

- 6. Amendments to the Permanent Signs on Private Property By law 2016–326**
Modifications au Règlement régissant les enseignes permanentes sur des propriétés privées, Règlement 2016–326

Agriculture and Rural Affairs Committee and Planning Committee recommendations

That Council:

1. approve amendments to the Permanent Signs on Private Property By-law 2016-326, as detailed in Document 1; and
2. delegate authority to the Chief Building Official and Legal Services to finalize and make minor changes to the form of the amendments to the By-law in Document 1, to give effect to the intent of Council.

Recommandations du Comité de l'agriculture et des affaires rurales et du Comité de l'urbanisme

Que le Conseil :

1. approuve des modifications au Règlement 2016-326 régissant les enseignes permanentes sur des propriétés privées, comme l'expose en détail le document 1; et
2. délègue au chef du service du bâtiment et aux Services juridiques le pouvoir de mettre la dernière main au règlement municipal proposée dans le document 1 et d'y apporter des modifications mineures, pour donner suite à la volonté du Conseil.

Documentation/Documentation

1. Acting Chief Building Official's report, Planning, Infrastructure and Economic Development Department, dated November 23, 2020 (ACS2020-PIE-BCS-0002)

Rapport du Chef du service du bâtiment par intérim, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 23 novembre 2020 (ACS2020-PIE-BCS-0002)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee,
December 3, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 3 décembre 2020

**Planning Committee
Report 34
January 27, 2021**

118

**Comité de l'urbanisme
Rapport 34
le 27 janvier 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
3 December 2020 / 3 décembre 2020**

and / et

**Planning Committee
Comité de l'urbanisme
10 December 2020 / 10 décembre 2020**

**and Council
et au Conseil
27 January 2021 / 27 janvier 2021**

**Submitted on 23 November 2020
Soumis le 23 novembre 2020**

**Submitted by
Soumis par:
John Buck**

**Acting Chief Building Official / Chef du service du bâtiment
Planning, Infrastructure and Economic Development Department / Direction
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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2020-PIE-BCS-0002

**SUBJECT: Amendments to the Permanent Signs on Private Property
By-law 2016–326**

**OBJET: Modifications au Règlement régissant les enseignes permanentes
sur des propriétés privées, Règlement 2016–326**

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee and Planning Committee recommend Council:

1. Approve amendments to the Permanent Signs on Private Property By-law 2016-326, as detailed in Document 1; and
2. Delegate authority to the Chief Building Official and Legal Services to finalize and make minor changes to the form of the amendments to the By-law in Document 1, to give effect to the intent of Council.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales et le Comité de l'urbanisme recommande au Conseil :

1. d'approuver des modifications au Règlement 2016-326 régissant les enseignes permanentes sur des propriétés privées, comme l'expose en détail le document 1; et
2. de déléguer au chef du service du bâtiment et aux Services juridiques le pouvoir de mettre la dernière main au règlement municipal proposée dans le document 1 et d'y apporter des modifications mineures, pour donner suite à la volonté du Conseil.

EXECUTIVE SUMMARY

Staff are recommending a number of changes to the [Permanent Signs on Private Property By-law](#), as a result of public and industry feedback. This report comes as a result of the Council-approved [By-law Review Work Plan \(2019-2022\)](#).

The recommended changes include:

- Updates to the definitions related to the heritage terminology and minor changes to provide clarification in the definition of a highway

- Clarify provision for billboard sign renewal criteria
- Reinstatement of height exemptions for signs on structures that are located above areas travelled by vehicles
- Permitting home-based business ground signs at a larger scale in the rural and agricultural zones and reducing requirement related to the building setback permitting these signs
- Reinstatement of the illumination provisions for ground and wall signage in a local commercial zone and a return to the larger sign face areas for this zone
- Increase in the permitted signage areas and heights within the business park industrial zone
- Permitting fully digital drive-through signs
- Permitting an increase in the sign face area of a billboard sign and removing the maximum underside height requirement

A notice and summary of the proposed changes to the by-law was posted on the City's public consultation web page (Ottawa.ca). In addition, the sign industry, Business Improvement Areas and Community Associations were notified of the proposed changes and consultation period via email. All 15 responses received had positive feedback supportive of the proposed changes

RÉSUMÉ

Le personnel recommande un certain nombre de changements au [Règlement régissant les enseignes permanentes sur des propriétés privées](#), par suite des commentaires émis par des membres du public et des représentants du secteur. Le présent rapport est le fruit du [Plan de travail de l'examen des règlements municipaux \(2019-2022\)](#), approuvé par le Conseil.

Les changements proposés sont les suivants :

- Actualisation des définitions associées à la terminologie du patrimoine et changements mineurs destinés à clarifier la définition d'une autoroute
- Clarification de la disposition relative aux critères de renouvellement des panneaux-réclames

- Remise en vigueur des exceptions de hauteur visant les enseignes installées sur des structures au-dessus de zones de circulation automobile
- Autorisation des enseignes fixées au sol pour les entreprises à domicile d'échelle plus importante dans les zones rurales et agricoles, et réduction des exigences relatives au retrait de bâtiment permettant la présence de ces enseignes
- Remise en vigueur des dispositions sur l'éclairage des enseignes fixées au sol et murales dans une zone de commerces locaux, et retour aux superficies plus importantes de la face des enseignes dans cette zone
- Augmentation de la superficie et de la hauteur autorisées des enseignes dans la zone de parc d'affaires et industriel
- Autorisation des enseignes de service au volant entièrement numériques
- Augmentation de la superficie de la face des panneaux-réclames et suppression de l'exigence de hauteur maximale de la face inférieure

Un avis et un résumé des modifications proposées au Règlement ont été publiés sur la page Web de consultation publique de la Ville (Ottawa.ca). Les représentants du secteur des enseignes, des zones d'amélioration commerciale et des associations communautaires concernées ont en outre été avisés par courriel des changements proposés et de la période de consultation. Les 15 réponses reçues contenaient des commentaires positifs en faveur de ces changements.

BACKGROUND

As part of the Council-approved By-law Review Work Plan (2019-2022), detailed in [ACS2019-EPS-GEN-0009](#), Building Code Services committed to review the Permanent Signs on Private Property By-law and its perceived difficulties regarding signage height, restrictive provisions, illuminated signage and sign technology that continues to evolve. Signs are an important means of identification, communication and wayfinding, contributing to the success of businesses and the local economy.

The objective of the by-law is to regulate permanent signage on private property to promote compatibility with land use (as designated by the Official Plan and the Zoning By-law), to limit sign proliferation and to ensure public safety.

DISCUSSION

Since the adoption of the [Permanent Signs on Private Property By-law](#), the by-law has been monitored to identify any necessary changes to address anomalies, clarify regulations, correct inconsistencies and minor errors and in response to industry-led developments.

Items for review are summarized below. Details of the by-law provisions to be amended are included in Document 1. Recommendation 2 of this report will allow by-law drafters, who are drafting the amending by-law, to make any minor adjustment to the text or meaning of the by-law in order to maintain consistency with the intent of Council.

Staff do not expect the proposed changes to the by-law to impact sign revenues in any significant way. Permit applications are expected to remain constant.

Changes to the By-law

Part 1 – Definitions

Updating the definitions includes updating the by-law to use the contemporary names for “Heritage Register” and “Heritage Planning Branch” and clarify for consistency the definition of “highway”.

Part 3 – Administration

Lawfully Existing Signs

Staff have received comments from the sign industry that there has been confusion related to Section 158 of the by-law as it can be seen to conflict with the provision in Section 19 regarding lawfully existing signs.

158. A permit which has expired, or is about to expire, may, subject to the provisions of this by-law in effect at the time, be renewed for a period of up to five years upon submission of a new static billboard or digital billboard permit application.

19. The by-law does not apply to a sign that was lawfully erected or displayed on the day the By-law comes into force if the sign is not substantially altered, and the maintenance and repair of the sign or a change in the message or contents displayed shall be deemed not in itself to constitute a substantial alteration.

Billboards are the only time sensitive sign permits, meaning they are only valid for a

period of five years from the date of issuance. The intent was, and continues to be, that at a time of renewal, the billboard must comply with the provisions of the day. To make this clear in the by-law, staff propose amending Section 21, with the addition of Section 21.1, as follows:

Section 21

Section 19 does not confer immunity with respect to the provisions of any other statute, by-law or regulation applicable to the sign in question. Where such sign has been legally installed but where a change of use or zoning amendment has occurred which impacts such sign, Section 19 does not apply.

Section 21.1

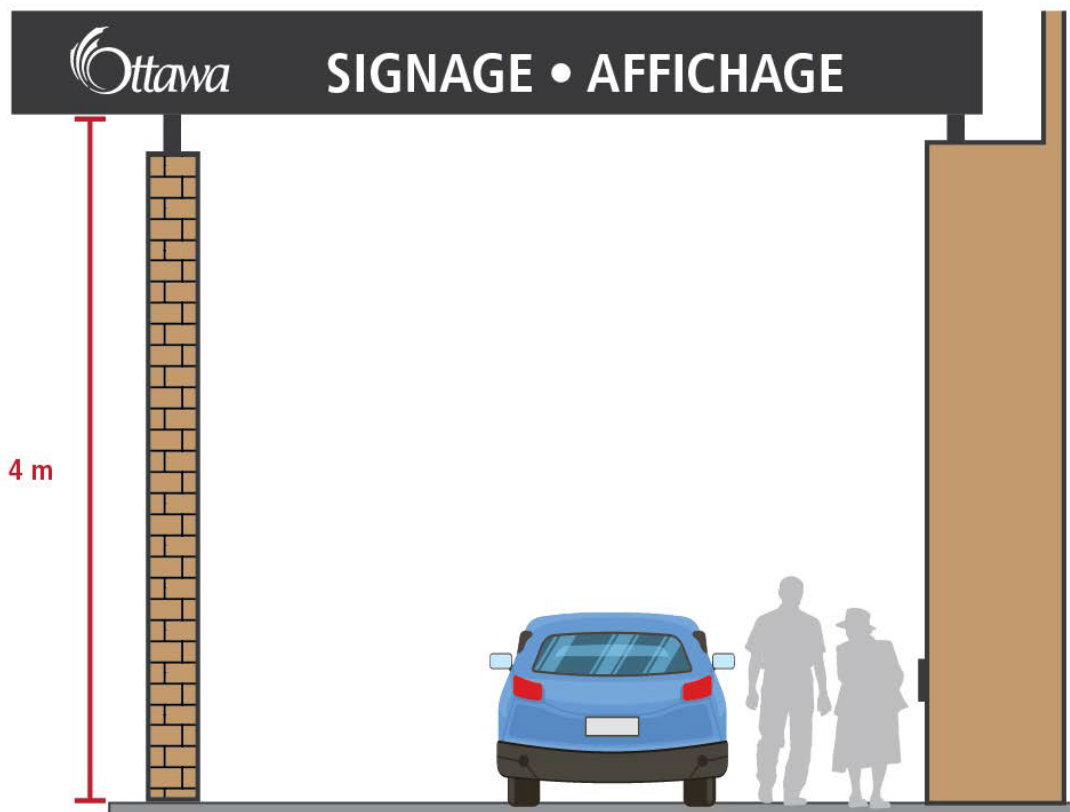
A billboard permit which has expired, or is about to expire, may, subject to the provisions of this by-law in effect at the time, be renewed for a period of up to five years upon submission of a new static billboard or digital billboard permit application.

Part 7 – General Sign Provisions

Public Safety

Section 101 Height Requirements

The current provisions for signage in areas usually travelled by vehicles requires a minimum underside height of 4.3 metres. The intent is to ensure that a sign will not impact vehicular traffic. Where vehicular traffic is present under a building canopy which does not meet the minimum underside height for signage, staff are proposing that a sign installed on a building canopy be exempt from the underside height restriction provided the sign does not project below the existing underside height of the building canopy. This provision was included in the by-law prior to 2016 and will be reinstated.



PART 8 – GROUND SIGN REGULATIONS

General Rules Applicable to All Identification Ground Signs

Home-based Business Ground Signs

The current by-law permits a home-based business to have a ground sign provided the building housing the business is setback at least 18 metres from the front property line. Staff propose to amend Section 116(1)(a) to reduce the required building setback needed to permit a home-based business ground sign from 18 metres to 10 metres. This proposed change comes as a result of discussions, business owner feedback and branch acknowledgement that the existing setback requirements of 18 metres did not provide adequate visible wayfinding for vehicular traffic.

Home-based business ground signs for rural zones

As a result of several rural business owner inquiries and [Motion ARAC 09-04](#), staff have reviewed the current requirements regarding Rural Home-based business signage and recommend the following changes.

The current scale provisions for a home-based business ground sign do not effectively

provide the visual impact required for larger rural properties and roadways in the Rural Countryside (RU) and Agricultural (AG) Zones. It has been determined that the current allowable sign height and sign face area are too small to be visually effective for vehicular wayfinding. It is recommended to increase the permitted height and area of the home-based business ground sign to address these concerns while maintaining rural character, as detailed in the tables below.

Part 8 Section 116

Home-Based Business signage in RU and AG zones

Ground Signs	Current By-law	Proposed New Regulations
Height	1.5 m	2.5 m
Sign Face Area	0.2 m ²	2 m ²

Home-Based Business signage in all other zones

Ground Signs	Current By-law	Proposed New Regulations
Sign Face Area	0.2 m ²	0.5 m ²

Local Commercial Zones (LC) (PART 8, 9 and 10)

With the rapid rate of growth within our suburban areas, some properties that were originally zoned LC are now adjacent to major arterial roads and collectors. New parcels that have been created along these roads with similar land uses are zoned as Arterial Main Street zones allowing increased signage area, illumination and in turn a competitive advantage over those zoned LC.

The current by-law for properties zoned LC significantly limits the size of ground and wall signs and permits only external illumination. The current provisions were designed to take into account that LC Zones would be located predominantly adjacent to residential zones. The current LC limitation creates situations where adjacent properties of similar use on arterial roads are governed by differing regulations.

For these brick and mortar small businesses a sign is important as it acts to guide customers to a place of business. Plazas tend to have multiple tenants and minimal

store frontage per tenant. The current by-law permits 10 per cent of the wall area which provides for very limited signage.

It is recommended that the current scale provisions be increased slightly for all ground and wall signs in the zone. The increase is minimal however not overwhelming and conforms with the previous by-law (2005) provisions and brings greater parity for LC Zone properties while respecting their impact on adjacent residential zones. Additionally, internal illumination is to be permitted for sites fronting on a major collector or arterial road, provided the appropriate 45 metres setback to a residential dwelling in a residential zone is met.

Example: Gas station uses within the LC zone – signage is limited in size and illumination based on the intent of the zone being small scale commercial uses for the immediate residential community. Gas Station uses are more prevalent along arterial main streets, or general mixed uses zones and not within a residential community type setting. As such, properties that are zoned Arterial Mainstreet (AM) or General Mixed Use (GM), permit an increased signage area, illumination and in turn gain a competitive advantage over those zoned LC.

Local Commercial Zones LC

Part 8 Section 122 Table 1A Identification Ground Signs

Ground Signs	Current By-law	Proposed New Regulations
Sign Face Area	5 m ²	7 m ²
Sign Height	2 m	4.5 m
Illumination	External Only	Illuminated

Part 9 Section 139 Table 3A Identification Wall Signs

Wall Signs	Current By-law	Proposed New Regulations
Sign Face Area	10%	20%
Illumination	External Only	Illuminated

Part 10 Section 152 Table 4A Projecting Signs and Canopy Signs

Projecting Signs	Current By-law	Proposed New Regulations
Sign Face Area	0.7 m ²	1 m ²
Illumination	External Only	Illuminated
Canopy Signs	Current By-law	Proposed New Regulations
Sign Face Area	15%	20%
Illumination	External Only	Illuminated

Business Park Industrial (IP) Zones (Part 8, 9 and 10)

Business Park Industrial Zones accommodate mixed office, office-type uses and low impact industrial uses in a business park setting. The current signage scale provisions are inconsistent with other industrial zones providing professional corporate identification in a business park setting.

Staff recommend a slight increase in permitted size and height that will not visually overpower the building elevations or the illuminated skyline of adjacent buildings and is in keeping with the scale provisions of the other industrial zones within the by-law.

Example: Kanata North Business Park, Canada's largest technology park, a hub of the high-tech sector and home to numerous local and international companies, has various zoning designations from one site to the next. Having different zones with similar development use types within this area can create situations where adjacent properties of similar use are governed by differing regulations.

The intent of the sign by-law is not only to permit signage that is compatible with the area and land use but to allow for businesses of similar use to have a level playing field.
Business Park Industrial Zones (IP)

Part 8 Section 122 Table 1A Identification Ground Signs

Ground Signs	Current By-law	Proposed New Regulations
Height	4.5m	8m
Sign Face Area	10m ²	14m ²

Part 9 Section 139 Table 3A Identification Wall Signs and Logo Signs

Wall Signs	Current By-law	Proposed New Regulations
Logo Signs Area	10%	15%
Wall Signs Area	20%	25%

Part 10 Section 152 Table 4A Projecting Signs and Canopy Signs

Projecting Signs	Current By-law	Proposed New Regulations
Sign Face Area	1 m ²	2 m ²
Illumination	External Only	Illuminated
Canopy Signs	Current By-law	Proposed New Regulations
Sign Face Area	20%	25%
Illumination	Illuminated	Illuminated

Part 8 – Ground Sign Regulations

General Rules for All Information Ground Signs

Section 124: Drive-through menu signage

Sign technology continues to advance, as part of this modernization drive-through menu signs across the country are being updated to digital screens. This allows a business to ensure efficient changes to menus and pricing. Drive-through menu signs are generally oriented towards the drive-through traffic lanes with limited visibility from a public street.

The current by-law permits a small digital screen to be included within a static drive-through menu sign which was deemed appropriate based on the digital signage technologies of the day.

The predominant use of LCD/LED technology in new digital signage greatly reduces the light spillage and glare caused by previous generations of digital technology. The new technology has been shown to meet or exceed the luminance requirements of the current by-law, minimizing the visual impact on adjacent uses and streetscapes.

Staff are recommending the following changes:

- Permit a digital drive-through menu ground sign at a drive-through
- Permit a digital drive-through pre-menu sign at a drive-through
- Maximum height of a digital drive through sign – 2.5 metres
- Maximum sign face area of a digital drive-through menu sign – 2.2 square metres
- Maximum sign face area of a digital pre-menu sign –1 square metre

The provisions for static drive-through menu boards will remain unchanged as not all restaurants have adopted the new digital technology.

Part 11 - Billboard Regulations

The billboard industry is moving towards standardized widescreen format for digital applications. This technology is being adopted by municipalities throughout Ontario.

Staff recommend a slight increase in the permitted sign face area for a billboard that is in line with other Ontario municipalities.

The current by-law restricts the maximum underside height of a billboard. Additionally, the by-law permits for the maximum overall height of billboards to be increased where there is a grade differential with the adjacent street. These two requirements can come into conflict resulting in the need for minor variances to the maximum underside height provision due to the fact that if the overall height is increased so must the underside height of a billboard.

Upon review, the requirement of a maximum underside height of a billboard has been determined to provide little value to the objectives of the by-law.

Staff are recommending removal of the maximum underside height requirement.

Size and Illumination Requirements for Billboards	Current Minimum	Current Maximum	Proposed New regulations
Sign Face Area	9 m ²	18.6 m ²	Maximum 20 m ²
Clearance between underside of structure and grade	2.5 m	4.5 m	Remove maximum underside clearance

RURAL IMPLICATIONS

The increase in permitted size for home-based business signs in the Rural Countryside and Agricultural zones is in character with the rural streetscape and provides an opportunity to increase rural economic growth.

CONSULTATION

A notice and summary of the proposed changes to the by-law was posted on the City's public consultation web page (Ottawa.ca) and the sign industry, BIA's and Community Associations were notified via email.

A total of 15 comments were received during the consultation process. Overall, the feedback was supportive of the proposed changes. There were no responses opposed to the proposed changes.

COMMENTS BY THE WARD COUNCILLORS

This is a City-wide report – not applicable

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report as the changes are technical and routine in nature.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

Staff do not expect the proposed changes to the by-law to impact sign revenues in any significant way. Permit applications are expected to remain constant.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the recommendations in this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

SUPPORTING DOCUMENTATION

Document 1 Proposed Amendments to By-law 2016-326

DISPOSITION

Upon approval, Building Code Services Branch together with Innovative Client Services Department will bring forward the by-law for enactment by Council.

Document 1 – Proposed Amendments to By-law 2016- 326

1. Amend Section 1 “heritage building or structure” by striking out “identified” and replacing with “listed”; strike out “Reference list compiled by the City of Ottawa” and replace with “Register”
2. Amend Section 1 by striking out “Reference List” and replace with ‘Register’
3. Amend Section 21 insert Where such sign has been legally installed but where a change of use or zoning amendment has occurred which impacts such sign, Section 19 does not apply.
 21. (1) A Billboard permit which has expired, or is about to expire, may, subject to the provisions of this by-law in effect at the time, be renewed for a period of up to five years upon submission of a new static billboard or digital billboard permit application.
4. Amend Section 101 (2) by inserting (d) sign installed at least as far above the parking lot or other area travelled or used by vehicles as is the overhead height bar or other overhead physical barrier
5. Amend Section 12(b) (ii) strike out ‘Reference list’ and insert ‘Register’
6. Amend Section 116 1(a) strike out 18m and insert 10 metres
7. Amend Section 116 1(e) strike out 0.2 square metres and insert 0.5 square metres
8. Amend Section 116 by inserting (2) Despite Subsection (1), One ground sign is permitted for a home-based business or a bed and breakfast in an RU or AG zone provided:
 - (a) The building containing the use is set back a minimum 10 metres from the front property line;
 - (b) It is an identification ground sign;
 - (c) It is the only sign on the premises;
 - (d) It is non-illuminated;
 - (e) It does not exceed an area of 2.5 square metres;

- (f) It does not exceed a height of 2 metres; and
- (g) It is set back at least 1 metre from any lot line.

9. Amend Section 120 (d) strike out 'Reference List' and insert 'Register'

10. Amend Section 122, Table 1A, Column III by striking out 5 square metres and substituting 7 square metres found in the row for the LC zone and amend Column IV striking out 2 and substituting 4.5 and amend Column V striking out external and substituting yes, amend Column VII by adding a reference note 11 after the number '7' in the row for LC zone

11. Amend Section 122, Table 1B to add a new EndNote 11 as follows:

11	<p>Internal illumination is permitted provided: the site has frontage along an arterial or major collector road.</p> <ul style="list-style-type: none">(a) The site has frontage along an arterial or major collector road; and(b) The sign is setback a minimum of 45m from a residential use in a residential zone.
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12. Amend Section 122, Table 1A, Column III by striking out 10 square metres and substituting 14 square metres found in the row for the IP Zone and amend Column IV by striking out 4.5 and substituting 8 in the row for the IP zone.

13. Amend Section 124 by replacing the section with the following:

124. (1) For a restaurant with a drive-through facility, a static or digital drive-through ground sign for pre-menu information and a static or digital drive-through ground sign for menu information are permitted, provided:
- (a) The static or digital pre-menu sign face area is not more than 1 square metre;
 - (b) The static menu sign face area is not more than 4.6 square metres
 - (c) The digital menu sign face area is not more than 2.2 square metres
 - (d) The height of the static pre-menu sign or static menu sign does not exceed 3 metres;

- (e) The height of the digital pre-menu sign or digital menu sign does not exceed 2.5 metres
 - (f) The pre-menu sign video screen, if it is included, is not more than 0.15 square metres; and
 - (g) The pre-menu sign video screen does not produce a sound.
- (2) A static drive-through menu sign may have an electronic screen displaying static alphanumeric characters and images providing information on the menu, customer order or other related activities that are associated with a restaurant with a drive-through facility, provided that such screen is no greater than 0.1 square metres in area and 1.5 metres above grade in height.
 - (3) A drive-through pre-menu sign may have an electronic screen displaying video images providing information on the menu or other activities associated with the drive through facility and may contain public service messages.
 - (4) A digital drive-through menu sign and digital pre-menu sign must comply with the operating standards of Section 119.

14. Amend Section 126, Table 2A, Column V striking out 'no' and substituting 'yes' and amend Column VII by adding a reference note 6 in the row for LC zone

15. Amend Section 126, Table 2B to add a new EndNote 6 as follows:

6	Internal illumination is permitted provided: the site has frontage along an arterial or major collector road. (a) The site has frontage along an arterial or major collector road; and (b) The sign is setback a minimum of 45 metres from a residential use in a residential zone.
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16. Amend Section 131 (e) striking out "Reference List and substitute "Register" and strike out 'Heritage Services Section' and substitute "Heritage Planning Branch" and amend 131 (f) striking out "Reference List" and substitute 'Register'

17. Amend Section 137 (d) striking out "Reference List" and substitute "Register"

18. Amend Section 139 Table 3A Column III by striking out 10 per cent and substituting 20 per cent and amend Column IV striking out 'external' and substituting 'yes' and amend Column VIII inserting a reference to endnote number 12 after the number '5' in the row for LC zone

19. Amend Section 139 Table 3B to add new Endnote 12 as follows:

12	<p>Internal illumination is permitted provided: the site has frontage along an arterial or major collector road.</p> <p>(a) the site has frontage along an arterial or major collector road; and</p> <p>(b) the sign is setback a minimum of 45 metres from a residential use in a residential zone.</p>
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20. Amend Section 139 Table 3A Column III by striking out 20 and substituting 25 and amend column V striking out 10 and substituting 15 in the row for the IP zone

21. Amend Section 139 Table 3B, Endnote 1 and Endnote 5 striking out "reference list" and substituting 'Register'

22. Amend Section 143 striking out "reference list" and substituting "Register"

23. Amend Section 148 striking out "reference list" and substituting "Register"

24. Amend Section 152 Table 4A Column III striking out 0.7 and substituting 1 and amending Column IV striking out 'external' and substituting 'yes' and amending column V striking out 15 per cent and substituting 20 per cent and amending column VI striking out 'external' and substituting 'yes' and amending column VII adding a reference to endnote number "3" in the row for the LC Zone

25. Amending Section 152 Table 4B to add new Endnote 3 as follows:

3	<p>Internal illumination is permitted provided: the site has frontage along an arterial or major collector road.</p> <p>(a) the site has frontage along an arterial or major collector road; and</p> <p>(b) the sign is setback a minimum of 45 metres from a residential use in a residential zone.</p>
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26. Amend Section 152 Table 4A Column III striking out 1 and substituting 2 and amending and amending column V striking out 20 and substituting 25' in the row for the IP Zone
27. Amend Section 161 Table 5 Maximum Area by striking out 18.6 and substituting 20 and amending Maximum Clearance between underside of structure and grade by striking out 4.5 metres
28. Amending Section 164 Table 6A Column II striking out "reference list" and substituting "Register" in the Setback form other Zones
29. Amending Section 165 Table 6B Column II striking out "reference list" and substituting "Register" in the Setback form other Zones