

WHEREAS, for housekeeping purposes, *Council* wishes to consolidate all of the previous sign by-laws into one comprehensive by-law;

NOW THEREFORE the *Council* of The Corporation of *City* of Vaughan
ENACTS AS FOLLOWS:

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SECTION 1 – TITLE

1.1 SHORT TITLE

This By-law shall be known and cited as the "*Sign* By-law".

1.2 INTENT AND SCOPE

This by-law shall apply to the whole of the *City* of Vaughan. The intent of the by-law is to regulate *Signs* for controlling community appearance, safety, and the impact upon areas identified for their historical or architectural *Significance*

SECTION 2 – DEFINITIONS

In this by-law:

“A-frame Sign” means a self-supporting *Portable Sign* shaped like an “A”;

“Agricultural Use” means any general farming or *Agricultural Uses* which is not obnoxious to the public welfare, such as animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels, or the breeding, boarding, or the sale of dogs or cats, field crops, forestry station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried out on in the field of general agricultural, as permitted by the *City* of Vaughan Zoning By-law 1-88, as amended, or its successor by-law;

“Alter” means any change to the *Sign* structure or *Sign Face*, with the exception of:

- i. a change in the message being displayed; and/or
- ii. repair and maintenance, including replacement by identical components as required by this by-law;

“Applicant” means the *Owner*, where such *Owner* is an individual, or means any individual authorized in writing, by the *Owner* to apply for a permit on the *Owner’s* behalf;

“Attached Canopy” means an architectural integral part of a building providing shelter from the elements for entrances to buildings and walkways in unenclosed *Shopping Centres*, plazas, theatres, hotels, apartments buildings, places of entertainment and other similar building types;

“Awning Sign” means a *Wall Sign* supported entirely from the *Exterior Wall* of a building, not forming an integral part thereof, and composed of non-rigid materials except for the supporting framework;

“Banner” means a *Sign* composed of non-rigid material so as to allow movement that is caused by atmospheric conditions;

“Billboard Sign” means a *Third-Party Sign* that displays advertising with images, copy that changes mechanically and/or displays information or images on a digital or electronic screen, but not include a *Ground Sign* as defined by this by-law;

“Building Code” means the *Building Code Act*, 1992, S.O. 1992, c.23, as amended from time to time, and includes any regulations thereunder;

“Candidate” means a person whose nomination as a candidate at an election has been confirmed under any federal, provincial or municipal regulation, or who should be a registered candidate under any Canadian statute or regulation; [Amended by section 4. of the [By-law 079-2019](#) on June 19, 2019]

“Canopy Sign” means a *Sign Erected* as an integral part of an *Attached Canopy* or a free-standing Canopy; “Chairman” means the *Chairman* of the *Sign Variance Committee* elected annually at the first *Committee* meeting in the calendar year;

“Charitable Organization” means an incorporated association of *Persons* that is charitable under the laws of Ontario or of Canada;

“City” means the Corporation of the *City* of Vaughan, in the *Regional Municipality* of York and its employees and agents acting on the *City* of Vaughan’s behalf;

“Commercial Use” means the use of any land, buildings, or structures for the purposes of buying and selling of commodities or supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction, as permitted by the *City* of Vaughan Zoning By-law 1-88, as amended, or its successor by-law;

“Committee” means the *Sign Variance Committee* of the *City* of Vaughan;

“Common Entrance” means an entrance to an indoor corridor, passageway or staircase serving *Premises* not having *Direct Access*;

“Community Organization” means a not for profit group of *Persons* whose primary purpose is to provide recreation, cultural, leisure or community services to the residents of Vaughan;

“Council” means the *Council* for the *City* of Vaughan;

“Daylighting Triangle” means the area of a corner *Lot* which is formed by measuring from the projected point of intersection of the two street curbs abutting the front and exterior side *Lot* lines a distance of:

- i. 15.0 metres in the case of local to local street;
- ii. 25.0 metres in the case of local or collector to collector street; or
- iii. 30.0 metres in the case of local, collector or arterial to arterial street to two points, and the triangle area formed by the joining of those two points;

“Development Sign” means a *Sign* advertising real estate that may include, in whole or in part, information promoting a development, or relating to or advertising the location, construction, sale or lease of a building or structure either proposed, or in the process of being constructed;

“Digital Sign” means a *Sign* that displays information or images on a digital or electronic screen;

“Direct Access” means access to a covered or uncovered walkway, sidewalk, parking area or other outdoor public way, but shall not include an interior corridor;

“Directional Sign” means a *Ground Sign* or *Wall Sign* that provides directional information for the control of vehicular traffic intended for public safety, such as an entrance, exit, or loading area *Sign*, and that contains no commercial advertising;

“Director and Chief Licensing Officer” means the Director of By-law & Compliance, Licensing & Permit Services and Chief Licensing Officer of the City of Vaughan, or his or her designate; [Added by section 1. of [By-law 147-2023](#) on September 26, 2023]

“Directory Sign” means a *Sign* that lists information about onsite organizations and their related information;

“Election Sign” means a *Sign* advertising, promoting or opposing a registered *Candidate*, or someone who should be a registered *Candidate* or *Registered Third Party*, or an *Elections Question*, in any federal, provincial or municipal election, including an election of a local board or commission, and includes *Third-Party Election Signs*; [Amended by section 3. of the [By-law 079-2019](#) on June 19, 2019]

“Elections Question” means a “yes” or “no” question referred to in subsection 8 (1), (2) or (3) of the Municipal Elections Act, 1996, S.S. 1996, c. 32.;

“Erect” means the placing or relocation of any *Sign* or part thereof, and the posting of notices; “Exterior Wall” means a portion of the perimeter wall of a building facing one direction;

“Feather Banner Sign” means a *Temporary Sign* constructed of non-rigid material attached to the ground and supported on a pole, but does not include a flag; [Amended by section 13. of the [By-law 079-2019](#) on June 19, 2019]

“First-Party” means a Sign related to a business, enterprise, or other activity conducted within the building or upon the Premises on which the Sign is Erected;

“Free Standing Canopy” means a building or structure unenclosed on all sides, that may provide protection or shelter from the weather;

“Gas Price Sign” means a *Sign* displaying the price of gasoline at a gasoline station;

“Governmental Entity” means the government of a jurisdiction, any political subdivision of a jurisdiction, such as a federal, provincial, or municipal body, performing a function of the government; [Added by section 5. of the [By-law 079-2019](#) on June 19, 2019]

“Ground Sign” means a *Sign* directly supported by the ground without the aid of any other building or structure, other than the *Sign* structure;

“Homebuilder A-frame Sign” means an *A-frame Sign* used to advertise the sale of new homes and used to direct traffic to sale trailers, sales pavilions, and model homes; [Added by section 6. of the [By-law 079-2019](#) on June 19, 2019]

“Highway” means a common and public *Highway*, any part of which is intended for or used between the property lines thereof;

“Illuminated Sign” means a *Sign* that provides artificial light directly or through any transparent or translucent material, from a source of light connected with such *Sign*, or a *Sign* Illuminated by a light focused upon or chiefly directed at the surface of the *Sign*;

“Illumination” means the act of lighting up a sign by way of an artificial light source located within, on or external to the sign, the brightness and intensity of which are measured in lux and nits;

“Industrial Use” means the use of any land, buildings, or structures for the purposes of warehousing, manufacturing, processing or assembly of goods or materials to a finished product or by-product, including the storage of such goods or materials, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Institutional Use” means the use of any land, buildings or structures for the purposes of any institution owned and operated by a religious, educational or charitable institution permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Landscaping Sign” means a *Sign* that utilizes only landscaping materials, including shrubs, grasses, flowers, ornamental plants, and landscape elements;

“Lawn Sign” means a *Temporary Sign* composed of a *Sign* attached to spokes intended to be driven into a surface to stand the *Sign* in place; [Amended by section 14. of the [By-law 079-2019](#) on June 19, 2019]

“Lot” means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 53 of the Planning Act, R.S.O. 1990, C.P. 13 would not be required for its conveyance; for the purposes of this paragraph, land defined in an application for a *City of Vaughan Building Permit* shall be deemed to be a parcel of land and a reserve shall not form part of the street;

“Member” means appointed *City* staff on the *Sign Variance Committee*;

“Mobile Sign” means a *Portable Sign* that is designed for rearrangement of copy on the *Sign Face* and that is capable of readily moving from one location to another, such as by being part of or attached to a readily re-locatable wheeled trailer or frame, but that does not include a *Sign* painted on or attached to a vehicle whose principal function is the transportation of people, goods or other materials;

“Municipal Law Enforcement Officer” means an individual appointed or employed by the *City* as a municipal law enforcement officer under section 15 of the Police Services Act, R.S.O. 1990, c. P.15, as amended; [Added by section 8. of the [By-law 079-2019](#) on June 19, 2019]

“No Trespassing Sign” means a *Sign on Private Property* that advises that *Members* of the public are not permitted to enter onto the property;

“Office Building” means a building having more than one *Storey* used for business and professional office purposes, in which a partial second floor or a mezzanine level shall not be considered to constitute a *Storey*;

“Owner” means the registered *Owner* of the land on which a permit is sought or obtained;

“Permit Holder” means the *Owner* as defined by this bylaw, the *Person* in possession of the property or

Premises, including the lessee, a mortgagee in possession, or a *Person* in charge of the property;

“Person” means an individual, partnership, association, firm or corporation, business entity or club, incorporated group or organization, federal or provincial

government, crown agents, school boards and *Regional* municipalities, to whom the context can apply in accordance with the Interpretation Act of Ontario, as amended, but specifically excludes the *City*;

“Personal Property” means any object or item of property other than real property, that is owned by a *Person*;

“Portable Sign” means any *Sign* not securely anchored to the ground or to a building or which because of its design may be moved, such as *A-frame Signs*, *Mobile Signs* and any *Signs* located on a vehicle that identify, advertise or give information in respect to a *Premises* or a part thereof, but does include a *Sign* that is printed or painted on the side of a commercial vehicle identifying Ownership;

“Poster Sign” means a device, structure or medium that uses any colour, form, graphic, *Illumination*, symbol or writing to convey information of any kind to the public, including but not limited to an advertisement, bill, handbill, leaflet, flyer, sticker or placard, and includes a community poster;

“Premises” means the area of a building(s) or part thereof and/or land(s) or part thereof occupied by a user in a multiple occupancy building, where each single occupancy shall be considered a separate *Premises*;

“Private Property” means a parcel of real property, as it is described in the records of the land registry office, that is owned by a *Person*, and includes all buildings and structures thereon;

“Projecting Sign” means a *Sign* which is affixed to a building, wall, or structure and which projects therefrom for a distance greater than 0.6 m but does not include an *Awning Sign*;

“Public Boulevard Appurtenance” [Deleted by section 1. of [By-law 001-2024](#) on January 30, 2024];

“Public Information Sign” means any *Signs*:

- a. Erected by or under the direction of a government agency;
- b. designating public hospitals, schools operated by a *Regional Municipality of York School Board* and the *Regional Municipality of York Separate School Board*, Vaughan Public Libraries, Vaughan Community Centres, Vaughan Public Arenas or other public government use; and/or
- c. required by the *City* to inform the public of proposed zoning changes, official plan amendments, severance, plans of subdivision on the property subject to the application;

“Public Infrastructure” means any asset belonging to a *Governmental Entity* or a local utility company, or an asset belonging to a private company that is placed on *Public Lands* and that is located above grade on the *Boulevard* and includes, but is not limited to, fire hydrants, hydro boxes, street lamps, street

furniture, trees or other plantings, and mailboxes; [Added by section 2. of [By-law 001-2024](#) on January 30, 2024]

“Public Lands” means lands owned by the *City*, and shall include but not be limited to the Boulevard, any *Highway*, lane, alley, square, place, viaduct or trestle, water, way or bridge, park, woodland, greenbelt, storm water management facility, open space, municipal golf course or cemetery, and all parts thereof, including any surface, grassed area, boulevard, ditch, curb, gutter and sidewalk, but does not include property owned by the *Regional*, Provincial, Federal Government, a Crown Corporation, Hydro, Utility or Railway Company;

“Quorum” means three *Members* of the *Sign Variance Committee*, including the *Chairman*;

“Readograph Sign” means a *Sign* constructed so that the message located thereon may be easily rearranged or changed;

“Real Estate Open House Sign” means a *Temporary Sign*, not anchored to the Ground, intended to provide direction to a building, property, *Premises* or a portion thereof offered for sale, rent or lease and may indicate information as to the real estate agent and the name and location of the sales office;

“Real Estate Sign” means a *Temporary Sign* intended to advertise a building, property, *Premises* or a portion thereof offered for sale, rent or lease and may indicate information as to the real estate agent and the name and location of the sales office, but which does not include *Real Estate Open House Signs*; [Added by section 2. of the [By-law 079-2019](#) on June 19, 2019]

“Recreational Use” means the use of any land, buildings or structures for the purposes of parks, playgrounds, requisite courts, lawn bowling greens, curling and skating rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails, golf courses, miniature golf courses, golf driving ranges, and other similar uses permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Region” means the Corporation of the *Regional Municipality of York*;

“Registered Third-Party” means, in relation to an election in a municipality, an individual, corporation or trade union that is registered under section 88.6 of the *Municipal Elections Act, 1996*, S.O. 1996, c. 32;

“Religious Organization” means an incorporated association of *Persons* that is:

- i. chartable under the laws of Ontario;
- ii. organized for the advancement of religion and for the conduct of religious worship, services or rites; and
- iii. permanently established as to the continuity of its existence;

“Residential Use” means the use of any land, buildings, or structures for the

purposes of human habitation and includes accessory home occupation uses permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Reversed Graphics Sign” means an internally *Illuminated Sign* having translucent or transparent advertising copy on an opaque background where the background is similar in colour to the wall or *Canopy Sign* to which the *Sign* is attached;

“Roof Sign” means a *Sign* supported by the roof of a building or a *Sign* supported by a portion of a building or structure Projecting above the surface of the roof;

“Sequential” in reference to *Signs* means when two or more *Signs* on an *Exterior Wall* used in series to convey a cohesive message related to the subject matter;

“Shopping Centre” means a unified group of commercial establishments on a site designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising of unrelated individual commercial establishments;

“Sign Area” means the number of square metres on the surface of a *Sign* including the border and/or frame, and where there is no border shall include all the area of the surface lying within the extremities of the smallest geometric form which can wholly enclose the surface area of the *Sign*;

“Sign Face” means that portion of the *Sign* upon which, as part of, or through which a message is displayed or is capable of being displayed;

“Sign Variance Committee” means a *Committee* of *City* staff whose purpose it is to grant or deny requests for minor variances to this by-law;

“Sign” means any advertising device or notice and means any visual medium including its structure and other component parts, which is used or is capable of being used to attract attention to a specific subject matter, other than itself, for identification, information, or advertising purposes;

“Soffit Sign” means a *Sign* supported by the underside of a projecting canopy or soffit;

“Special Event” has the same meaning as in the *Special Events By-law 045–2018*, as amended, or its successor by-law; [Added by section 7. of the [By-law 079-2019](#) on June 19, 2019]

“Storey” means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m;

“Temporary” in reference to a *Sign*, means a *Sign* not intended or designed for permanent installation;

“Text Area” means the area of text, calculated as the smallest triangle, rectangle, square, circle, semicircle or other geometric form which can wholly enclose the advertising copy of the *Sign*;

“Third-Party Election Sign” means a *Sign* that has the purpose of promoting, supporting or opposing a *Candidate* or “yes” or “no” question in line with the definition in the Municipal Elections Act, 1996, S.O. 1996, c. 32., but does not include an *Election Sign Erected* by or under the direction of a *Candidate*;

“Third-Party Sign” means a *Sign* related to a business, enterprise, or other activity not conducted within the building or upon the *Premises* on which the *Sign* is *Erected*;

“Unlawful Sign” means a *Sign* not complying with the requirements of the by-law;

“Use Category” means an *Agricultural Use, Commercial Use, Industrial Use, Institutional Use, Residential Use, or Recreational Use*, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Wall Sign” means a *Sign* which is *Erected* against the Wall of any building, the display area of which is parallel to the face of and supported by such wall and which does not project more than 0.5 m from such wall;

“Window Sign” means, any *Sign* located on the interior of a *Premises* which is intended to be seen from off the property on which the *Premises* is located and is constructed in such a manner as intended to be of a permanent nature, but shall not include *Illuminated Signs* commonly used to advertise products sold on the *Premises*; [Amended by section 1. of the [By-law 079-2019](#) on June 19, 2019]

“Zone” means a designated area of land use as per *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law.

SECTION 3 – ADMINISTRATION AND ENFORCEMENT OF THE BY-LAW

3.1 PERMITS REQUIRED

Except for the *Signs* referred to in Sections 4 and 17, or unless otherwise specified in this by-law, no *Person* shall *Erect*, attach, place, display, or *Alter* a *Sign*, or cause or permit the *Erection*, attachment, placement, display or *Alteration* of a *Sign* without a permit, agreement or other written approval from the *City*. [Amended by section 15. of the [By-law 079-2019](#) on June 19, 2019]

3.2 RESPONSIBILITIES REGARDING THE APPLICATION FOR PERMIT

No *Person* shall make application for a *Sign* permit who is not the *Owner*, or

authorized in writing by the *Owner* of the property on which the work is to be performed. No *Person* shall submit false or misleading information or documents or make omissions that may mislead in connection with any application for a *Sign* permit, detail of construction, or revision thereto.

3.3 APPLICATION FOR PERMIT

The *Applicant* for a *Sign* permit shall:

- a. submit an application on a prescribed form furnished for that purpose;
- b. submit plans describing the land on which the proposed *Sign* is to be *Erected*. The plans shall show the location of the proposed *Sign* on the *Lot*;
- c. submit scale drawings and specifications of sufficient detail and quality as is necessary to ascertain whether or not the *Sign* and its structure will be in compliance with this by-law and the *Building Code*;
- d. submit the approval of other authorities having jurisdiction; and
- e. sections 3.3(b). and 3.3(c). do not apply to applications for Mobile Signs permits. [Amended by section 2. of [By-law 147-2023](#) on September 26, 2023]

3.3.1 REFUSAL OF PERMIT

- a. Where an application remains incomplete or inactive for six (6) months after it is made, the application is deemed to have been abandoned and may be cancelled without notice;
- b. The application for *Mobile Sign* permit may be refused, when in the opinion of *Director and Chief Licensing Officer* there are ongoing compliance issues. [Added by section 3. of [By-law 147-2023](#) on September 26, 2023]

3.4 CONFORMITY WITH THE BY-LAW AND THE APPROVED PLANS

In addition to the *Owner*, it shall be the responsibility of the *Permit Holder* to comply with this by-law and the plans and specifications, on the basis of which the permit was issued.

3.5 EXPIRATION OF PERMIT

Except for *Portable Signs*, every permit issued by the *City* shall expire six (6) months from the date of issuance unless diligently acted upon and shall become null and void upon the removal of the *Sign*.

3.6 RENEWAL OF PERMIT

Except for *Portable Signs*, where before the expiry date of a permit, an

application is made to extend this permit for a further six (6) months, the *City* may renew the permit after payment of the prescribed application fee.

3.7 REVOCATION OF PERMIT

A permit may be revoked by the *City* under any of the following circumstances:

- a. where the *Sign* does not conform to this by-law;
- b. where the *Sign* does not conform to any regulation, law or requirements of any governmental authority having jurisdiction over the area where the *Sign* is situated;
- c. where the permit has been issued as the result of false or misleading statements, or undertakings, in the application;
- d. where the permit has been issued in error; and/or
- e. where construction or installation of the *Sign* has not, in the opinion of the Director of Building Standards, been seriously commenced within six (6) months of the date of permit issuance.

3.8 FEES

Any fees payable under this or any other by-law of the *City* related to a *Sign* permit or renewal of a *Sign* permit are due at the time of application for the permit or renewal of the permit.

3.9 REMOVAL OF SIGNS

- a. When a *Sign* is in contravention of a provision of this by-law, such *Sign* may be removed immediately without notice, if located on, over, partly on, or partly over, *Public Lands* and/or property under the jurisdiction of the *City*.
- b. If such *Sign* is located on property other than *Public Lands* and/or property under the jurisdiction of the *City*, the *City* may deliver a notice by personal service or registered mail, to the Lessee or *Owner* of the *Sign*, or their agents, or to the *Person* or agent having the use or major benefit of the *Sign*, requiring that the *Sign* be permanently removed within the time specified in the notice and thereafter not replaced with any *Sign* in contravention of this by-law.
- c. If the notice is not complied with, the *City* of Vaughan may require that the municipality, its employees, or an independent contractor enter upon the land and remove such *Sign* at the expense of the *owner* of the *Sign*.
- d. Where a *Poster Sign* or *Lawn Sign* is not in compliance with this by-law, the *Sign* may be removed immediately by the *City* and disposed of without notice or compensation.

- e. Where a *Sign* constitutes a safety hazard or poses a safety concern, the *City* may immediately pull down or remove the *Sign* without notice or compensation, regardless of whether the *Sign* is in compliance with this by-law.
- f. *Signs*, other than those specified in subsections (d)(e) or (i), that are not in compliance with this by-law shall be removed and stored by the *City* for a period of not less than 60 days, during which time the *Sign Owner* or the *Sign Owner's* agent may be entitled to recover the *Sign* from the *City*, subject to paying the fee set out in the Fees and Charges By-law, 171-2003 and submitting a signed acknowledgement and release on a prescribed form.
- g. Where a *Sign* has been removed by the *City* and stored for a period of at least 60 days, and the *Sign* has not been claimed, the *Sign* may be destroyed or otherwise disposed of by the *City*.
- h. Where a *Sign* has been removed and stored by the *City*, all costs and charges for the removal, care and storage of the *Sign* under this by-law are a lien upon the *Sign*, which may be enforced by the *City* in the manner provided by the Repair and Storage Liens Act, R.S.O. 1990, c. R.24, as amended; and
- i. In the instance where the *City* has issued an order requiring the owner of the land where a *Sign* is located to remove the *Sign*, and the owner fails to comply with the order, the *City* may remove the *Sign* and the cost incurred by the *City* in removing a *Sign* may be added to the tax roll and collected in the same manner as municipal taxes. The cost incurred by the *City* in removing a *Sign* under this part of the By-law is a debt payable to the *City*.
- j. For the purposes of an inspection, a *Municipal Law Enforcement Officer* may:
 - i. require the production for inspection of documents or things, including drawings or specifications, that may be relevant to *Sign*;
 - ii. require information from any *Person* concerning a matter related to a *Sign*;
 - iii. be accompanied by a *Person* who has special or expert knowledge in relation to a *Sign*; and
 - iv. alone or in conjunction with a *Person* possessing special or expert knowledge, make examinations of the *Sign* necessary for the purposes of the inspection [Added by section 34. of the [By-law 079-2019](#) on June 19, 2019]

3.10 ADMINISTRATIVE MONETARY PENALTIES

- a. Instead of laying a charge under the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended, for a breach of any provisions of this By-law, an officer may issue an administrative monetary penalty to the *Person* who has contravened this By-law.
- b. If an administrative monetary penalty is issued to a *Person* under section 3.10(a), no charge shall be laid against that same *Person* for the same breach.
- c. The amount of the administrative monetary penalty for a breach under this By-law is \$400.
- d. A *Person* who is issued an administrative monetary penalty shall be subject to the procedures provided for in the Administrative Monetary Penalties By-law 063-2019, as amended, or its successor by-law.
- e. An administrative monetary penalty imposed on a *Person* that becomes a debt to the *City* under the Administrative Monetary Penalties By-law 063-2019, as amended, or its successor by-law, may be added to the municipal tax roll and collected in the same manner as municipal taxes. [Amended by section 1. of [By-law 181-2023](#) on November 14, 2023];
- f. Notwithstanding subsection 3.10c., the amount of the administrative monetary penalty for the *Erecting* of or allowing to *Erect Signs* on infrastructure belonging to *Governmental Entity* is \$500. [Added by section 3. of [By-law 001-2024](#) on January 30, 2024]

3.10.1 FINES

- a. A *Person* who contravenes a provision of this by-law is guilty of an offence;
- b. Every director or officer of a corporation who knowingly concurs in the contravention of a provision of this by-law is guilty of an offence;
- c. A *Person* who is convicted of an offence is liable on first conviction to a fine not less than \$400 and not more than \$20,000, and is liable on subsequent convictions to a fine of not less than \$400 and not more than \$50,000;
- d. If the *Person* convicted is a corporation, the corporation is liable on first conviction to a fine of not less than \$400 and not more than \$50,000, and is liable on subsequent convictions to a fine of not less than \$400 and not more than \$100,000; and
- e. In addition to the fines in section 3.10.1(c) and 3.10.1(d), a *Person* convicted of a subsequent offence is liable to a fine not more than \$1,000 for each day or part of the day on which the contravention has continued after the day on which the *Person* was first convicted. [Amended by section 1. of [By-law 181-2023](#) on November 14, 2023];

3.11 PRESUMPTION CLAUSE

- a. Where a *Sign* that is in contravention of this by-law is found on *Private*

Property, the *Owner* of the *Private Property*, its manager, tenant and/or *Person* in charge of the property, shall be presumed to have been the *Person* who placed or *Erected* the *Sign*, which presumption may be rebutted by evidence to the contrary, on a balance of probabilities;

- b. Where a *Sign* that is in contravention of this by-law is found on a *Highway* as defined under Section 1(1) of the Highway Traffic Act R.S.O. 1990, c. H.8. as amended, *Public Lands*, on rights-of-way, or on utility poles, any *Person* named on the *Sign* shall be presumed to have been the *Person* who placed or *Erected* the *Sign*, or to have caused or permitted the *Sign* to be placed or *Erected*; and
- c. Where no name appears on the *Unlawful Sign*, but a telephone number, website or email address, or other contact information appears, any *Person* to whom the telephone number, website, email address or other contact information is found to be connected to, such as is listed according to a telephone directory, shall be presumed to have been the *Person* who placed or *Erected* the *Unlawful Sign*, or to have caused or permitted the *Unlawful Sign* to be placed or *Erected*. The presumption herein may be rebutted by evidence to the contrary on a balance of probabilities.

3.12 VALIDITY

In the event any part or provision of this by-law is held to be illegal or void, it shall be considered separate and severable from the remaining provisions of this by-law, which shall remain in force and be binding.

3.13 CONFLICT WITH OTHER BY-LAWS

Where there is a conflict or a contradiction between this by-law and any other by-law of the *City* of Vaughan, the provisions of this by-law shall prevail.

3.13 BUILDING CODE AND GOVERNMENT REGULATIONS

Any *Sign*, which is *Erected*, shall comply with this by-law, the *Building Code* and any other applicable government regulation, where the more restrictive provisions of the requirements shall prevail.

3.14 LIABILITY

The provisions of this by-law shall not be construed as relieving or limiting the responsibility or liability of any *Person* who *Erects* or displays, or causes or permits or allows to be *Erected* or displayed, any *Sign*, for personal injury including injury resulting in death, or property damage resulting from such *Sign* or from acts or omissions of such *Person*, or his agents, servants, employees, contractors in construction, *Erection*, maintenance, display, *Alteration*, repair or

removal of any *Sign Erected* in accordance with a permit which is issued hereunder. Likewise, provisions of this By-Law shall not be construed as imposing on the *City*, its officers, employees, servants, and agents any responsibility or liability whatsoever by reason of the approval of or issuance of a permit for any *Sign* or removal of any *Sign*.

3.15 INDEMNIFICATION

The *Applicant* of a permit for a *Sign* and the *Permit Holder* for which the *Sign* is *Erected* shall be jointly and severally responsible to indemnify the *City*, its officers, employees, servants and agents, from all losses, damages, costs, expenses, claims, demands, actions, suites, or other proceedings of every nature and kind arising from and in consequence of the construction, *Erection*, maintenance, display, *Alteration* repair or removal of such *Sign*.



SECTION 4 – SIGNS PERMITTED FOR ALL USE CATEGORIES ON PRIVATE PROPERTY

4.1 PERMITTED SIGNS

Notwithstanding Sections 6 to 19 inclusive of this by-law, the following *Signs* shall be permitted for all use categories in the *City* and shall be exempt from the requirements of a permit; however, such *Signs* shall comply with the provisions specified herein.

- a. *No Trespassing Signs* or other such *Signs* regulating the use of a property, of no more than 0.50 square metres in *Sign Area*;
- b. *Real Estate Signs* that are subject to the following provisions: [Amended by section 16. of the [By-law 079-2019](#) on June 19, 2019]
 - i. *Signs* shall not exceed 1.0 square metres in *Sign Area* for *Residential Use* and 2.0 square metres in *Sign Area* for all other Use Categories;
 - ii. *Signs* shall be removed within fourteen (14) days after the date of the acceptance of an offer or the lease or rental of the *Premises*;
 - iii. A maximum of one (1) *Sign* shall be permitted per *Lot*; and
 - iv. [Deleted by section 17. of the [By-law 079-2019](#) on June 19, 2019];
- c. *Directional Signs* not exceeding 0.5 square metres in *Sign Area*;
- d. Memorial *Signs* or tablets and *Signs* denoting the date of *Erection* of buildings, either free-standing or attached to the Wall of a building or structure;
- e. Flags bearing the crest, emblem or insignia of any corporation, government agency, *Religious Organization*, *Charitable Organization*, or fraternal organization to a maximum number of three (3) such flags per *Lot*;

- f. *Election Signs* and *Third-Party Election Signs*, subject to the following conditions:
- i. No *Candidate* or his or her agent shall *Erect*, attach, place, display, cause or permit the *Erection*, attachment, placement or display of an *Election Sign* unless the *Candidate* has paid to the *City* the applicable *Election Sign* non-refundable fee, as indicated in Fees and Charges By-law 171-2013, as amended; [Amended by section 10. of the [By-law 079-2019](#) on June 19, 2019]
 - ii. No *Registered Third-Party* shall *Erect*, attach, place, display, cause or permit the *Erection*, attachment, placement or display of a *Third-Party Election Sign* unless the *Registered Third-Party* has paid to the *City* the applicable *Election Sign* non-refundable fee, as indicated in Fees and Charges By-law 171-2013, as amended, for each *Candidate* and *Elections Question* for which they wish to *Erect Signs*; [Amended by section 11. of the [By-law 079-2019](#) on June 19, 2019]
 - iii. The *Registered Third-Party* is deemed to be responsible for the placement and content of their *Third-Party Election Signs*, regardless of whether the *Registered Third-Party* physically *Erected* such *Signs*;
 - iv. No *Person* shall cause or permit the *Erection* of an *Election Sign* that exceeds a maximum *Sign Area* of 1.49 square metres. No *Person* shall cause or permit the *Erection* of an *Election Sign* unless in accordance with the following:
 - i. be setback a minimum of 1.0 metre from all street lines;
 - ii. be set back a minimum of 1.5 m from any common *Lot* boundary with an adjacent lot;
 - iii. not be located within a *Daylighting Triangle*; and
 - iv. No *Person* shall cause or permit the *Erection* of *Election Signs* more than six weeks prior to the Election Day;
 - v. Every *Election Sign* shall be removed within seventy-two hours after Election Day;
 - vi. No *Person* shall cause or permit the *Erection* of *Election Signs* on municipal property under the jurisdiction of The Corporation of the *City*; and
 - vii. No *Person* shall cause or permit the *Erection* of *Election Signs* on all public road allowances;
- g. *Public Information Signs*;
- h. *Temporary Signs* advertising festivals and community events operated

by a *Religious Organization, Community Organization or Charitable Organization* that subject to the following provisions:

- i. *Temporary Signs* shall comply with Section 8.11 a(i) to (v) or b(ii) with respect to size, location and standards;
 - ii. A maximum of one (1) *Sign* per event and shall be located on *Private Property*; and
 - iii. Such *Sign* shall be permitted to be displayed for a maximum of thirty (30) days prior to and shall be removed immediately after the event;
- i. *Signs* not exceeding 0.5 square metres in *Sign Area* indicating the municipal address of a building;
 - j. *Lawn Signs* are permitted to be used by Renovators, Fence Installers, Pavers, Landscapers, Pool Installers licensed in the *City*, and trades which are licensed or otherwise certified by provincial legislation, provided that *Lawn Signs*:
 - i. may only be displayed with the permission of the property *Owner*;
 - ii. may not exceed 0.6 square metres;
 - iii. display the business' municipal licence number, if applicable;
 - iv. may only be displayed for the duration of their work; and
 - v. removed within five business days of the date of completion of the work performed.



SECTION 5 – PROHIBITED SIGNS ON PRIVATE PROPERTY

5.1 PROHIBITED SIGNS ON PRIVATE PROPERTY

No *Person* shall *Erect*, install, post, display, maintain or keep on a *Premises* any of the following types of *Signs*:

- a. *Signs* which by reason of size, location, content, colouring, or manner of *Illumination* obstruct the vision of drivers or pedestrians, or obstruct or detract from the visibility or effectiveness of any traffic *Sign* or control device on public streets and roads or which are located in a *Daylighting Triangle*;
- b. *Signs* which make use of words such as "Stop", "Look", "One Way", "Danger", "Yield", or any similar words, phrases, symbols, lights, or characters in such manner as to tend to interfere with, mislead, or confuse traffic and which are not *Erected* by a Public Authority;
- c. *Signs* located so as to obstruct or impede any required fire escape, fire exit, walkway, passageway, door, window, skylight, flue or air intake or exhaust or so as to prevent or impede free access of firefighters to any part of the building;

- d. [Deleted by section 18. of the [By-law 079-2019](#) on June 19, 2019];
- e. *Signs* painted on, attached to, or supported by a tree, stone or other natural object;
- f. *Signs* painted on the *Exterior Walls* of any building;
- g. *Roof Signs* and *Signs Erected* in part or entirely above the surface of the Roof of a building or structure;
- h. String lights, other than *Temporary* holiday decorations;
- i. *Banners* and other *Temporary Signs* that are not expressly permitted, such as, but not limited to, pennants, spinners, and streamers;
- j. A *Ground Sign* in excess of 2.40 m in height within 15 m of a traffic light;
- k. *Signs* attached to a Projecting or freestanding Canopy except *Canopy Signs* and *Soffit Signs*;
- l. Any obsolete *Sign* which no longer advertises a business conducted, or a product sold. Such obsolete *Signs* shall be removed within 30 days of the closing of the business;
- m. *Signs* not related to any business located on the *Lot* except as provided in Section 15;
- n. *Signs* which obstruct a required parking space or utilize such parking space for purposes of locating a *Sign*;
- o. *Signs Erected*, attached, affixed or displayed on a vehicle or trailer that is parked or located for the primary purpose of displaying said *Sign*;
- p. *Poster Signs*; and
- q. *Digital Signs* that are not in compliance with Section 19 of this of this by-law.



SECTION 6 – GENERAL PROVISIONS FOR ALL SIGNS ON PRIVATE PROPERTY

The following provisions shall apply in all use categories:

6.1 LIMIT ON NUMBER OF SIGNS

- a. Except as may otherwise be permitted in this by-law, the maximum number of *Signs* that may be *Erected* shall be:
 - i. One only of the following *Sign* types per *Exterior Wall* per business *Premises*, though *Sequential Wall Signs*, *Canopy Signs*, *Soffit Signs* and *Awning Signs* are deemed to be one *Sign*:

- a. *Wall Sign*
 - b. *Canopy Sign*
 - c. *Soffit Sign*
 - d. *Window Sign*
 - e. *Reverse Graphics Sign*
 - f. *Awning Sign*
- b. One *Ground Sign* per Lot, except when the following conditions are met:
- i. One additional *Ground Sign* may be *Erected* for a lot having a street frontage greater than 125 m;
 - ii. Where a lot abuts two or more streets an additional *Ground Sign* may be *Erected* on each street frontage provided that said street has a minimum frontage of 15.0 m;
 - iii. For Industrial and Commercial properties that meet the conditions of subsections (i) and (ii), in lieu of the *Erection* of one additional *Ground Sign* on the lot, one *Ground Sign* containing third-party advertising may be *Erected* on the lot in accordance with the requirements that *Signs*:
 - a. be setback a minimum of 1.0 metre from all street lines;
 - b. have a maximum *Sign Area* of 4 square metres for any single *Sign Face* with a total *Sign Area* of 16 sq. m. for all *Sign Faces* combined;
 - c. have a maximum height of 4.5 metres from the finished grade at the base of the supporting structure;
 - d. be setback a minimum of 1.5 metres from any common lot boundary with an adjacent lot;
 - e. be setback a minimum of 7.5 metres from any other *Sign*; and
 - f. not be located within a Special *Sign District* as shown on Schedules "A", "B", "C", and "D" of this by-law.

6.2 COMPLIANCE WITH SITE DEVELOPMENT AGREEMENTS

- a. Where a site plan approved by the *City* provides standards for *Signage* and the *Signs* for the Development comply therewith, such *Signs* shall be deemed to comply with this by-law.
- b. A variance to a *Sign* regulated by an approved site plan shall be considered as an amendment to the site plan and the appropriate application shall be made to the Development Planning Department.

6.3 COMPLIANCE WITH ZONING BY-LAWS

No *Person* shall *Erect* or maintain a *Sign* upon a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land.

6.4 MIXED USES

Where a building or part of a building contains more than one *Use Category* of this by-law, the *Signs* permitted shall be in accordance with the portion of the building attributed to each *Use Category*.

6.5 GROUND SIGNS

The following regulations shall apply to all *Ground Signs*:

- a. *Ground Signs* shall be set back a minimum of 1.0 m from all street lines;
- b. No *Ground Sign* shall exceed 5.0 m in any dimensions of the *Sign Face*;
- c. No more than one (1) *Sign* shall be mounted to the supporting structure of any *Ground Sign*. Notwithstanding the foregoing, additions may be allowed to existing *Ground Signs* provided that additions are of the same design, material and shape as the existing *Sign*;
- d. No *Ground Sign* shall exceed a maximum height of 7.5 m from the finished grade level at the base of the supporting structure of the said *Sign*;
- e. *Ground Signs* shall be setback a minimum of 1.5 m from any common lot boundary with an adjacent lot;
- f. A *Ground Sign* including any part of its structure shall not be located closer than 1.0 m to any driveway;
- g. No *Ground Signs* shall be *Erected* where the distance between a structure and the street line is less than 4 m;
- h. One (1) *Projecting Sign* shall be permitted in-lieu of a *Ground Sign* where such distance is less than 4 m;
- i. Not less than 2.44 m clearance shall be provided to the underside of any part of a *Ground Sign* located above a walkway;

6.6 WALL SIGNS

The following regulations shall apply to all *Wall Signs*:

- a. No *Wall Sign* shall extend above the top of the Roof surface;
- b. No *Wall Sign*, or any part thereof, shall project more than 0.5 m from the Wall upon which it is mounted;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor

level immediately below such *Sign*;

- d. No *Wall Sign* shall extend beyond the extremities of the *Wall* to which it is attached;
- e. No *Wall Sign* shall extend around the corners of the *Wall* upon which it is mounted, except that when a *Premises* is located at the corner of a building, a *Wall Sign* may extend around the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- f. *Wall Signs* shall only be located at the *Storey* having *Direct Access* to a street, except that where a *Premises occupies* all stories in a multi-*Storey* building the *Wall Sign* may be *Erected* on the next *Storey* immediately above the *Storey* having *Direct Access* to the street.

6.7 CANOPY SIGNS

The following regulations shall apply to all *Canopy Signs*:

- a. A *Canopy Sign* shall be designed as an integral part of the *Canopy fascia*;
- b. No *Canopy Sign* shall extend beyond the limits of the *Canopy fascia*;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor level immediately below such *Sign*;
- d. No *Canopy Sign* shall extend around the corners of the *Canopy* upon which it is mounted, except that when a *Premises* is located at the corner of a building, a *Canopy Sign* may extend round the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- e. *Canopy Signs* shall only be located on the *Storey* having *Direct Access* to a street.

6.8 SOFFIT SIGNS

The following regulations shall apply to all *Soffit Signs*:

- a. No portion of any *Soffit Sign* shall be less than 2.44 m above the finished grade or floor level immediately below such *Sign*;
- b. No *Soffit Sign* shall be located above the first *Storey* of any building;
- c. No *Soffit Sign* shall be closer than 0.2 m from the outer edge of the canopy upon which it is suspended;

- d. No Soffit *Sign* shall have a vertical dimension greater than 0.4 m or have a horizontal dimension greater than 1.9 m; and
- e. No Soffit *Sign* shall exceed 0.6 square metres in *Sign Area*.

6.9 PROJECTING SIGNS

The following regulations shall apply to all *Projecting Signs*:

- a. No portion of a *Projecting Sign* shall be less than 2.44 m above the finished grade or floor level immediately below such *Sign*;
- b. No *Projecting Sign* shall exceed 1.0 square metres in area per *Sign Face*; and
- c. No *Projecting Sign* shall be illuminated internally.

6.10 READOGRAPH SIGNS

The following regulations shall apply to all *Readograph Signs*:

- a. *Readograph Signs* shall be designed as an integral part of a *Ground Sign* or *Wall Sign*.

6.11 REVERSED GRAPHICS SIGN

The following regulations shall apply to all *Reversed Graphic Signs*:

- a. Where Reversed Graphics are used on a *Wall Sign* or *Canopy Sign*, the *Sign Area* shall be the smallest triangle, rectangle, square, circle, semicircle or other common geometric form which can wholly enclose the advertising copy of the *Sign*. Notwithstanding the foregoing, the maximum permitted *Sign Area* for a reversed graphic *Wall* or *Canopy Sign* shall not be more than 50% in excess of that which would be permitted for any ordinary *Wall* or *Canopy Sign*.

6.12 AWNING SIGNS

The following regulations shall apply to all *Awning Signs*:

- a. No *Awning Sign* shall extend above the top of the Roof surface;
- b. No *Awning Sign*, or any part thereof, shall project more than 0.5 m from the *Wall* upon which it is mounted;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor level immediately below such *Sign*;
- d. No *Awning Sign* shall extend beyond the extremities of the *Wall* to which

it is attached;

- e. No *Awning Sign* shall extend around the corners of the Wall upon which it is mounted except that when a *Premises* is located at the corner of a building, an *Awning Sign* may extend around the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- f. *Awning Signs* shall only be located at the *Storey* having *Direct Access* to a street.

6.13 WINDOW SIGNS

The following regulations shall apply to *Window Signs*:

- a. *Window Signs* may occupy the entire surface of a window. [Added by section 19. of the [By-law 079-2019](#) on June 19, 2019]



SECTION 7 – SIGNS PERMITTED FOR RESIDENTIAL BUILDINGS

Subject to the requirements in Section 6, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Residential purposes, except in accordance with the following:

7.1 SINGLE FAMILY, SEMI-DETACHED. STREET TOWNHOUSE DWELLINGS

- a. A *Sign* containing the name, address and profession of a resident or occupant, not more than 0.2 square metres in *Sign Area* and shall not include any commercial advertising.

7.2 MULTIPLE FAMILY BUILDINGS, BLOCK TOWNHOUSES AND APARTMENT BUILDINGS

- a. Only one (1) *Ground Sign* per lot, identifying a multiple family building or other permitted use, shall be permitted, that shall not exceed a *Sign* height of 2.0 m or a *Sign Area* of 2.4 square metres; and
- b. In addition to the above, one (1) *Wall Sign* located at the Ground floor level of a permitted use may also be permitted provided such *Sign* does not exceed a *Sign Area* of 2.4 square metres and such *Sign* shall not contain commercial advertising and shall identify only the building.

7.3 OTHER SIGNS

Those *Signs* permitted in Section 4 are also permitted.



SECTION 8 – SIGNS PERMITTED FOR COMMERCIAL AND INDUSTRIAL BUILDINGS

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for *Commercial Use* or *Industrial Use*, except in accordance with the following:

8.1 GROUND SIGNS

- a. Except as otherwise permitted in subsection (f), Section 8.7, and Section 8.9, no *Ground Sign* shall be larger than 10.0 square metres in area on a single *Sign Face*, or 20.0 square metres of *Sign Area* for all *Faces* combined.
- b. Every *Ground Sign Erected* shall display the Municipal Address assigned to the property on which the *Sign* is located.
- c. A *Ground Sign* which incorporates a minimum of 60% soft landscaping materials into its design shall be located:
 - i. on a lot *Zoned* as an Industrial Use or Employment Areas shown in Schedule “E”, as amended, notwithstanding Section 8;
 - ii. on a lot abutting a *Regional Road* or *Provincial Highway*; and
 - iii. on a lot subject to a Site Plan or Site Plan letter of undertaking which facilitates the *Erection* of the *Ground Sign*;
- d. A *Ground Sign* which incorporates a minimum of 60% soft landscaping materials into its design shall not exceed:
 - i. 12.5 square metres where it is illuminated;
 - ii. 15.6 square metres where it is illuminated using solar power; or
 - iii. 18.8 square metres where it is non-illuminated;

8.2 WALL SIGNS

- a. The area of a *Wall Sign* shall not exceed 1.0 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Sign* is located. In multiple occupancy buildings or *Shopping Centres*, the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total area of a *Wall Sign* per business *Premises* shall not exceed 30.0 square metres or be limited to less than 2.0 square metres; and
- b. On a multiple occupancy building, a *Directory Sign* will be permitted at

first floor level, listing names of businesses not having *Direct Access* to a public way. The area of such *Sign* shall not exceed 1.0 square metre.

8.3 CANOPY SIGNS

- a. A *Canopy Sign* shall not exceed 0.75 square metres per linear horizontal metre of Canopy upon which such *Sign* is located. In multiple occupancy buildings the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total area of a *Canopy Sign* per business *Premises* shall not exceed 20.0 square metres or be limited to less than 2.0 square metres; and
- b. A *Canopy Sign Erected* as an integral part of a free-standing Canopy shall not exceed 2.0 square metres.

8.4 AWNING SIGNS

Awning Signs may be installed in accordance with the provisions for *Wall Signs* or in accordance with the following:

- a. The area of an *Awning Sign* shall not exceed 1.0 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Sign* is located; and
- b. The *Text Area* on an *Awning Sign* shall not exceed 0.5 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Awning* is located. In multiple occupancy buildings or *Shopping Centres*, the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total *Text Area* on an *Awning Sign* per business *Premises* shall not exceed 20.0 square metres or be limited to less than 2.0 square metres.

8.5 SOFFIT SIGNS

All *Soffit Signs* shall comply with the provisions in Section 6.8.

8.6 PROJECTING SIGNS

All *Projecting Signs* shall comply with the provisions in Section 6.9.

8.7 SHOPPING CENTRE SIGNS

In addition to the other provisions of this by-law, the following provisions further apply to *Shopping Centres*:

- a. *Ground Sign* provisions are as follows:

- i. No individual business or other enterprise within a *Shopping Centre* may *Erect* or maintain a *Ground Sign*.
 - ii. Notwithstanding Section 8.1 respecting the maximum area of *Ground Signs*, where a *Shopping Centre* is located on a lot having an area in excess of 1.0 hectares, the maximum area of *Ground Signs* may be increased to 20 square metres in area per single *Sign Face* or 40 square metres for all Faces combined, provided this increased area shall only apply to a *Sign* that is designed professionally to conform with the architectural and design details of the Development.
- b. An additional Wall *Sign* complying with Sections 6.6 and 8.2 may be permitted in lieu of a *Ground Sign* for *Shopping Centre* identification purposes only.
 - c. Soffit *Signs* provisions are as follows:
 - i. In the case of a *Shopping Centre* with an *Attached Canopy*, one additional accessory Soffit *Sign* may be *Erected* per business *Premises* beneath the Canopy and at right angles to each store entrance, provided all such *Signs* are of uniform size.
 - ii. The maximum *Sign Area* for each such *Sign* shall not exceed 0.6 square metres.
 - d. All other *Signs* identifying each individual business *Premises* shall be *Erected* in accordance with the provisions of this by-law.

8.8 SERVICE AND GAS STATION SIGNS

Notwithstanding any other provisions of this by-law, the following *Signs* may also be permitted in association with service stations and gas stations:

- a. *Gas Price Signs* shall not exceed 0.5 square metres in *Sign Area* may be permitted on the fascia of a freestanding Canopy associated with pump islands provided that such *Sign* is an integral part of the Canopy design and does not extend beyond the fascia limits, and further provided that not more than two (2) such *Signs* shall be permitted per Canopy.
- b. *Signs* customarily displayed on gasoline pumps which are an integral part of the pump or pump island design.
- c. *Directory Signs* not exceeding 0.5 square metres in area may be *Erected* as an integral part of a *Canopy Sign* fascia provided that no *Directory Sign* shall advertise, indicate or direct attention towards any activity not carried on at the pump island with which the Canopy is associated.
- d. Notwithstanding the foregoing, such *Directory Signs* shall be limited to two (2) *Signs* per function per Canopy.

8.9 OFFICE BUILDINGS

- a. Notwithstanding Section 6.6 (e) respecting the location of Wall Signs and Section 6.1 respecting the number of Wall Signs, Office Buildings three (3) or more Storeys in height may be permitted additional Wall Signs in accordance with the following:
- i. A maximum of four (4) Wall Signs on the uppermost wall or parapet or mechanical penthouse, displaying only the business name, logo, symbol or crest of a major occupant.
 - ii. Such Wall Signs may be located on different elevations of the building or on a single elevation.
 - iii. Such Signs shall have a combined maximum Sign Area of 2% of the area of the building face on which they are located.
 - iv. No Sign or combination of Signs shall have a combined maximum Sign Area of more than 20% of the wall area at the uppermost Storey. [Amended by section 22. of the [By-law 079-2019](#) on June 19, 2019]

8.10 A-FRAME, MOBILE AND FEATHER BANNER SIGNS [Amended by section 23. of the [By-law 079-2019](#) on June 19, 2019]

- a. Notwithstanding the preceding, *Premises* used for Commercial or Industrial purposes may *Erect Mobile Signs* in accordance with the following provisions:
- i. A maximum of one *Mobile Sign* shall be permitted along each street line of a *Lot* if it is directly abutting a *Residential Use* property; if the *Lot* is not abutting a *Residential Use* property:
 - a) where a *Lot* is zoned “NC” (Neighbourhood Commercial Zone) under the City Zoning By-law 001-2021, as amended or its successor by-law, up to a maximum of three *Mobile Signs* are allowed per *Lot*, provided that there is a minimum of 30 metres between *Mobile Signs* located on the same street frontage;
 - b) where the *Lot* is not zoned “NC”, up to a maximum of three *Mobile Signs* are allowed per *Lot*; [Amended by section 4. of [By-law 147-2023](#) on September 26, 2023]
 - ii. The *Mobile Sign* permit shall be valid for twenty-one (21) days, starting on the date indicated on such permit. [Amended by section 5. of [By-law 147-2023](#) on September 26, 2023]
 - iii. Each *Mobile Sign* requires a separate application and fee, as per the Fees and Charges By-law, as amended or its successor by-law.

- [Amended by section 6. of [By-law 147-2023](#) on September 26, 2023]
- iv. [Deleted by section 7. of [By-law 147-2023](#) on September 26, 2023].
- v. Every *Mobile Sign* shall:
- a. have a maximum *Sign Area* of 4.4 square meters (48 square feet) with a total *Sign Area* not to exceed 8.8 square metres (96 square feet);
 - b. have a maximum *Sign* height of 2.5 metres;
 - c. be located entirely on *Private Property* and not located within 5.0 metres from any other *Sign*
 - d. not be located in a parking space or driveway;
 - e. be located a minimum of 3.0 metres from a driveway vii) not be located within a *Daylighting Triangle*;
 - f. not be located within a minimum of 22 metres (72 feet) from a *Mobile Sign* located on an adjacent property;
 - g. comply with relevant Ontario Hydro, and CSA Standards;
 - h. not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C", and "D" to this by-law;
 - i. [Deleted by section 20. of the [By-law 079-2019](#) on June 19, 2019].
- vi. For the purposes of this Section, year shall mean the calendar year commencing on January 1, and ending on December 31 of each calendar year.
- vii. [Deleted by section 21. of the [By-law 079-2019](#) on June 19, 2019].
- b. Notwithstanding the preceding, Religious Organization, Community Organization or Charitable Organization may Erect Mobile Signs advertising festivals and community events in accordance with the following provisions:
- i. The Sign shall comply with Section 8.10(a)(v) with respect to size, location and standards, unless otherwise specified by City staff.
 - ii. A maximum of one Sign shall be allowed per event by any one organization.
 - iii. The Sign shall be permitted to be displayed for a maximum of 30 days prior to and shall be removed immediately after the event. [Amended by section 25. of the [By-law 079-2019](#) on June 19,

2019]

- c. Notwithstanding the preceding, Premises used for Commercial Use or Industrial Use may Erect A- frame Signs in accordance with the following provisions:
 - i. A Commercial Use or Industrial Use Premises shall be entitled to use one A-frame Sign per business Premises.
 - ii. Each A-frame Sign shall:
 - a) be located on Private Property;
 - b) have a maximum Sign Area of 0.5 square metres with a total Sign Area of 1.0 square metres;
 - c) not be located as to interfere with pedestrian or vehicular traffic;
 - d) be taken in after business hours; and
 - e) have a maximum Sign height of 1.0 metres above grade. [Added by section 26. of the [By-law 079-2019](#) on June 19, 2019]
- d. Notwithstanding the preceding, Commercial Use or Industrial Use Premises may Erect Feather Banner Signs in accordance with the following provisions:
 - i. Each Feather Banner Sign shall:
 - a) be located on Private Property;
 - b) have a maximum Sign Area of 3.5 square metres;
 - c) have a maximum Sign height of 2.4 meters above grade;
 - d) be setback 1.0 metre from all street lines;
 - e) not be located within 5.0 metres of a different type of Sign or adjacent property line.
 - ii. A maximum of six (6) Feather Banner Signs are permitted per Lot.
 - iii. Feather Banner Sign permits shall be issued in time increments of six months [Added by section 27. of the [By-law 079-2019](#) on June 19, 2019]
- e. Despite any restrictions in this section, the City may Erect Temporary Signs on City property, including, but not limited to, Mobile Signs at community centres, libraries and other City facilities. [Added by section 29. of the [By-law 079-2019](#) on June 19, 2019]

8.12 LANDSCAPING SIGNS

- a. A maximum of one (1) *Landscaping Sign* shall be located:

- i. on a lot *Zoned* as Industrial or Employment Areas shown in Schedule “E”, as amended, notwithstanding Section 8;
 - ii. on a lot abutting a *Regional Road* or Provincial *Highway*; and
 - iii. on a lot subject to a Site Plan Agreement or Site Plan Letter of Undertaking which facilitates the *Erection* of the Landscape *Sign*.
- b. *Landscaping Signs* comprising of soft Landscaping materials only shall not exceed:
- i. 15 square metres in *Sign Area* where it is Illuminated;
 - ii. 18.8 square metres in *Sign Area* where it is Illuminated by solar power; or
 - iii. 22.5 square metres in *Sign Area* where it is non-Illuminated.
- c. *Landscaping Signs* comprising of a minimum of 60% soft Landscaping materials shall not exceed:
- i. 12.5 square metres in *Sign Area* where it is Illuminated;
 - ii. 15.6 square metres in *Sign Area* where it is Illuminated by solar power; or
 - iii. 18.8 square metres in *Sign Area* where it is Non-Illuminated.
- d. *Landscaping Signs* other than those listed in subsection (b) and (c) shall not exceed 10 square metres in *Sign Area*.
- e. *Landscaping Signs* do not require a *City* permit. [Added by section 35. of the [By-law 079-2019](#) on June 19, 2019]

8.13 [Deleted by section 28. of the [By-law 079-2019](#) on June 19, 2019].

8.14 OTHER SIGNS

Those *Signs* permitted in Section 4 are also permitted.



SECTION 9 – SIGNS PERMITTED FOR INSTITUTIONAL BUILDINGS

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Institutional purposes, except in accordance with the following:

9.1 GROUND SIGNS

- a. No *Ground Sign* shall be larger than 2.0 square metres in area on a single *Sign Face* or 4.0 square metres of area for all *Sign Faces* combined.

- b. Notwithstanding Section 6.5(d) no *Ground Sign* shall exceed 4.0 square metres in height above the average finished grade level at the base of such *Sign*.

9.2 WALL SIGNS

Wall *Signs* shall not exceed 1.0 square metre per linear horizontal metre of the building wall and/or canopy upon which such *Sign* is located. Notwithstanding the foregoing, the total area of a wall *Sign* per *Premises* shall not exceed 10.0 square metres or to be limited to less than 2.0 square metres.

9.3 OTHER SIGNS

Those *Signs* permitted in Section 4 are also permitted.

SECTION 10 – AGRICULTURAL AND RECREATIONAL BUILDINGS

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Agricultural and recreational purposes, except in accordance with the following:

10.1 GROUND SIGNS

A maximum of two (2) *Ground Signs* shall be permitted, each having a maximum *Sign Area* of 5.0 square metres and a total *Sign Area* of 10.0 square metres. Such *Signs* shall advertise the name of the occupant of the Agricultural or recreational use and shall not include any Commercial advertising.

10.2 OTHER SIGNS

Those *Signs* permitted in Section 4 are also permitted.

SECTION 11 – SPECIAL SIGN DISTRICTS

Subject to the provisions of Section 6 and Section 8, the following provisions shall apply to all *Signs* located in a Special *Sign* District. For the purposes of this by-law, the following areas as shown in Schedule "A", "B" "C" and "D", attached hereto, are hereby defined as Special *Sign* Districts within the *City*.

Schedule "A" – Thornhill Schedule "B" – Kleinburg Schedule "C" – Woodbridge
Schedule "D" – Maple

11.1 GENERAL PROVISIONS

- a. All applications for *Signs* in Special Sign Districts shall be forwarded to the Manager of Urban design for comment prior to the issuance of a *Sign*

Permit;

- b. Notwithstanding any other provision of this by-law, *Readograph Signs* shall not be permitted in a Special *Sign District*; and
- c. No *Sign Erected* in a Special *Sign District*, shall obstruct or interfere with any architectural detailing on a building.

11.2 SINGLE USE BUILDING GROUND SIGNS

- a. *Ground Signs* for single use buildings shall not exceed 1.5 square metres in area per single *Sign Face* or 3.0 square metres for all *Faces* combined;
- b. Such *Ground Signs*, notwithstanding Section 6.5(d), shall not exceed 3.0 m in height; and

11.3 MULTI-USE BUILDING GROUND SIGNS

- a. *Ground Signs* for multi-use buildings shall not exceed 2.0 square metres in area per single *Sign Face* or 4.0 square metres for all *Faces* combined;
- b. Such *Ground Signs*, notwithstanding Section 6.5(d) shall not exceed 3.0 m in height; and

11.4 WALL SIGNS

The area of *Wall Signs* shall not exceed 0.25 square metres of *Sign Area* per linear horizontal metre of *Exterior Wall* upon which such *Sign* is located. No *Sign* shall exceed 1.25 square metres in *Sign Area*.

11.5 CANOPY SIGNS

The area of *Canopy Signs* shall not exceed 0.25 square metres of *Sign Area* per linear horizontal metre of canopy fascia upon which such *Sign* is located. No *Sign* shall exceed 1.0 square metres in *Sign Area*.

11.6 PROJECTING SIGNS

Notwithstanding Section 6.9(b), no *Projecting Sign* shall exceed 0.75 square metres in area per *Sign Face*.

11.7 WINDOW SIGNS

The maximum *Sign Area* of any window *Sign* shall not exceed 20% of the area of the window in which the *Sign* is located or 0.50 square metres in *Sign Area* whichever is less.

11.8 OTHER SIGNS

Those *Signs* permitted in Section 4, are also permitted.

SECTION 12 – DEVELOPMENT SIGNS

Subject to the requirements in Section 6, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Development Sign*, except in accordance with the following:

12.1 DEVELOPMENT SIGNS

- a. Provisions for on-site *Development Signs* are as follows:
 - i. Subdivision *Development Signs* must be located on lands within the plan of subdivision. For all other *Developments*, the *Signs* must be located on the subject lands;
 - ii. Such *Signs* may advertise only the *Development* on the lands in which the *Sign* is located, and not the sale of lots elsewhere or the *Realtor's*, *Developer's*, or property *Owner's* business in general;
 - iii. Each builder is permitted a maximum of two (2) *Signs*, with a combined *Sign Face* area not to exceed 20.0 square metres;
 - iv. *Illumination* of such *Signs* shall only be from an external source; and
 - v. No other *Signs* shall be permitted within the subdivision or on the *Premises*.

12.2 SUBDIVISION DEVELOPMENT SIGNS ON SALES TRAILERS AND SALES PAVILIONS

- a. One (1) *Wall Sign* advertising the sale of lots or dwellings may be *Erected* on a *Wall* of a sales trailer or sales pavilion provided that it covers no more than 50% of one (1) wall of the sales trailer or sales pavilion; and
- b. No part of the *Wall Sign* shall extend above the surface of the roof or beyond the extremities of the wall to which it is attached.

SECTION 13 – CONSTRUCTION SIGNS

13.1 CONSTRUCTION SIGNS

- a. A *Sign* having an area of not more than 5.0 square metres incidental to building construction shall be permitted on the property where such construction is to take place. Such *Signs* shall not be *Erected* prior to the commencement of said construction and shall be removed as soon as said construction is completed or is discontinued for a period exceeding sixty (60) days;

- b. Such *Signs* may identify the developer(s) architect(s), engineer(s), consultant(s) and/or contractor(s) pertaining only to the construction of buildings on the property on which the *Sign* is located; and
- c. *Illumination* of such *Signs* shall only be from an external source.

SECTION 14 – NON-CONFORMING SIGNS

14.1 NON-CONFORMING SIGNS

- a. Any *Sign* lawfully *Erected*, or displayed before the day this by-law shall come into force, may remain and be maintained notwithstanding that it does not conform with the by-law, provided that no such *Sign* shall be substantially *Altered*, unless the same shall either conform or be made to conform in all respects with this by-law;
- b. Where a *Sign* referred is substantially *Altered*, it will no longer be exempt from the by-law and that *Sign* shall be brought into full conformity with this by-law; and
- c. *Signs* will continue to be subject to any other statute, by-law or regulation applicable to the *Sign* in question.

SECTION 15 – BILLBOARDS

15.1 VACANT INDUSTRIAL AND COMMERCIAL ZONED LANDS AND UTILITY CORRIDORS

Notwithstanding Section 6 and Section 8, one (1) *Billboard Sign* may be permitted on vacant lot *Zoned Industrial Use* or *Commercial Use*, or within a Utility Corridor in accordance with the requirements that *Billboard Sign Signs* be:

- a. be located within the limits of the Employment Areas as shown in Schedule “E”;
- b. be set back a minimum of 5.0 metres from all street lines;
- c. not exceed a maximum *Sign Area* of 20.0 square metres for any single *Sign Face* with a total *Sign Area* of 40 square metres for all *Sign Faces* combined;
- d. not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure;
- e. be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot;
- f. not be located closer than 1.0 metre to any driveway;
- g. be set back a minimum of 600 metres from any other *Billboard Sign*

- located on the same side of the street;
- h. not be permitted within 100 metres from a building containing Residential dwelling units or lands *Zoned Residential*;
- i. not be located within, and be setback 100 metres from, *Special Sign Districts* as shown on Schedules "A", "B", "C" and "D"; and
- j. shall not be placed within 400 m of any 400-series *Highway* unless permitted by the Ministry of Transportation Ontario Corridor Signing Policy, or successor policies.

15.2 DEVELOPED INDUSTRIAL AND COMMERCIAL ZONED LANDS

Notwithstanding Section 6 and Section 8, one (1) *Billboard Sign* may be permitted on a developed lot *Zoned Industrial Use* or *Commercial Use*, in accordance with the following requirements that *Billboard Signs Erected* in accordance with this subsection shall:

- a. only be permitted on a lot in lieu of the additional *Ground Sign* permitted by Section 6.1 (i) of this by-law;
- b. be located within the within the limits of the Employment Areas as shown in Schedule "E";
- c. be set back a minimum of 1.0 metre from all street lines;
- d. not exceed a maximum *Sign Area* of 20.0 square metres for any single *Sign Face* with a total *Sign Area* of 40 square metres for all *Sign Faces* combined;
- e. not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure;
- f. be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot;
- g. not be located closer than 1.0 metre to any driveway;
- h. be set back a minimum of 600 metres from any other *Billboard Sign* located on the same side of the street;
- i. not be permitted on a lot that abuts a Residential *Zone* and not be located within 100 metres from a building containing Residential units or lands *Zoned Residential*;
- j. not be located within, and be setback 100 metres from, *Special Sign Districts* as shown on Schedules "A", "B", "C" and "D"; and
- k. shall not be placed within 400 m of any 400-series *Highways*, as per Ministry of Transportation Ontario guidelines.

SECTION 16 – PROHIBITED SIGNS ON PUBLIC LANDS

16.1 PROHIBITED SIGNS ON PUBLIC LANDS

Notwithstanding any other provisions of this by-law, no *Person* shall *Erect*, install, post, display, *Alter*, maintain, or keep any of the following types of *Signs* on public properties or within road allowances under the jurisdiction of the *City*:

- a. *Signs* which incorporate in any manner any flashing or moving *Illumination* which varies in intensity or which varies in colour, and *Signs* which have any visible moving parts, visible mechanical movement of any description, or other apparent movement achieved by electrical pulsations or by actions of normal wind current;
- b. *Signs* which by reason of size, location, content, colouring, or manner of *Illumination* obstruct the vision of drivers or pedestrians, or obstruct or detract from the visibility or effectiveness of any traffic *Sign* or control device on public streets and roads or which are located in a *Daylighting Triangle*;
- c. *Signs* which make use of words such as "Stop", "Look", "One Way", "Danger", "Yield", or any similar words, phrases, symbols, lights, or characters in such manner as to tend to interfere with, mislead, or confuse traffic and which are not *Erected* by a Public Authority;
- d. *Signs* located so as to obstruct or impede any required fire escape, fire exit, walkway, passageway, door, window, skylight, flue or air intake or exhaust or so as to prevent or impede free access of fire fighters to any part of the building;
- e. *Signs* on or over *Public Lands*, public rights-of-way, or road allowances unless permitted by this by-law;
- f. *Signs* painted on, attached to, or supported by any *Public Infrastructure*, tree, stone, or other natural object, or *Signs* placed on any centre median of any roadway; [Amended by section 4. of [By-law 001-2024](#) on January 30, 2024]
- g. Banners, pennants, spinners and streamers; and
- h. *Election Signs* and *Third-Party Election Signs*

SECTION 17 – SIGNS ALLOWED ON PUBLIC LANDS THAT DO NOT REQUIRE A PERMIT [Amended by section 31. of the [By-law 079-2019](#) on June 19, 2019]

Notwithstanding Sections 3.1 to 3.3, the following *Signs* shall be permitted on road allowances under the jurisdiction of *City*, in accordance with requirements specified herein and shall be exempted from the requirements of a permit.

17.1 PUBLIC INFORMATION SIGNS

Public Information Signs as permitted.

17.2 REAL ESTATE OPEN HOUSE SIGNS

Real Estate Open House Signs are permitted for a dwelling that is presently for sale, rent or lease shall be permitted in accordance with the following:

- a. *Signs* shall be displayed for a maximum 72 hours;
- b. A maximum of three (3) *Signs* per Open House;
- c. *Signs* shall have a maximum size of 0.60 metres by 0.60 metres and a maximum *Sign* height of 0.60 metres;
- d. *Signs* shall be setback a minimum of 1.0 metres from the street curb and sidewalk or 3.0 metres from the edge of the pavement where there is no curb; and
- e. *Signs* are required to list the address of the property being advertised.

17.3 HOME BUILDER A-FRAME SIGNS

Home Builder A-frame Signs shall be permitted in accordance with the following:

- a) *Signs* shall be located within one kilometer of the from the construction/project site in which the new homes are located/to be built and shall be permitted to be displayed on Saturdays and Sundays only.
- b) A maximum of three *Signs* shall be permitted per builder per project, or a maximum of three *Signs* per sales trailer or pavilion.
- c) *Signs* shall be setback a minimum of 1.0 metres from the street curb and/or sidewalk or 3.0 metres from the edge of the pavement where there is no curb.
- d) *Signs* have a maximum *Sign Area* of 1.0 square metre per side, maximum height of 1.2 metres, and maximum width of 0.8 metres.
- e) Notwithstanding the above, where a *Sign* is to be located within 20 metres of a street intersection the maximum *Sign* height shall be reduced to 0.6 metres.
- f) *Signs* shall not be allowed on traffic islands.
- g) The *Sign* Owner shall have liability insurance in the amount of five (5) million dollars naming the City as coinsured.
- h) *Signs* shall not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C" and "D" to This By-law. [Amended by section 32. of the [By-law 079-2019](#) on June 19, 2019]

17.4 TEMPORARY SIGNS USED BY

RELIGIOUS/CHARITABLE/COMMUNITY ORGANIZATIONS FOR SPECIAL EVENTS

Temporary Signs for Charitable Organizations, Community Organizations and Religious Organizations advertising Special Events, except Mobile Signs as set out in Section 8.10(b), shall be permitted in accordance with the following:

- a) *Signs can only be Erected by Special Event permit holders at the location of the Special Event.*
- b) *Signs shall be permitted to be displayed for a maximum of 30 days prior to and shall be removed immediately after the event.*
- c) *Signs shall have a maximum Sign Area of 0.60 square metres.*
- d) *Signs shall be setback a minimum of 1.5 metres from any sidewalk, street curb, roadway, driveway or any other Sign.*
- e) *Signs shall not be located within a Daylighting Triangle.*
- f) *Signs shall be constructed as to be easily dismantled in the case of roadway, sidewalk or public utility, maintenance or construction.*
- g) *Written approval must be received from the appropriate road authority having jurisdiction.*
- h) *Signs shall not be located within the Special Sign Districts as shown on Schedules "A", "B", "C", and "D" to this by-law. [Added by section 33. of the [By-law 079-2019](#) on June 19, 2019]*

SECTION 18 – SIGNS PERMITTED WITH SIGN PERMITS ON PUBLIC LANDS

[Deleted by section 36. of the [By-law 079-2019](#) on June 19, 2019]



SECTION 18 – GENERAL PROVISIONS FOR DIGITAL SIGNS

18.1 DIGITAL SIGNS

The following provisions shall apply to *Digital Signs*:

- a. *Ground Signs or Billboard Signs may be Digital Signs;*
- b. *a Digital Sign may only display static messages;*
- c. *the transition time between one image to the next cannot exceed one second;*
- d. *a Digital Sign must display messages for a minimum of 10 seconds;*
- e. *to transition from one image to the next, the message may fade or gradually transition, however, a transition must not include any other visible effects, including, but not limited to blinking, flashing or other rapid movement;*
- f. *the light shall not project onto any adjacent Premises located in Residential Use areas;*

- g. the *Illumination* shall not increase the light levels within 10.0 metres of all points of the *Sign Face* by more than 3.0 lux above the ambient lighting level;
- h. the difference between the level of *Illumination* before and after there is a transition of digital messages shall be no greater than 25 per cent;
- i. the *Illumination* shall not exceed 5,000 nits during the period between sunrise and sunset;
- j. the *Illumination* shall not exceed 300 nits during the period between sunset and sunrise;
- k. where *Digital Signs* are adjacent to Residential areas, *Digital Signs* shall not be illuminated between the hours of 9:00 p.m. and 7:00 a.m.;
- l. notwithstanding provision (j), *First-Party Digital Signs* associated with a lawful business may remain in operation while the business is in operating lawfully;
- m. notwithstanding provision (j), *Digital Signs* for the following types of organizations may remain illuminated at any time:
 - i. hospitals, emergency treatment facilities and blood banks;
 - ii. telephone exchanges;
 - iii. power generating stations and electrical substations;
 - iv. control centres for land transportation;
 - v. public transit facilities;
 - vi. public water treatment and storage facilities;
 - vii. water and sewage pumping stations;
 - viii. emergency response facilities;
 - ix. fire, rescue, and police stations;
 - x. storage facilities for vehicles or boats used for fire, rescue and police purposes; and
 - xi. communication facilities, including radio and television stations;
- n. the *Digital Sign* must shut off in the event of a malfunction; and
- o. to obtain a permit, the *Digital Sign* owner must produce third-party certification from a *Digital Sign* expert, such as a *Digital Sign* manufacturer, advising, that the *Sign* meets the requirements of the by-law with respect to the provisions in Section 19.

SECTION 19 – MAINTENANCE

19.1 MAINTENANCE

The *Owner, Permit Holder* and/or authorized agent of the *Owner* or *Permit Holder*, shall maintain, or cause such *Sign* to be maintained, in a proper state of repair and good condition, so that such *Sign* does not become unsafe, unsightly or dangerous, to the satisfaction of the *City* and in accordance with any applicable Site Plan Agreement(s) or Site Plan Letter(s) of Undertaking.

SECTION 20 – MATERIALS AND STRUCTURAL REQUIREMENTS

20.1 MATERIAL

All materials incorporated into a *Sign* shall comply with the relevant requirements of the Ontario *Building Code*. Every *Sign* shall comply with all governing requirements of the Ontario Hydro Electric Commission or the Vaughan Hydro Electric Commission, whichever has the jurisdiction.

20.2 STRUCTURAL

All *Signs* shall be designed and installed, such as to resist safely and effectively all loads that may be exerted upon them and in any case shall comply with structural requirements of the Ontario *Building Code*.

SECTION 21 – SIGN VARIANCE COMMITTEE

21.1 THE COMMITTEE

A *Sign Variance Committee*, hereinafter called “*Committee*”, be and is hereby created.

21.2 GENERAL PROVISIONS

- a. The *Committee* shall consist of four *Members* with representation from Heritage Resources, Development Planning, *City Clerk’s*, By-law and Compliance, Licensing and Permit Services and Building Standards departments.
- b. The representatives from such departments shall be appointed in writing by the Chief Administrative Officer or designate, to serve for a term as specified in the appointment.
- c. A *Member* shall hold office until their successor is appointed, and are eligible for reappointment, and, where a *Member* ceases to be a *Member* before the expiration of their term, another eligible *Person* shall be appointed for the unexpired portion of the term.

21.3 PROCEDURE AND CONDUCT

The Rules of Procedure and Conduct of Meetings of the *Sign Variance Committee*

attached hereto as Schedule “F”, hereinafter referred to as “Rules of Procedure” shall apply to the *Committee*, provided the *Committee* may amend the Rules of Procedure from time to time.

21.4 RECOMMENDATIONS

The *Committee* shall consider all applications respecting minor variances to the *Sign* By-law and make recommendations to the Director of Building Standards, or in his or her absence, the Director of By-law and Compliance, Licensing and Permit Services, on the disposition of the applications.

21.5 POWER AND AUTHORITY

The power and authority to grant or refuse a *Sign* variance application is hereby delegated to the Director of Building Standards, and in his or her absence, the Director of By-law and Compliance, Licensing and Permit Services.

21.6 APPEALS

Where an *Applicant* wishes to appeal the refusal of their application, the *Applicant* shall deliver a notice of appeal in writing to the *City Clerk’s* Department within 7 days of being served with the decision. *Council* shall review the appeal and make a final determination to uphold or vary the decision.



SECTION 22 – EXEMPTIONS

22.1 EXEMPTIONS

The *City*, the *Region*, or any other Canadian *Governmental Entity* are exempt from the requirements of the *City’s* *Sign* By-law, which extends to *Signs* developed by the *City* or *Region* or any other Canadian *Governmental Entity* for the purpose of distribution by other parties, subject to prescribed conditions set out by the *City* or *Region* or Canadian *Governmental Entity* in agreements with these parties. [Amended by section 9. of the [By-law 079-2019](#) on June 19, 2019]

22.2 AMENDMENT OF OTHER BY-LAWS

- a. Schedule 1 of the Administrative Monetary Penalties By-law is hereby amended by including this By-law as a Designated By-law. [Added by section 2. of [By-law 181-2023](#) on November 14, 2023].

Schedules “A”, “B”, “C”, “D”, “E” and “F” shall form part of this by-law.

This By-law shall come into effect on the 19th day of June, 2018.

By-laws 203-92, 212-94, 9-96, 168-96, 19-97, 110-97, 179-2003, 275-2006, 154-2009, 12-2010, 154-2010, 107- 2011, 54-2012, 091-2013, 050-2014 -2003, 178-2003, 209-2007, 286-91, 286-91 and 136-2017 are hereby repealed.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by [Item No. 20 of Report No. 21
of the Committee of the Whole](#)
Adopted by Vaughan City Council
on June 19, 2018

← **SCHEDULE “A” – THORNHILL HERITAGE CONSERVATION DISTRICT PLAN AREA**

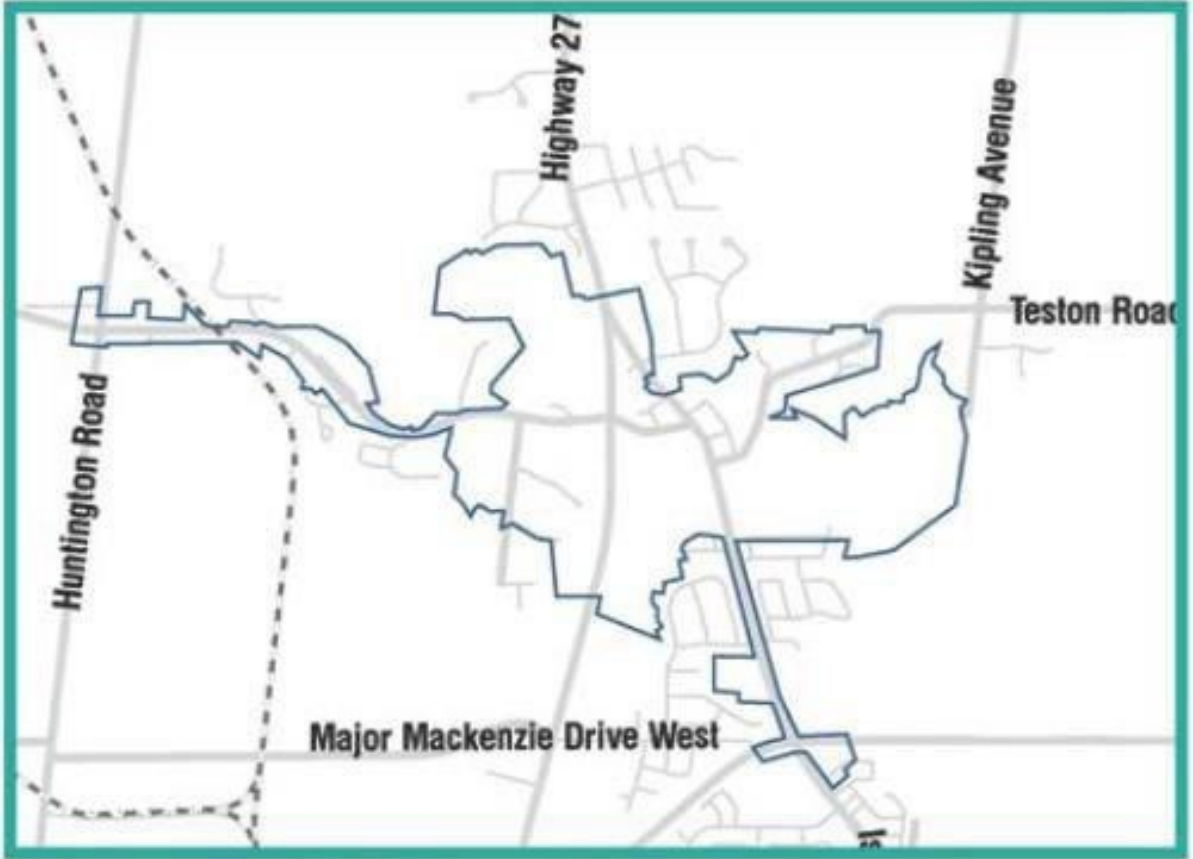
This map was taken from the *City Official Plan*, posted at www.vaughan.ca.





SCHEDULE “B” – KLEINBURG HERITAGE CONSERVATION DISTRICT PLAN AREA

This map was taken from the *City Official Plan*, posted at www.vaughan.ca.





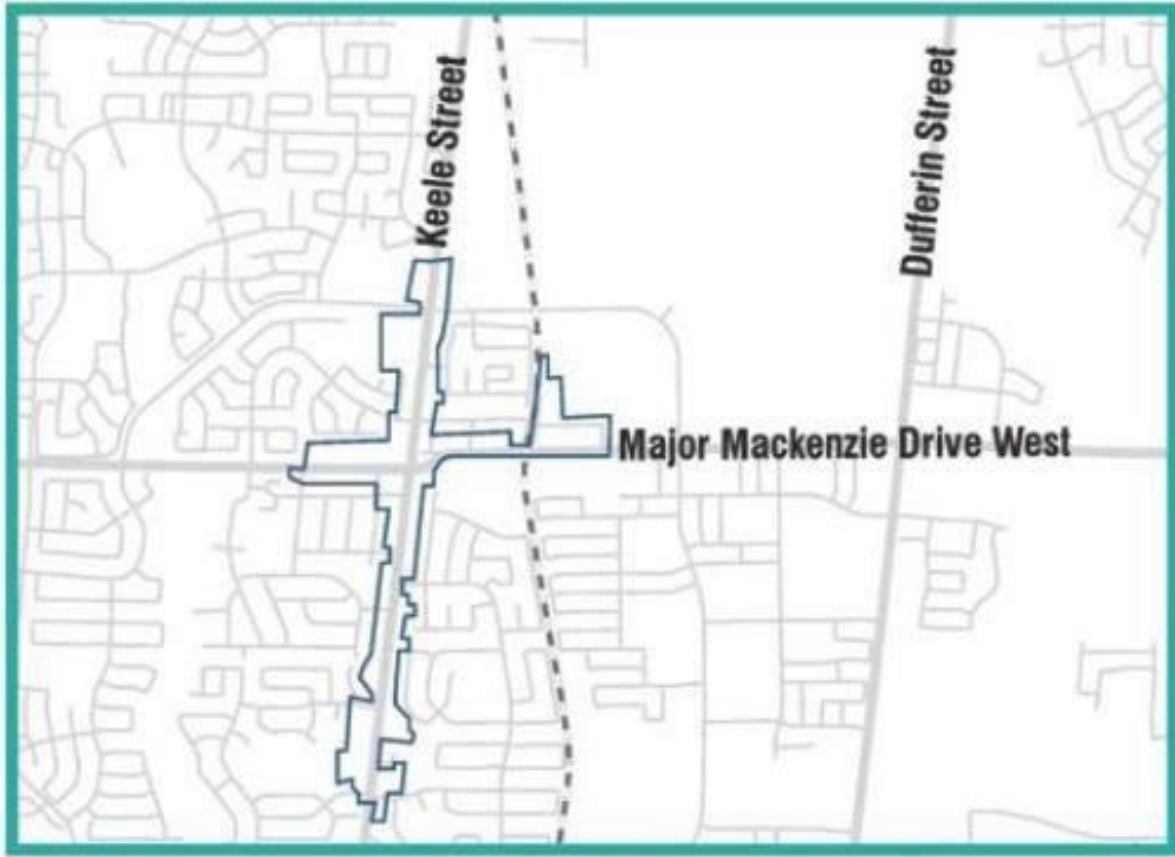
SCHEDULE "C" – WOODBRIDGE HERITAGE CONSERVATION DISTRICT PLAN AREA

This map was taken from the *City Official Plan*, posted at www.vaughan.ca.



← **SCHEDULE “D” – MAPLE HERITAGE CONSERVATION DISTRICT PLAN AREA**

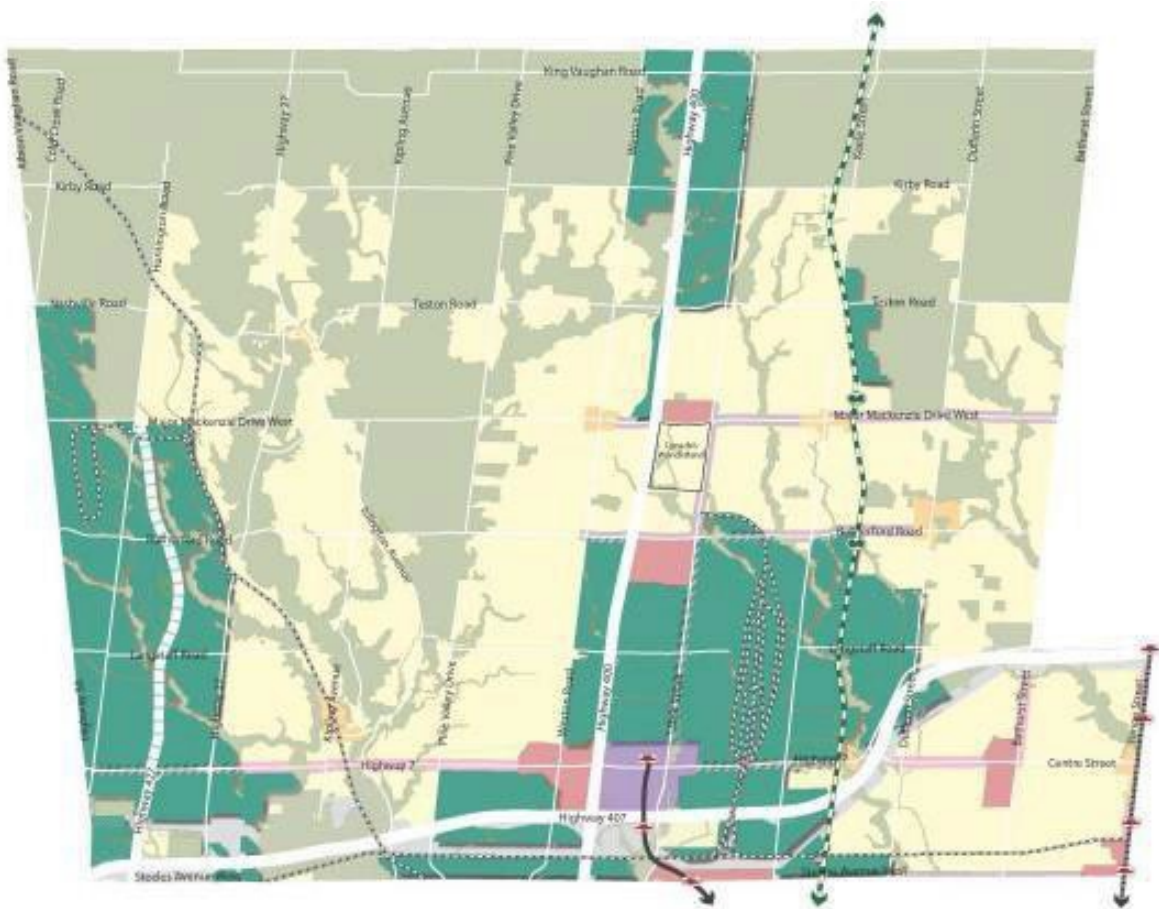
This map was taken from the *City Official Plan*, posted at www.vaughan.ca.





SCHEDULE “E” – CITY OF VAUGHAN EMPLOYMENT AREAS

This figure was taken from the *City Official Plan*, posted at www.v Vaughan.ca, in which Employment Areas are shown in turquoise.



← **SCHEDULE “F” – RULES OF PROCEDURE AND CONDUCT OF MEETINGS ON THE SIGN VARIANCE COMMITTEE**

E1 – QUORUM

If no *Quorum* is present one half hours after the time appointed for a meeting, the *Chairman* shall record the names of the *Members* present, and the meeting shall stand adjourned until the date of the next such regular meeting, provided that, if those *Members* who are present at that time, remain until a *Quorum* is present, then the meeting shall proceed.

E2 – MEETING OF THE COMMITTEE

A meeting of the *Committee* shall be held at the hour of 2:00 pm on the first and third of each month, unless otherwise changed by a majority of the *Member’s* present.

E3 – CALLING A MEETING TO ORDER AND QUORUM

As soon after the hour fixed for the holding of the meeting of the *Committee* as a *Quorum* is present, the *Chairman* shall take the chair and call the meeting to order.

E4 – ABSENCE OF THE CHAIRMAN

In the absence of the *Chairman*, the *Members* present shall elect a *Chairman*.

E5 – DUTIES OF THE CHAIRMAN

It shall be the duty of the *Chairman* to:

- a. put to a vote all questions which are regularly moved and seconded, or necessarily arise in the course of the proceedings, and to announce the results;
- b. decline to put to vote motions which infringe the rules of procedure;
- c. enforce on all occasions the observance of order and decorum among the *Members*;
- d. call by name, any *Member*, persisting in breach of the rules of the *Committee*, thereby ordering that *Person* to vacate the meeting;
- e. decided all questions of order at meetings of the *Committee*; and
- f. authenticate by their *Signature* when necessary, all resolutions and minutes of the *Committee*.

E6 – MINUTES

Minutes of the meeting shall be approved at the following meeting.

E7 – ADOPTION OF MINUTES

As soon as a regular meeting is called to order, the *Chairman* shall ask if there are an objection to the minutes of the previous meeting and shall forthwith, or after correction or change, declare the minutes adopted and shall *Sign* them.

E8 – PREPARATION OF AGENDA

Prior to each meeting, the *Chairman* shall prepare and agenda of all the business to be brought before such meeting. The agenda shall be distributed to *Members* of the *Committee*, together with all reports at least five days before the meeting.

E9 – ORDER OF BUSINESS

All discussions shall be through the *Chairman*. The *Committee* shall deal with matters in the order shown on the agenda which shall normally be as follows:

- a. Adoption of minutes
- b. Disclosure of interest
- c. Items for discussion/deputations, if any
- d. Motion to adjourn

E10 – MOTIONS

Every motion or resolution other than a motion to adjourn, shall be read aloud, and when duly moved and seconded, shall be open for discussion. The *Chairman* may not move or second a motion.

E11 – AMENDMENTS TO A MOTION

Amendments to a motion shall be put to a vote in the reverse order to that in which they are moved. Every amendment shall be decided or withdrawn before the main question is put to the vote.

E12 – QUESTIONS CONTAINING TWO OR MORE MATTERS

When the question under consideration concerns two or more matters, then upon the request of any *Member*, the vote upon each matter shall be taken separately.

E13 – VOTING ON THE MATTER

After a question is put by the *Chairman*, no *Member* shall speak to the question, nor shall any other motion be made until after the result of the vote has been declared.

E14 – VOTING ON MOTIONS

- a. Each *Member* present and voting shall announce or indicate his vote openly, and no

vote shall be taken by ballot or any other secret means. In the event a *Member* present abstains from voting, they will be deemed to have voted in the negative unless the *Member's* reason for abstaining is a possible conflict of interest, in which case, their abstention shall be deemed to be neither an affirmative nor a negative vote.

- b. A simple majority of *Members* present is required to carry a motion of the *Committee*.
- c. The *Chairman* is entitled to vote all motions.
- d. A tie vote on a motion to recommend approval or refusal of an application, results in the motion being recommended for refusal.

E15 – RECORDED VOTE

When a *Member* present requests a recorded vote, all *Members* present at the meeting must vote in alphabetical order, except the *Chairman* who shall vote last, unless they have declared a conflict of interest. The names of each *Member* who voted, and the manner in which he voted, shall be noted in the Minutes. The *Chairman* shall announce the results.

E16 – SPEAKING ON MOTION

No *Member* shall speak more than once on the same question or for longer than five minutes without the consent of the majority of *Members* present.

