

**Recent Amendments Concerning A-Frame Signs:
Chapter 693 Article III Temporary Signs and Chapter 441
Fees and Charges**

Date:	May 15, 2012
To:	Licensing and Standards Committee
From:	Executive Director, Municipal Licensing and Standards
Wards:	All
Reference Number:	P:\2012\Cluster B\MLS\LS12007

SUMMARY

The purpose of this report serves two purposes, firstly, to streamline the regulations for A-frame signs advertising the construction of developments on the right-of-way, by re-inserting them as a subsection of the A-frame signs provisions. This insertion was missed during the omnibus amendments regarding A-frame signs that were completed in 2011. These provisions were also thereby inadvertently deleted in a previous report to the Licensing and Standards Committee, and adopted by City Council at its February 6, 2012 meeting.

Secondly, due to numerous recent amendments to Chapter 693 (including deletions and insertions) the numbering of sections within Article III Temporary Signs has become non-sequential. By sequentially re-numbering this section of the by-law, it will facilitate the reviewing of permit issuance requirements and the provisions for enforcement for both the public and enforcement staff.

Streamlining the structural organization of the Chapter will function to add clarity to provisions of temporary sign regulation thereby establishing a more effective and user-friendly By-law.

Toronto Building – Sign By-law Unit and the Legal Services Division were consulted in the preparation of this report.

RECOMMENDATIONS

The Executive Director, Municipal Licensing and Standards, recommends that:

1. City Council adopt amendments to Chapter 693, Signs and Appendix C, Schedule 12 of Toronto Municipal Code, Chapter 441, Fees and Charges substantially in accordance with the draft by-law in Appendix 'A', attached to this report; and
2. City Council authorize the City Solicitor to prepare the necessary Bills for introduction in Council to implement the above recommendations, subject to such stylistic and technical changes to the draft bills as may be required.

Public Notice has been given in a manner prescribed in the Toronto Municipal Code Chapter 162, Notice, Public.

Financial Impact

The technical amendments recommended in this report will have **no** financial impact beyond what has already been approved in the current year's budget.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

City Council at its meeting of August 25, 26 and 27, 2010, adopted Item PG40.12 "Signage on Construction Hoarding – Phase III"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG40.12>

City Council at its meeting of June 14 and 15, 2011, adopted Item LS 4.2 "A-Frame Sign By-Law Amendments" as amended.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.LS4.2>

Item PG8.4 - "Amendments to Chapter 694, General with respect to Signs for New Developments" as amended and adopted by City Council at its October 24 and 25, 2011 meeting included a direction to the Executive Director, Municipal Licensing and Standards to report to the Licensing and Standards Committee on amendments to Chapter 693, Article III, Temporary Signs, "concerning temporary signs utilized in relation to the marketing, promotion or advertising of the construction, development, sale, rent or lease of premises or property, such report to include strategies for incorporating the provision of temporary public art that excludes third-party advertising of any kind, such as murals on construction hoarding, where appropriate, as an ameliorative measure in the public realm, at the sole cost of the applicant".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG8.4>

In response to this direction, Municipal Licensing and Standards drafted a report entitled, "Amendments to Chapter 693, Article III, Temporary Signs and Chapter 441 Fees and Charges". This report was adopted by City Council at the February 06, 2012 meeting without amendments and without debate.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.LS11.3>

ISSUE BACKGROUND

Article III, Temporary Signs, of Chapter 693, Signs, regulates the usage of temporary signs within the City of Toronto. Previous to the most recent amendments, "Temporary Signs" as defined by Chapter 693, included different types of signs; including portable signs, new development signs, real estate signs, ground-mounted signs, open-house directional signs, garage sale signs, mobile signs, and construction hoarding signs. Regulations concerning A-frame signs were further complicated by the fact that A-frame signs were initially established by Chapter 693 as a sub-category of portable signs.

By-law Chapter 693, Signs, has undergone a series of amendments within the past few years which have seen some provisions deleted (ground mounted and new development signs), new provisions added (construction hoarding signs) and other provisions modified in a significant fashion (such as the provisions dealing with both portable signs and A-frame signs). Currently a temporary sign is defined to include mobile signs, portable signs, A-frame signs, real estate signs, open house directional signs, garage sale signs, and construction hoarding signs.

When Toronto City Council adopted the Toronto Building report, entitled "Amendments to Chapter 694 Signs, General with Respect to Signs for New Developments", amending Chapter 694 to include provisions for development signs at its October 24, 2011 meeting, ML&S was required to review similar provisions in Chapter 693.

ML&S' subsequent report, "Amendments to Chapter 693 Article III Temporary Signs and Chapter 441, Fees and Charges" recommended the removal of the provisions pertaining to development signs from Chapter 693 to prevent regulatory conflicts between the two By-laws. This report was considered and adopted at the January 2012 Licensing and Standards Committee meeting, and adopted at the February 6, 2012 Council meeting.

Due to a recent influx of applications for A-frame development sign permits, ML&S has determined that the provisions regulating A-frame signs, allowing advertising of new developments on the right-of-way, had not been streamlined within the recently modified A-frame sign provisions; and the existing A-frame regulations failed to meet the needs of the development industry utilizing A-frame signs as a method for advertising (for example, the clustering of signs and the ability to display the sign away from the building wall).

COMMENTS

Numerous recent amendments to Chapter 693 Signs, have attempted to reflect current needs of the temporary sign industry through (i) improved and clearer regulations regarding A-frame signs, (ii) provide clarity to existing provisions regarding the use of temporary signs by community groups, charitable and religious organizations and schools, and (iii) through the deletion of provisions regarding ground-mounted signs and developments to prevent conflict with provisions existing in Chapter 694 Signs, General regarding these sign types.

However, the provisions in Chapter 694 do not accommodate for A-frame development signs on the right-of-way, and the long-standing provisions regulating temporary signs specific to the advertising the construction of developments on the public right-of-way were not included within the current provisions relating to A-frame signs. As a result, applications for A-frame development signs cannot be processed and therefore permits cannot be issued.

This report addresses the need to streamline the regulations of A-frame signs advertising the construction of developments on the right-of-way by re-inserting them as a subsection of the A-frame signs provisions, as well as to re-number the Article in a sequential manner to ensure clarity of the provisions within the Chapter. These changes will enable businesses to continue to apply for, and receive appropriate sign permits.

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ATTACHMENTS

Appendix A: Amendments to Chapter 693 Article III Temporary Signs and Chapter 441, Fees and Charges.

Appendix A: Amendments to Chapter 693 Article III Temporary Signs and Chapter 441, Fees and Charges.

1. Chapter 693, Signs of the City of Toronto Municipal Code is amended as follows:
 - A. By deleting the following definitions from Chapter 693, Signs, Article III, Temporary Signs, § 693-16, and adding the following definitions alphabetically in the appropriate place to Chapter 693, Signs, Article II, Election Signs, § 693-5:

STATION ADVERTISING SPACE – A TTC dedicated advertising space located on part of the premises constituting a subway station.

TTC DEDICATED ADVERTISING SPACE – A location or structure, located on property owned by or under the control of the Toronto Transit Commission, approved and designated by the Toronto Transit Commission for the purpose of displaying any colour, form, graphic, illumination, symbol or writing to convey information of any kind to the public, including but not limited to display of an advertisement, bill, handbill, leaflet, flyer or placard, and includes a station advertising space and a vehicle advertising space.

TTC VEHICLE - any motorized transportation equipment operated by or on behalf of the TTC and includes but is not limited to buses, streetcars, rapid transit trains, subway trains, light rail vehicles, wheel-trans vehicles and automobiles.

VEHICLE ADVERTISING SPACE – A TTC dedicated advertising space located in or on a TTC vehicle.

- B. By adding the following definition alphabetically in the appropriate place to Chapter 693, Signs, Article III, Temporary Signs, § 693-16:

DEVELOPMENT:

- A. The construction, erection or placing of one or more buildings or structures on land;
 - B. The making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability of the building or structure; or
 - C. The redevelopment of land through the removal of one or more buildings or structures to permit such development.
 - C. By deleting the following definitions from Chapter 693, Signs, Article III, Temporary Signs, § 693-16, and substituting the following definitions alphabetically in the appropriate place therefore:

FIRST PARTY CONTENT — Any colour, form, graphic, illustration, symbol or

writing to convey information of any kind to the public in the furtherance of the marketing, promoting or advertising of a business, product or service available on the property to which the construction hoarding or sign relates.

STREET — A highway as defined in subsection 3(1) of the City of Toronto Act, 2006.

- D. By deleting the phrase "(12.92 square feet)" from §§ 693-7C(1)(a), 693-8A(1), 693-8C, wherever it occurs.
- E. By deleting all occurrences of the phrase "(9.8 feet)" from § 693-17D(9)(d).
- F. By deleting sections 693-18, 693-18.1, 693-19 and 693-20 and substituting the following therefore:

§ 693-18. Portable signs.

- A. Portable sign permit.
 - (1) Subject to the exceptions listed in § 693-17B(1)(a) to (g) inclusive, every person displaying or erecting a portable sign shall obtain the following:
 - (a) A permit, if the person operates a business that does not require a licence; or
 - (b) An attachment to the applicable business licence if the person operates a business that requires a licence under Chapter 545, Licensing.
 - (2) A person applying for an attachment to a business licence or for a permit for a portable sign shall provide the City with the information listed in § 693-17B(2) and the following:
 - (a) A site plan showing the dimensions of the portable sign and the location of the portable sign on the premises; and
 - (b) The distance from the portable sign to the nearest street line, sidewalk, intersection, crosswalk, pedestrian crossover, corner, traffic light, driveway and street furnishings.
 - (3) When the City authorizes a portable sign under this article, the sign owner of the sign shall display on the sign a sign permit identifier issued by the City as evidence that the sign has been authorized.

- (4) No permit for a portable sign shall be issued in relation to a premises for which a valid A-frame sign permit has been issued.

B. Location.

- (1) When portable signs are displayed or erected on public property as permitted by this article, the placement of the signs shall allow for an unobstructed pedestrian clearway, of a minimum width of 2.1 metres.
- (2) Subject to Subsection B(1), portable signs shall only be displayed or erected on the road allowance abutting the business to which the sign relates, if there is insufficient area on private property in front of the main front wall of a building or side wall if the building is situated on a corner lot.
- (3) Portable signs shall be located against the front wall of the premises directly adjacent to the business which it is advertising or where City-approved installations are located on the sidewalk and the sign is permitted on public property, the portable signs shall be located so as not to obstruct the remaining portion of the sidewalk.
- (4) No Portable sign shall be located in an area that has tall grass or weeds, litter, trash or is generally unkempt, and it shall be the responsibility of the business owner or business operator of the business being advertised in the sign to keep the property free of such conditions.
- (5) A sign that does not comply with Subsection B(4) shall be removed immediately.

C. Specific requirements for portable signs.

- (1) No more than one portable sign shall be displayed or erected for each business location.
- (2) Every portable sign relating to a business may only be displayed during the hours that that business is open and operating.
- (3) All portable signs shall comply with the following requirements:
 - (a) Each portable sign shall only display first party content and no other message;

- (b) Each portable sign shall not contain more than two sign faces;
- (c) Each portable sign shall not exceed a maximum height of 1.0 metre, nor be less than a minimum height of 0.5 metre;
- (d) Each portable sign shall not exceed a maximum width of 0.6 metre;
- (e) A portable sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any vehicular access point;
- (f) A portable sign shall not be animated, contain any video display elements, be illuminated, have flashing lights, emit sound or have electronic device to create or simulate motion, nor have any attachments adding to its height or width.

§ 693-19 A-frame signs.

A. A-frame sign permit.

- (1) Every person shall, prior to displaying or erecting an A-frame sign, obtain the following:
 - (a) A permit, if the person operates a business that does not require a licence; or
 - (b) An attachment to the applicable business licence if the person operates a business that requires a licence under Chapter 545, Licensing.
- (2) An applicant for an A-frame sign permit, or renewal thereof, shall furnish to the City the following information required by the City to process the permit, including:
 - (a) The completed application;
 - (b) The contact name, number and address of the sign owner of the A-frame sign;
 - (c) The name and address of all of the property owners, business owners and business operators who are applying for the permit to display the A-frame sign;

- (d) Where the applicants for an A-frame sign permit under this article do not include the property owner of the business location or development to which the A-frame sign relates, written confirmation from the property owner that there are no objections to the proposed signage;
 - (e) The municipal address of the premises where the sign is to be located;
 - (f) A site plan showing the dimensions of the A-frame sign, the location of the A-frame sign on the premises, and the distance from the A-frame sign to the nearest street line, sidewalk, intersection, crosswalk, pedestrian crossover, corner, traffic light, driveway and street furnishings, or where the application is for an A-frame sign permit, or renewal thereof for purposes of purpose of identifying, advertising, promoting, or directing attention to a development as defined by this article, a plan showing the dimensions of each A-frame sign, the location of each A-frame sign, and the distance from the A-frame sign to all other A-frame signs for which the application is being made, the nearest street lines, sidewalks, intersections, crosswalks, pedestrian crossovers, corner, traffic lights, driveways and street furnishings;
 - (g) The certificate of insurance referred to in Subsection A(6); and
 - (h) The application fee or renewal fee as applicable, for the appropriate A-frame sign permit as set out in Chapter 441, Fees and Charges.
- (3) The refusal of an application for an A-frame sign permit based on failure to comply with any provision of this article is not appealable or reviewable.
 - (4) Where the City has refused an application for an A-frame sign permit based on failure to comply with

any provision of this article, there shall be no refund of any permit fee paid.

- (5) When the City authorizes an A-frame sign under this article, the sign owner of the sign shall display on the sign a sign permit identifier issued by the City as evidence that the sign has been authorized.
- (6) The applicant for an A-frame sign permit shall provide, and purchase at its own cost and expense, Commercial General Liability insurance, written with an insurer licensed in the Province of Ontario with a limit of not less than \$2,000,000, per occurrence, such insurance policies to include a Cross Liability Clause; a Severability of Interest Clause; a clause naming the City of Toronto as an additional Insured; and a clause which states that the policy will not be cancelled without the City of Toronto receiving 30 days prior written notice.
- (7) No permit for an A-frame sign shall be issued in relation to a premises for which a valid portable sign permit has been issued.
- (8) No more than one A-frame sign permit shall be issued to an applicant with respect to any one business location.
- (9) No A-frame sign permit shall permit the erection or display of more than one A-frame sign.
- (10) Notwithstanding Subsection A(9) an A-frame sign permit may permit the erection or display of more than one A-frame sign but less than 10 A-frame signs, where the A-frame signs are for the purpose of identifies, advertises, promotes, or directs attention to a development as defined by this article, in accordance with Subsection E.

B. Revocation of A-frame permit.

- (1) The City may revoke an A-frame permit issued under this article, with no refund, where:
 - (a) The sign does not comply with this article or any other applicable bylaw or legislation;
 - (b) The permit has been issued in error by the City; or

- (c) The permit has been issued under false, mistaken, incorrect, or misleading information.
- (2) Appeals relating to A-frame sign permit revocations may be considered by the local community council that shall make the final decision, under delegated authority, or shall make recommendations to Council for final decision.
- (3) A final decision made under § 693-19B(2) is not appealable or reviewable.

C. Specific Requirements, Location

- (1) All A-frame signs shall comply with the following requirements:
 - (a) Each A-frame sign shall only display first party content and no other message;
 - (b) Each A-frame sign shall not contain more than two sign faces;
 - (c) Each A-frame sign shall not exceed a maximum height of 1.0 metre, nor be less than a minimum height of 0.5 metre;
 - (d) Each A-frame sign shall not exceed a maximum width of 0.6 metre;
 - (e) Each A-frame sign shall not exceed a maximum length of 0.75 metre in length;
 - (f) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any vehicular access point;
 - (g) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any parking or traffic control sign, signal or device;
 - (h) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any intersection;
 - (i) An A-frame sign shall not be animated, contain any video display elements, be illuminated, have flashing lights, emit sound

or have electronic device to create or simulate motion, nor have any attachments adding to its height or width.

- (2) An A-frame sign may only be displayed during the hours that the business to which the sign relates is open and operating.
- (3) A-frame signs shall be located against the front wall of the premises, containing the business location of the business which it is advertising.
- (4) Subject to Subsection C(3), A-frame signs shall only be displayed on the road allowance abutting the business location to which the sign relates, if there is insufficient area on private property in front of the main front wall of a building or side wall if the building is situated on a corner lot.
- (5) No business that has a licensed portion of the public right-of-way for a boulevard café or for marketing purposes, which is located in part or in whole, on the frontage in front of the main front wall of the building, may locate an A-frame sign outside the limits of the area so licensed.
- (6) No A-frame sign shall be located in an area that has tall grass or weeds, litter, trash or is generally unkempt, and it shall be the responsibility of the business owner or business operator of the business being advertised on the sign to keep the property free of such conditions.
- (7) A sign that does not comply with Subsection C(6) shall be removed immediately.
- (8) When A-frame signs are displayed or erected on public property as permitted by this article, the placement of the signs shall allow for an unobstructed pedestrian clearway, of a minimum width of 2.1 metres at all points.
- (9) No A-frame signs shall be displayed or erected along the right-of-way areas along Bloor Street East and Bloor Street West between Avenue Road and Sherbourne Street, or along Yonge Street south of Davenport Road.

- (10) No A-frame signs shall be displayed or erected unless the policy of insurance referred to in 693-19A(6) is maintained in full force and effect.

D. Number of A-frame signs.

- (1) Where the frontage associated with the main front wall of the premises is 6.1 metres or less, a maximum of one A-frame sign per premises shall be permitted to be erected or displayed.
- (2) Notwithstanding Subsection D(1), where the frontage associated with the main front wall of the premises exceeds 6.1 metres, a maximum of two A-frame signs per premises shall be permitted to be erected or displayed.
- (3) Notwithstanding Subsections D(1) & D(2), if a building is situated on a corner lot and contains more than one frontage, one A-frame in addition to the maximum number set out in Subsections D(1) & D(2), may be permitted to be erected or displayed, on the condition that the additional A-frame sign is displayed adjacent to side wall of the building.

E. A-frame signs for developments, Specific Regulations, Location, Number

- (1) Notwithstanding Subsections 693-19(C),(D) All A-frame signs for the purpose of identifying, advertising, promoting, or directing attention to a development as defined by this article shall comply with the following requirements:
 - (a) Each A-frame sign shall only display first party content and no other message;
 - (b) Each A-frame sign shall not contain more than two sign faces;
 - (c) Each A-frame sign shall not exceed a maximum height of 1.2 metre, nor be less than a minimum height of 0.5 metre;
 - (d) Each A-frame sign shall not exceed a maximum width of 0.6 metre;
 - (e) Each A-frame sign shall not exceed a maximum length of 0.75 metre in length;

- (f) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any vehicular access point;
- (g) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any parking or traffic control sign, signal or device;
- (h) An A-frame sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any intersection;
- (i) An A-frame sign shall not be animated, contain any video display elements, be illuminated, have flashing lights, emit sound or have electronic device to create or simulate motion, nor have any attachments adding to its height or width;
- (j) A-frame signs shall not be located in an area that has tall grass or weeds, litter, trash or is generally unkempt, and it shall be the responsibility of the owner or operator of the development to which the A-frame sign relates to keep the area free of such conditions;
- (k) A sign that does not comply with Subsection E(1)(j) shall be removed immediately;
- (l) An A-frame sign for the purpose of identifying, advertising, promoting, or directing attention to a development may only be displayed during the hours before 5:00 p.m. on a Friday, or after 7:00 a.m. of the immediately following Monday;
- (m) Notwithstanding Subsection E(1)(l), where a Friday is a statutory holiday, display of an A-frame sign for the purpose of identifying, advertising, promoting, or directing attention to a development may commence at 5:00 p.m. on a Thursday immediately before the Friday, and where a Monday is a statutory holiday, display of an A-frame sign for the purpose of identifying, advertising,

promoting, or directing attention to a development must cease by 7:00 a.m. of the immediately following Tuesday;

(n) No A-frame signs for the purpose of identifying, advertising, promoting, or directing attention to a development shall be displayed or erected unless the policy of insurance referred to in 693-19A(6) is maintained in full force and effect;

(o) A-frame signs for the purpose of identifying, advertising, promoting, or directing attention to a development shall only be displayed on the road allowance in accordance with the following criteria:

(1) the placement of the signs shall allow for an unobstructed pedestrian clearway, of a minimum width of 2.1 metres at all points;

(2) The A-frame sign shall not be erected or displayed along the right-of-way areas along Bloor Street East and Bloor Street West between Avenue Road and Sherbourne Street, or along Yonge Street south of Davenport Road;

(3) No more than five signs relating to the same development shall be erected or displayed on the same side of the street;

(4) No more than two signs relating to the same development shall be erected or displayed on each street block;

(5) The A-frame sign shall not be erected or displayed and not placed closer than 100 metres to an A-frame sign for the purpose of identifying, advertising, promoting, or directing attention to a different development;

(6) The A-frame sign shall not be erected or displayed shall not placed adjacent to residential property;

(7) The A-frame sign shall not be erected or displayed shall not placed adjacent to an

area where parking is permitted at the curbside; and

(8) The A-frame sign shall not be displayed on the portion of the street dedicated for vehicular traffic, or on any centre median, traffic island or centre boulevard within the road allowance.

- (p) A maximum of ten A-frame signs per development shall be permitted to be erected or displayed.

§ 693-20. Mobile signs.

A. Mobile sign permit.

- (1) A permit for a mobile sign shall be valid for a period of 30 days.
- (2) No more than three mobile sign permits shall be issued for a single business location in a calendar year.
- (3) If a permit for a mobile sign has been issued for a business location, a subsequent permit will not be issued until at least 30 days have elapsed from the date of expiry of the previous permit.
- (4) A person to whom a permit is issued for a mobile sign shall ensure that the permit expiry date is prominently displayed on the sign so as to be visible from a distance of not less than 15 meters.

B. Location.

- (1) Mobile signs shall be located completely on private property.
- (2) Mobile signs shall be located in front of the business that the sign is advertising.
- (3) Mobile signs shall not be displayed or erected on vacant land.
- (4) No mobile sign shall be located in an area that has tall grass or weeds, litter, trash or is generally unkept, and it shall be the responsibility of the business owner or business operator of the business being advertised in the sign to keep the property free of such conditions.

- (5) A sign that does not comply with Subsection B(4) shall be removed immediately.

C. Safety.

All mobile signs shall comply with minimum safety and design requirements, including the following:

- (1) Each sign shall have no more than two sign faces, each having a maximum area of five square metres;
- (2) The sign content shall be only black on white or white on black in the case of mobile signs having an area of 1.5 square metres, or more;
- (3) If backlit, the sign shall be Canadian Standards Association (CSA), hydro-approved battery or CSA hydro-approved power generator driven;
- (4) There shall be a minimum set distance between mobile signs so that each sign shall not be placed closer than 23 metres to another mobile sign located on the same lot or an adjoining lot; and
- (5) The sign shall not exceed 2.5 metres in height above grade and 3.05 metres in width.

- G. By deleting sections 693-24, 693-25, 693-26, and 693-26.1 and substituting the following therefore:

§ 693-24. Charity; religious institution; community organization; school.

- A. A charity, religious institution, community organization and school may erect, display, place or maintain temporary signs promoting citizen participation in religious, civic, charitable or non-profit activities and events, or advertising festivals and community events if:

(a) the temporary signs are located on land which is primarily used for the operations or activities of the charity, religious institution, community organization or school; or

(b) the signs are located at the site where the activity or event is taking place; and

[1] There is no existing signage at the site where the festival, activity or event taking place;

[2] The signs are erected no more than one week prior to the the festival, activity or event taking place; and

[3] The signs are removed within 48 hours of the conclusion of the festival, activity or event.

B. The physical criteria in this article that is applicable to the type of temporary signs being utilised shall apply to signs erected, displayed, placed or maintained by charities, religious institutions, community organizations and schools.

C. Despite Subsection A, no more than one mobile sign may be erected, displayed, placed or maintained on land which are primarily used for the operation or activities of a charity, religious institution, community organization or school, or at the site where the activity or event is taking place.

§ 693-25. Removal of unlawful signs; costs of City removal.

A. If a temporary sign is erected or displayed in contravention of this article, the Executive Director of Municipal Licensing and Standards, or a person acting upon his or her instructions, may, without notice to the sign owner, enter the land and pull down or remove the temporary sign at the expense of the sign owner.

B. Despite Subsection A, if an open house directional sign, a real estate sign or a garage sale sign has been affixed, erected or otherwise displayed in contravention of this article, the Executive Director of Municipal Licensing and Standards, or a person acting upon his or her instructions, may:

(1) Notify any or all of the sign owners to:

(a) Repair the sign;

(b) Pull down or remove the sign; or

(c) Correct the contravention so the sign complies with this article.

C. Storage of temporary signs.

- (1) Temporary signs that have been removed under Subsection A shall be stored by the City for a minimum of 30 days, during which time the sign owner may retrieve the sign by:
 - (a) Paying any amounts owing to the City under this article, including the fee for retrieving an illegal temporary sign as set out in Chapter 441, Fees and Charges; and
 - (b) Providing the City with a signed acknowledgement and release in a form acceptable to the City.
- (2) A temporary sign that has been removed by the City and stored for more than 30 days may be destroyed or otherwise disposed of by the City without notice and without compensation to the sign owner.
- (3) Despite Subsection C(1), the City shall not be obliged to store a temporary sign made primarily of paper or other lightweight material and may destroy the sign immediately upon removal.

D. Fees for storage and removal of temporary signs.

- (1) If a temporary sign is removed under Subsection A, in addition to any fine or other penalty that may be imposed for an offence under this article, the sign owner shall pay to the City the following fees as set out in Chapter 441, Fees and Charges:
 - (a) The fee for removing an illegal temporary sign;
 - (b) If a sign has been stored, the fee for storing an illegal temporary sign; and
 - (c) If a sign has been destroyed or otherwise disposed of by the City, the fee for disposal of an illegal temporary sign.
- (2) If a sign is not retrieved, the fee for removing an illegal temporary sign and the fees for storing and disposing of an illegal temporary sign as set out in Chapter 441, Fees and Charges, shall be added to the subsequent year's permit fee.
- (3) The fee for removing an illegal temporary sign as well as the fees for storing and disposing of an illegal temporary sign, as set out in Chapter 441, Fees and Charges, may also be recovered by action or adding the charge to the tax roll and collecting the charge in the same manner as taxes.

§ 693-26. Construction hoarding signs.

A. Permit.

- (1) Every person shall obtain a permit from the General Manager of Transportation Services, prior to the displaying or erecting a construction hoarding sign.
- (2) A person applying for a permit for displaying or erecting a construction hoarding sign shall provide the City with information required by the City to process the permit, including:
 - (a) The name and address of the construction hoarding sign owner and, if applicable, the construction hoarding sign provider of the construction hoarding sign;
 - (b) The name and address of the property owner or business owner or business operator of the property to which the construction hoarding relates;
 - (c) The municipal address of the premises adjacent to the location upon which the construction hoarding sign is to be located;
 - (d) A site plan or survey, identifying the following:
 - [1] Location of the construction hoarding sign;
 - [2] The dimensions of the construction hoarding sign;
 - [3] The distance from the construction hoarding sign to the nearest street line, sidewalk, intersection, crosswalk, pedestrian crossover, corner, traffic light, driveway and street furnishings; and
 - [4] A graphic representation illustrating the proposed content, including the colours thereof, of the construction hoarding sign;
 - (e) The commencement and termination dates for the placement of the construction hoarding sign;
 - (f) A contact name and number for the individual responsible for the construction hoarding sign;
 - (g) Written authorization from Transportation Services, Traffic Operations Section of the City of Toronto;
 - (h) A valid permit for "Construction Hoarding/Site Protection" issued pursuant to applicable law by the General Manager of Transportation Services;

- (i) Where the applicant for a permit under this article is not the person to whom the valid construction hoarding/site protection permit has been issued by the General Manager of Transportation Services, written confirmation from the holder of the construction hoarding/site protection permit holder stating that there are no objections to the proposed signage;
- (j) Where a construction hoarding sign exceeds the height of the construction hoarding by 1.2 metres or more, a stamped engineered drawing of the construction hoarding sign; and
- (k) The completed application form.

B. General.

All construction hoarding signs shall comply with the following requirements:

- (1) Each construction hoarding sign shall only display first party content and no other message;
- (2) Each construction hoarding sign shall not exceed a maximum height of 4.8 metres and shall not exceed the limit of the length of the hoarding;
- (3) Each construction hoarding sign shall not exceed the height of the construction hoarding by 2.4 metres or more;
- (4) Each construction hoarding sign may form an integral component of the construction hoarding, or may be affixed to the construction hoarding in a manner satisfactory to the General Manager of Transportation Services; however, a construction hoarding sign may only be attached to, or form an integral component of, the following elements of construction hoarding:
 - (a) Vehicular access gates;
 - (b) An overhead protection component;
 - (c) The outside surface;
 - (d) Bracing underneath handrails;
- (5) Each construction hoarding sign shall be maintained, at all times, in a safe condition, in good and proper repair, and satisfactory to the General Manager of Transportation Services;

- (6) A construction hoarding sign shall not be erected or displayed with content which is not in substantial compliance with the graphic representation illustrating the proposed content submitted to the City;
- (7) A construction hoarding sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any vehicular access point;
- (8) A construction hoarding sign shall not be erected or displayed in within 3.0 metres of a driveway entrance or exit or a side property line;
- (9) A construction hoarding sign shall not be erected or displayed in within 9.0 metres from the edge of the nearest traffic control device;
- (10) A construction hoarding sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any parking or traffic control sign, signal or device;
- (11) A construction hoarding sign shall not be erected or displayed in such a manner as to impede a pedestrian's or driver's view of any intersection;
- (12) A construction hoarding sign shall not be erected or displayed in within 30.5 metres of a traffic control signal, which contains any element or content which is red, yellow and green;
- (13) A construction hoarding sign shall not be animated, contain any video display elements, be illuminated, have flashing lights, emit sound or have an electronic device to create or simulate motion, nor have any attachments adding to its height or width; and
- (14) A construction hoarding sign shall not contain text in excess of 40 percent of the overall permitted area of the construction hoarding sign.

C. Specific restrictions.

- (1) No person shall erect, display or maintain, or cause or permit to be erected, displayed or maintained any construction hoarding sign on, or as part of any construction hoarding prior to obtaining a permit issued pursuant to this article.
- (2) No person shall erect, display or maintain, or cause or permit to be erected, displayed or maintained any

construction hoarding sign on, or as part of any construction hoarding prior in contravention of the permit issued pursuant to this article.

- (3) No person shall erect, display or maintain, or cause or permit to be erected, displayed or maintained any construction hoarding sign on, or as part of any construction hoarding in contravention of the restrictions contained within this article.

D. Removal of unauthorized construction hoarding sign.

- (1) If a construction hoarding sign is erected or displayed in contravention of this article, the General Manager of Transportation Services, or a person acting upon his or her instructions, may:

- (a) Notify any or all of the construction hoarding sign owners to:

- [1] Repair the construction hoarding sign;
 - [2] Pull down, remove, or otherwise render the construction hoarding sign non-visible; or
 - [3] Correct the contravention so the construction hoarding sign complies with this article within 48 hours of the date of the notice.

- (2) If a construction hoarding sign owner does not comply with the notice provided in Subsection D(1), the General Manager of Transportation Services, or a person acting upon his or her instructions, may without notice to the construction hoarding sign owner enter upon land as may be required and pull down, remove, or otherwise render the construction hoarding sign non-visible at the expense of the construction hoarding sign owner.

E. Storage of unauthorized construction hoarding sign.

- (1) Construction hoarding signs that have been removed under Subsection D(2) shall be stored by the City for a minimum of 30 days, during which time the construction hoarding sign owner may retrieve the sign by:
 - (a) Paying any amounts owing to the City under this article, including the fee for retrieving an illegal construction hoarding sign as set out in Chapter 441, Fees and Charges; and

- (b) Providing the City with a signed acknowledgement and release in a form acceptable to the City.
 - (2) A construction hoarding sign that has been removed by the City and stored for more than 30 days may be destroyed or otherwise disposed of by the City without notice and without compensation to the construction hoarding sign owner.
 - (3) Despite Subsection E(1), the City shall not be obliged to store a construction hoarding sign made primarily of paper or other lightweight material and may destroy the sign immediately upon removal.
- F. Fees for storage and removal of unauthorized construction hoarding sign.
- (1) If a construction hoarding sign is removed under Subsection D, in addition to any fine or other penalty that may be imposed for an offence under this article, the construction hoarding sign owner shall pay to the City the following fees as set out in Chapter 441, Fees and Charges:
 - (a) The fee for removing an illegal construction hoarding sign;
 - (b) If a sign has been stored, the fee for storing an illegal construction hoarding sign; and
 - (c) If a sign has been destroyed or otherwise disposed of by the City, the fee for disposal of a construction hoarding sign.
 - (2) If a sign is not retrieved, the fee for removing an illegal construction hoarding sign and the fees for storing and disposing of an illegal construction hoarding sign as set out in Chapter 441, Fees and Charges, shall be added to the fee payable for any subsequent permit obtained for the erection or display of construction hoarding signs or construction hoarding.
 - (3) The fee for removing an illegal construction hoarding sign as well as the fees for storing and disposing of an illegal construction hoarding sign, as set out in Chapter 441, Fees and Charges, may also be recovered by action or adding the charge to the tax roll and collecting the charge in the same manner as taxes.
- G. Applicability of other by-law provisions.

- (1) With the exception of those by-law provisions relating to construction hoarding signs as defined by this article, all other by-laws of the City shall continue to apply to the lands described above. Where conflict arises between this article and any other by-law, the provisions of this article shall prevail.

H. By deleting sections 693-17B(5), by deleting the phrase " Section 693-18.1A(3)" wherever it occurs and substituting Section 693-19A(3), therefore.

2. Schedule 12, Transportation, of Appendix C to Chapter 441, Fees and Charges, is amended by adding the following:

(To unnumbered Column - Ref. No.)	(To Column - I Service)	(To Column - II Fee Description)	(To Column - III Fee Basis)	(To Column - IV Fee)	(To Column - V Annual Adjustment)
	A-frame Sign for purposes of identifying, advertising, promoting, or directing attention to a development	Application and Approval Fee for A-frame Signs for purposes of identifying, advertising, promoting, or directing attention to a development	Per Application	\$200.00	Yes
	A-frame Sign for purposes of identifying, advertising, promoting, or directing attention to a development	Annual Renewal for A-frame Sign for purposes of identifying, advertising, promoting, or directing attention to a development	Annual Fee	\$200.00	Yes