

**REGIONAL DISTRICT OF KITIMAT-STIKINE**  
**Bylaw No. 632**

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A bylaw to regulate signs within Electoral Area “E” of  
the Regional District of Kitimat-Stikine.

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**WHEREAS** the Board of the Regional District of Kitimat-Stikine wishes to regulate signs in order to protect the appearance of the Regional District from aesthetic blight that arises from a proliferation of signs, on highways and roadways within Electoral Area E (Thornhill) of the Regional District of Kitimat-Stikine;

**AND WHEREAS** section 551 of the *Local Government Act* authorizes the Regional District, by bylaw, and subject to the *Transportation Act*, to regulate the erection, placing, alteration, maintenance, demolition and removal of a sign, sign board, advertisement, advertising device or structure, or any class of them;

**AND WHEREAS** section 796.2(3) of the *Local Government Act* authorizes the Regional District to provide a system of licenses, permits or approvals in relation to the Regional District service;

**AND WHEREAS** section 908 of the *Local Government Act* authorizes the Regional District subject to the *Transportation Act* and section 135 of the *Motor Vehicle Act*, by bylaw to regulate the number, size, type, form appearance and location of any sign;

**THEREFORE BE IT RESOLVED** that the Board of the Regional District of Kitimat-Stikine, in open meeting assembled, enacts as follows:

**1. Application:**

1.1. This bylaw shall be applicable to all lands within Electoral Area E (Thornhill).

**2. Definitions:**

Animated signs: a sign with moving parts, searchlights, strobe lights, flashing lights or other similar effects used to highlight the sign.

Building Marker sign: a sign that indicates the name of the building or information about its construction, which is cut into a masonry surface or is a bronze plaque or other permanent material.

Changeable Copy Electronic sign: a sign on which the message or graphics is controlled or can be changed electronically and can include pictorial panels displayed on a screen or a scrolling marquee.

Community: a specific, principally residential, geographic locality within the Regional District of Kitimat-Stikine.

Community Identification sign: a sign that refers to and identifies a distinct community within the Regional District of Kitimat-Stikine.

Community Event signs: a temporary sign or banner displaying a scheduled community event, cause or festival.

Converted Vehicle sign: a sign that is located on, is attached to or forms part of an unlicensed vehicle, utility trailer or shipping container, or which otherwise uses the unlicensed vehicle, utility trailer or shipping container as its supporting structure.

Freestanding signs: a sign that is wholly and independently supported from the ground and visibly separate from any building or structure and permanently fixed to the ground.

Frontage: the portion of the perimeter of a parcel that borders a public highway or road and from which the principal access is obtained.

Ground sign: a sign that is supported by a continuous structure other than posts, is not more than 3.0 meters high and is placed or anchored to the ground within a landscaped area.

Home Occupation sign: a sign that displays or advertises a home occupation that is conducted by the home owner or occupier in the owner or occupier's principal dwelling or an ancillary building on the same property.

Incidental sign: A general information sign that has a secondary purpose to the use of the property on which it is located, including "no parking", "entrance", "loading zone" or other similar signs. Such signs shall not include a commercial message.

Manager: means a person who holds the position of Manager of Development Services for the Regional District of Kitimat-Stikine or such persons designated by the Board to act on his behalf in the execution of this Bylaw.

Neighbourhood Entrance sign: a freestanding sign identifying a distinct neighbourhood or subdivision located at the entrance of the neighbourhood or subdivision.

Point of Interest sign: a sign that informs the public of a scientific, scenic or historic fact that is erected by a Local, Provincial, Federal or First Nations Government or a historical society registered under the Societies Act.

Political sign: a temporary sign promoting a political candidate, party or issue related to a scheduled election or referendum.

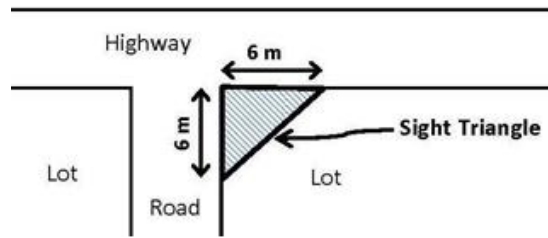
Portable sign: a sign that is not permanently attached to the ground, building or other structure and that can be relocated to another location temporarily.

Real Estate sign: a temporary sign that advertise a property, building or structure for sale, lease or rent.

Rooftop sign: any sign that is located on or supported by a building's roof.

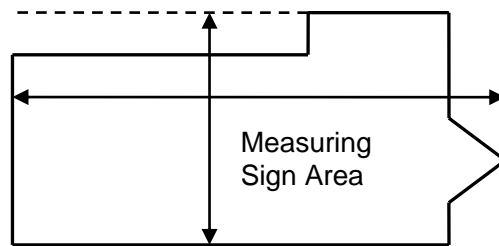
Setback: the distance between any part of a sign or its supporting structure and a property line.

Sight Triangle: a triangle area formed by a line between two 6.0 meter setbacks along the property lines from a corner of a lot where a road intersects a controlled access highway.



Sign: any device, fixture, structure or surface used to identify, describe, illustrate or display a message to the public and may be single or double sided.

Sign area: the area of a sign within the perimeter of the outside shape of the display area measured from direct horizontal and vertical lines at the furthest extent of the sign. The area of incidental or building marker signs shall not be counted as part of the maximum sign area permitted



Sign Height: the vertical distance measured from the highest point of the sign to the average ground level at the base of the sign.

Temporary sign: a sign which is displayed for a limited period of time and is not permanently fixed to the ground, building or other structure

Third Party sign: a freestanding sign that advertises goods, products, facilities or services that are located on a different parcel of land from which the sign is located.

Wall sign: a sign attached to or displayed on a wall of a building or structure that is confined to the limits of the wall and does not project outwards more than 0.3 meters.

Zoning Bylaw: the Regional District of Kitimat-Stikine, Thornhill Zoning Bylaw No. 194 and any amendments thereto.

### **3. General Provisions**

- 3.1. Where there is a conflict between this bylaw and sign provisions in an applicable zoning bylaw the provisions of this bylaw will prevail.
- 3.2. Nothing in this bylaw relieves a person from complying with the *Transportation Act*, the *Motor Vehicle Act* or the *Agricultural Land Commission Act* or the Regulations under those Acts in relation to the erection, construction or placement of any sign.
- 3.3. Home Occupation signs are permitted only on the property where the home occupation is located and must conform to the other regulations applicable in the zone where the sign is located.
- 3.4. A Neighbourhood Entrance sign shall only be located within the commonly accepted boundaries of the neighbourhood or subdivision being identified and shall be limited to a maximum sign area of 3.0 square meters.
- 3.5. The owner of property on which a sign is constructed, erected, or located shall ensure that such sign is structurally sound and is maintained in a safe condition.
- 3.6. No part of any sign shall project beyond any property line.

### **4. Exemptions:**

- 4.1. The following signs are exempt from the provisions of this bylaw.
  - 4.1.1. Signs displayed by Local, Provincial or Federal governments for advising or directing the public.
  - 4.1.2. Point of Interest sign with a sign area of 3.0 square meters or less.
  - 4.1.3. Community Identification signs.
  - 4.1.4. Real Estate sign with a sign area of 3.0 square meters or less.
  - 4.1.5. Political sign that are part of a scheduled election or referendum.

### **5. Prohibited signs:**

- 5.1. Signs that are not expressly permitted under this bylaw are prohibited, including but not limited to the following:
  - 5.1.1. Rooftop signs
  - 5.1.2. Animated or flashing signs
  - 5.1.3. Portable signs with a sign area greater than 3.0 square meters
  - 5.1.4. Converted Vehicle signs

## 6. Sign Location, Number, Area and Height

Signs located on properties within the following zones of Thornhill Zoning Bylaw No. 194 (Table 1) are permitted subject to the conditions in this section.

Table 1  
Thornhill Zoning Bylaw Zones

Ag	Agriculture	C-1	Central Commercial
Ru1	Low Density Rural	C-2	Neighbourhood Commercial
Ru2	Medium Density Rural	C-3	Highway Commercial
Ru3	High Density Rural	RuM	Rural Industrial
Ru4	Rural Resource	M-1	Light Industrial
RL	Low Density Residential	M-2	Restricted Industrial
R1	Single Family Residential	P-1	Community & Institutional
R2	Two Family Residential	OS	Open Space
RMH	Mobile Home Park		
RM-1	Four Family Residential		

### 6.1. Agriculture Zone (Ag)

6.1.1. One freestanding sign is permitted per parcel which must conform to the following:

- i. Sign Area: 3.0 square meters maximum
- ii. Sign Height: 3.0 meters maximum
- iii. Minimum Setbacks
  - a) 4.5 meters from any lot line fronting Highway 16 and 37
  - b) 1.5 meters from a front lot line
  - c) 3.0 meters from side and rear lot lines

6.1.2. One third party sign is permitted per parcel only along the lot line of a property that fronts Highway 16 or 37 where the property has greater than 300 meters of highway frontage. The sign must conform to the following:

- i. Sign Area: 18.6 square meters maximum
- ii. Sign Height: 5.5 meters maximum
- iii. Minimum Setback:
  - a) Subject to subsection (b), 4.5 meters from any property line
  - b) No part of a sign shall be located within a sight triangle.

6.1.3. One house numbering sign is permitted per parcel with a maximum sign area of 0.5 square meters.

## 6.2. Rural Zones (Ru1, Ru2, Ru3)

6.2.1. One house numbering sign and one home occupation sign is permitted per parcel, conforming to the following:

- i. Sign Area:
  - a) 0.2 square meters maximum for a house number sign
  - b) 0.5 square meters maximum for a home occupation sign
- ii. Sign Height: 1.5 meters maximum
- iii. Minimum Setback for a freestanding sign:
  - a) 1.5 meters from front lot line
  - b) 3.0 meters from side and rear lot lines

6.2.2. One third party sign is permitted per parcel only along the lot line of a property that fronts Highway 16 or 37 where the property has greater than 300 meters of highway frontage. The sign must conform to the following:

- i. Sign Area: 18.6 square meters maximum
- ii. Sign Height: 5.5 meters maximum
- iii. Minimum Setback:
  - a) Subject to subsection (b), 4.5 meters from any property line
  - b) No part of a sign shall be located within a sight triangle.

## 6.3. Residential Zones (RL, R1, R2, RM1)

6.3.1. One house numbering sign and one home occupation sign per dwelling unit is permitted per parcel, conforming to the following:

- i. Sign Area:
  - a) 0.2 square meters maximum for a house number sign
  - b) 0.5 square meters maximum for a home occupation sign
- ii. Sign Height: 1.5 meters maximum
- iii. Minimum Setback for a freestanding sign:
  - a) 1.0 meters from front lot line and Highway 16 and 37
  - b) 3.0 meters from side and rear lot lines

6.3.2. Third party signs are prohibited

#### 6.4. Mobile Home Park Zone (RMH)

- 6.4.1. One house numbering sign and one home occupation sign per mobile home unit, which must conform to the regulations under Section 6.3.1
- 6.4.2. One Mobile Home Park entrance sign located at the principal entrance of the Mobile Home Park, which must conform to the following:
  - i. Sign Area: 3.0 square meters maximum;
  - ii. Sign Height: 3.5 meters maximum; and
  - iii. Minimum Setback
    - a) 1.0 meters from the front lot line
    - b) 3.0 meters from the side and rear lot line
- 6.4.3. Third party signs are prohibited

#### 6.5. Commercial Zones (C-1, C-2, C-3)

- 6.5.1. Signs must conform to the following:
  - i. Maximum of one freestanding sign per parcel.
  - ii. Maximum of one ground sign per parcel.
  - iii. Maximum of one third party sign per parcel
  - iv. Sign Area:
    - a) The total sign area of all signs shall not exceed 25 square meters.
    - b) A freestanding sign shall not have a sign area greater than 18.6 square meters or an area equal to 30% of the frontage, whichever is less.  
(Example: 23 m frontage x 0.30 = sign area of 6.9 sq. m)
    - c) Wall signs shall not have a sign area greater than 15% of the wall area on which the sign is located.
  - v. Sign Height:
    - a) Subject to subsection (b), freestanding sign shall not exceed 9.0 meters
    - b) Third party sign shall not exceed 5.5 meters
  - vi. Minimum Setback, not including wall signs
    - a) Subject to subsection (b), 1.5 meters from any lot line
    - b) Any freestanding sign adjacent to a property zoned residential in the zoning bylaw shall be setback from the adjoining lot line a distance at least equal to the sign height
  - vii. Sight Lines: any sign located within 6.0 meters of an intersection of a road or highway must maintain a clear sight line between the heights of 1.0 meter and 3.0 meters.
  - viii. A changeable copy electronic sign is permitted subject to the following:
    - a) No changeable copy electronic sign is to be located within 100 meters of a property zoned for residential purposes in the zoning bylaw.
    - b) The sign shall only be part of a free standing sign or wall sign
    - c) The area of the sign displaying the electronic message is not greater than 5.5 square meters or 30% of the total sign area whichever is less.
    - d) The sign shall not be used for third party advertising.

## 6.6. Industrial Zones (M-1 and M-2)

6.6.1. Signs must conform to the following:

- i. Maximum of one freestanding sign per parcel.
- ii. Maximum of one ground sign per parcel
- iii. Maximum of one third party sign per parcel
- iv. Sign Area:
  - a) The total sign area of all signs shall not exceed 22 square meters.
  - b) A freestanding sign shall not have a sign area greater than 18.6 square meters or an area equal to 30% of the lot frontage, whichever is less.  
(Example: 23 m frontage x 0.30 = sign area of 6.9 sq. m)
  - c) Wall signs shall not have a sign area greater than 10% of the wall area on which the sign is located.
- v. Sign Height:
  - a) Subject to subsection (b) freestanding sign shall not exceed 9.0 meters
  - b) Third Party sign shall not exceed 5.5 meters
- vi. Minimum Setback, not including wall signs
  - a) Subject to subsection (b), 3.0 meters from any lot line
  - b) Any freestanding sign adjacent to a property zoned residential in the zoning bylaw shall be setback from the adjoining lot line a distance at least equal to the sign height.
- vii. Sight Lines: any sign located within 6.0 meters of an intersection of a road or highway must maintain a clear sight line between the heights of 1.0 meter and 3.0 meters.

## 6.7. Rural Resource and Rural Industrial Zones (Ru4 and RuM)

6.7.1. One house numbering sign not exceeding 0.2 square meters in sign area

6.7.2. One freestanding sign per parcel is permitted identifying an industrial use or home occupation on the parcel that is conforming to the zoning bylaw. The sign shall conform to the following:

- i. Sign Area: 3.0 square meters maximum
- ii. Sign Height: 3.0 meters maximum
- iii. Minimum Setback:
  - a) 3.0 meters from any lot line in the Ru4 zone
  - b) 1.5 meters from any lot line in the RuM zone
- iv. Sight Lines: any sign located within 6.0 meters of an intersection of a road or highway must maintain a clear sight line between the heights of 1.0 meter and 3.0 meters.



## 6.8. Public Institutional Zone (P-1)

6.8.1. Two signs per parcel are permitted, which must conform to the following.

- i. Maximum of one freestanding sign per parcel
- ii. Maximum of one ground sign per parcel
- iii. Sign Area:
  - a) A freestanding sign shall not have a sign area greater than 3.7 square meters maximum
  - b) Wall signs shall not have a sign area greater than 5% of the wall area on which the sign is located.
  - c) A ground sign shall not have a sign area greater than 3.0 square meters.
- iv. Sign Height: 4.5 meters maximum
- v. Minimum setback:
  - a) 1.5 meters from any lot line
- vi. Sight Lines: any sign located within 6.0 meters of an intersection of a road or highway must maintain a clear sight line between the heights of 1.0 meter and 3.0 meters.
- vii. A changeable copy electronic sign is permitted subject to the following:
  - a) The area of the sign displaying the electronic message must not be greater than 40% of the total sign area

6.8.2. Third party signs are prohibited.

## 6.9. Open Space Zone (OS)

6.9.1. One third party sign is permitted per parcel only along the lot line of a parcel that fronts Highway 16 or 37 where the parcel has greater than 300 meters of highway frontage. The sign must conform to the following

- i. Sign Area: 18.6 square meters maximum
- ii. Sign Height: 5.5 meters maximum
- iii. Minimum Setback:
  - a) Subject to subsection (b), 4.5 meters from any lot line
  - b) No part of a sign shall be located within a sight triangle

## **7. Permits:**

- 7.1. A person shall apply for and obtain a sign permit in the form provided by the Regional District of Kitimat-Stikine prior to installing, erecting or locating a sign.
- 7.2. No permit is required for signs with a sign area of 3.0 square meters or less
- 7.3. The applicant shall complete a sign permit application provided by the Regional District of Kitimat-Stikine and include with the application the fee required under section 7.6 and a set of plans showing the following:
  - 7.3.1. The outline of the property on which the sign is to be located.
  - 7.3.2. The location on the property where the sign is to be located, including distances from property lines as measured from the furthest extension of the sign or its supporting structure.
  - 7.3.3. Location of any buildings or structures on the property where the sign is to be displayed.
  - 7.3.4. The dimensions of the sign, including overall height of the sign and supporting structure and the height, width and area of the displaying or advertising proportion of the sign.
  - 7.3.5. Sufficient detail regarding the purpose of the sign and the proposed content of the information to be displayed on the sign.
  - 7.3.6. Sufficient information regarding how the sign will be constructed and supported.
- 7.4. The Manager is authorized to receive and review applications for a permit under this bylaw, and where the proposed sign conforms to the regulations under this bylaw, may issue a permit subject to the following conditions:
  - 7.4.1. The work for which the permit was issued must commence within 120 days of the date of issuance the permit and if the work is not commenced within that time period the permit shall automatically expire and no refund of fees will be given.
  - 7.4.2. If a sign frame or structure is not used to identify, describe or illustrate or display a message for a period 180 consecutive days, the permit for that sign shall automatically expire.
  - 7.4.3. Where a sign permit expires the permit holder must remove the sign including the sign frame or structure.
- 7.5. If the business or product being advertised on a previously permitted sign is changed a new application shall be required prior to erecting the new sign.
- 7.6. The fees charged for a sign permit shall be as per fee Schedule I of Development Procedures Bylaw No. 613, 2012.

## **8. Inspection:**

- 8.1. The Bylaw Enforcement Officer or Building Inspector is hereby authorized to enter, at all reasonable times upon any property or premises subject to this bylaw to ascertain whether the regulations of this Bylaw are being or have been complied with.

**9. Offenses:**

- 9.1. No person shall erect, construct, place, display, rebuild, reconstruct, alter, maintain or move or cause, suffer or permit the erecting, placing, construction, displaying, rebuilding, reconstructing, altering, maintaining or moving of any sign contrary of the provisions of this bylaw.

**10. Penalties:**

- 10.1. Every person who violates any provision of this bylaw, or who causes, suffers, or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw, or who neglects or refrains from doing anything required to be done by any of the provisions of this bylaw, or who carries out or suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw shall be liable on summary conviction to a fine not exceeding the maximum described in the *Offence Act*.

**11. Continuing Offence:**

- 11.1. Each day that a violation under this bylaw continues shall constitute a separate offence.

**12. Severability:**

- 12.1. If any section, subsection or other part of this bylaw is found by a court of competent jurisdiction to be invalid, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

**13. Removal of Signs:**

- 13.1. Political signs displayed or erected in conjunction with elections or referendums are permitted and shall be removed in accordance with appropriate election legislation and Elections BC guidelines.
- 13.2. Signs advertising any business or home occupation that has been closed or has ceased to operate shall be removed within one year of the business or home occupation closing or ceasing operation.
- 13.3. No community event signs shall be erected more than 60 days prior to the scheduled event, cause or festival and shall be removed within 30 days of the conclusion of the event, cause or festival.
- 13.4. Temporary signs advertising garage sales, flea markets or similar temporary events shall be removed within 14 days of the completion of the event.

**14. Title**

This Bylaw may be cited as the “Thornhill Sign Regulation Bylaw No. 632, 2014”.

READ A FIRST TIME this 24<sup>th</sup> day of January, 2014.

READ A SECOND TIME this 24<sup>th</sup> day of January, 2014.

READ A THIRD TIME this 24<sup>th</sup> day of January, 2014.

ADOPTED this 21<sup>st</sup> day of February, 2014.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Administrator

Certified a true copy of Bylaw  
No. 632, 2014, as adopted

\_\_\_\_\_  
Administrator