

SIGN GUIDELINES FOR BUILDERS
(See By-law S-3775-94 for complete regulations)

Updated March 16, 2016

1. Real Estate open house directional signs (Realtor's Signs)

Daily 8 am to 8 pm (maximum)

- During hours of operation of model home (open house must be open; sign must indicate "Open House")
- Size – 0.5 m² and no higher than 0.6 m
- Permitted on road allowance
- Located 0.6 m minimum from sidewalk & travelled portion of the road
- Prohibited on medians or islands
- No permit required

2. Model Home Sign

- Up to 3 m² on private property and 4.5 m in height
- On the lot same lot as the model home
- No limit to number of signs
- No permit required

3. New Home Development Portable Signs (new construction only, Builder's signs)

- Limited to groupings of up to 2 signs, or a maximum of 1 sign per builder where there are more than 2 builders in the subdivision, provided the groupings are;
- restricted to two corners of a street intersection
- placed no closer than 100 metres from any other grouping
- not placed adjacent to a residential property except for the rear property line of the lot or a lot that is undeveloped;
- may have two sign faces
- 0.6 m² area & no higher than 1.1 metres
- not to be displayed on a median or obstructing a sight line, or to interfere with street maintenance, impede the movement of pedestrian or vehicular traffic, or otherwise create a hazard;
- no closer than 10 metres to a transit stop;
- no closer than 3.0 metres to a driveway intersection with a street line;
- not within 1.0 metres of any municipal sidewalk
- may be placed on a street at 4:00 p.m. on a Friday and all such signs shall be removed no later than 9:00 a.m. of the immediately following Monday, provided that where a Friday or a Monday is a statutory holiday, the hours shall be extended only to the extent necessary to include the statutory holiday
- permit required – annually from April 1st – March 31st
- licensing agreement and insurance required for signs on city road allowance

4. Directional Information Construction Signs (Third Party Advertising)

On private property only

- A temporary construction sign in the ground, by agreement with the property owner's permission may have a sign up to 5m in height and 6 m² in area
- Limited to the name and location of construction
- Up to two signs outside a plan of subdivision

5. Construction signs on plan of subdivision

- Up to three signs per street
- The greater of 11.5 m² or 1 m² per 10 m street frontage to a maximum 25 m² per sign
 - a. a maximum of 100 m² per premise where the signs are at least 60 m from another construction ground sign
 - b. Construction signs for subdivisions may be **increased by 10%** of the sign face area to accommodate individual builders signs
 - c. Permit required if the sign area exceeds 10m²
 - d.

6. Transfer Ground Sign Area – When a property faces more than one arterial street, a property may apply to transfer sign face area from one street to another provided the owner enters into a uniformity agreement to transfer. The transfer may be up to 50% of the sign face area permitted on the other arterial but in no case shall it exceed 25.0m²

7. Temporary Sales Trailer – signs are permitted on the entire face of the trailer but shall not project above the trailer wall more than 1.2m. If the signage projects above the trailer wall and has an area exceeding 10m², a permit shall be required.