



City of Langley

CITY OF LANGLEY
SIGN BYLAW NO. 2125

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of May 1, 2010

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, 2000, No. 2237	Clarify regulations pertaining to Murals
Amendment No. 2, 2002, No. 2464	Placement of Election Signs
Amendment No. 3, 2004, No. 2536	Bylaw did not proceed
Amendment No. 4, 2006, No. 2645	Definitions, third party signs
Amendment No. 5, 2010, No. 2807	Permit application and issuance

WHEREAS pursuant to Section 967 of the Municipal Act of the Province of British Columbia, Council may regulate the number, size, type, form, appearance and location of any signs, and may prohibit signs subject to Section 967(2);

AND WHEREAS pursuant to Section 579(3) of the Municipal Act of the Province of British Columbia, Council may regulate or prohibit the erection, placing, alteration, maintenance, demolition and removal of signs;

AND WHEREAS pursuant to Section 734(1) of the Municipal Act of the Province of British Columbia, Council may regulate the construction, alteration, repair or demolition of structures;

AND WHEREAS it is deemed desirable to regulate such signs and structures in the City of Langley;

NOW THEREFORE, the Municipal Council of the City of Langley, in open meeting assembled, enacts as follows:

PART I - ADMINISTRATION AND ENFORCEMENT

A. APPLICATION

1. This Bylaw is applicable to the erection, placement, display, alteration or movement of signs on all private property and the placement of *sandwich board signs* on highway right-of-ways within the boundaries of the City of Langley.
2. This Bylaw does not apply to:
 - (a) Signs located inside a building and not visible or intended to be visible from any street.
 - (b) Building addresses containing number and street only.
 - (c) Name and / or address plates for private residences.

B. DEFINITIONS

1. The following definitions shall apply throughout this Bylaw:

Awning means a movable or temporary hood or cover, composed of non-rigid materials, which projects from the wall of a building.

Building Face means the total area of the wall of a building.

Building Inspector means the Chief Building Inspector appointed by City Council and includes any authorized deputy, assistant or Building Inspector.

Business means the carrying on of a commercial or industrial undertaking of any kind or nature or the providing of professional, personal, or other services for the purpose of gain or profit.

Canopy means a permanent hood, cover or shelter, other than a projecting roof, which projects from the wall of a building.

City means the City of Langley.

Clearance means the vertical distance between the underside of a *sign* and average finished grade immediately below.

Copy means the text, illustrations and symbols on a line.

Copy Area means the area within the shortest line surrounding the copy.

Mural means an artistic rendering, picture, design or drawing painted or otherwise applied to a building face which is intended as a public display and depicts the heritage of the City and surrounding areas, but does not include a fascia sign. (Amended by Bylaw No. 2237)

Owner means an “owner” as defined by the “Municipal Act”.

Political Sign Area means a public area designated in section 4 of this Bylaw for the placement of Political Signs. (Added by Bylaw No. 2464)

Roof Line means the line formed by the intersection of the exterior walls of a building with the roof of a building and in the case of a pitched roof shall be at the eaves level.

Sign means a structure, device or visual display intended to advertise, communicate information or attract the attention of the public for any purpose.

Sign Area means the total area within the outer edge of the frame or border of a *sign* but where a *sign* has no frame or border, means the area contained within the shortest line surrounding the copy. In the case of a multi-faced *sign* (excluding a *sandwich board sign*), each side shall be counted in computing the *sign area*.

Sign, Abandoned means a *sign* which advertises an activity, business, product or service which is no longer conducted or available on the premises on which the sign is located.

Sign, Advertising means a *sign* which advertises or identifies an activity, business, product or service conducted within or otherwise obtainable within the premise or on the parcel on which the sign is located.

Sign, Awning means a non-illuminated identification sign painted or affixed flat against the surface of an *awning* and which does not extend vertically or horizontally beyond the limits of such *awning*.

Sign, Billboard means an off-premises sign that advertises goods, products, services or facilities or directs persons to a different location than where the *sign* is located.

Sign, Canopy means a *sign* attached to or constructed in or on the face of a *canopy*.

Sign, Changeable Copy means a *sign* on which copy can be changed electronically or manually, but does not include a *billboard sign*.

Sign, Directional means a *sign* which only communicates information regarding pedestrian or vehicular movement on the parcel on which the *sign* is located.

Sign, Fascia means a flat *sign* affixed or painted parallel to the face of a building.

Sign, Flashing means a *sign* containing an intermittent or flashing light source, but does not include an automatic changeable copy sign.

Sign, Freestanding means a *sign* wholly supported from the ground by a structural member or members which is neither attached to nor forms part of a building, but does not include a *billboard sign*.

Sign, Home Occupation means a non-illuminated *sign* identifying the name of an accessory home occupation business.

Sign, Identification means a *sign* which identifies the location and nature of a building, structure or use which is not reasonably visible from the street serving such building, structure or use.

Sign, Political means a *sign* that pertains only to an election by the voters in the City of Langley for City Council, School Board of School District #35, Provincial and Federal Government.

Sign, Portable means a *sign* not permanently attached to the ground or a building, but does not include a *sandwich board sign*.

Sign, Projecting means a *sign* which projects from a building face, but does not include an *awning, canopy* or *fascia sign*.

Sign, Real Estate means a temporary *sign* which indicates that the parcel or premises on which the *sign* is located is for sale, lease or rent.

Sign, Roof means a *sign* which is erected wholly or partly above the roof line of a building, and includes an inflatable sign.

Sign, Sandwich Board means a non-illuminated *sign* consisting of two flat faces / surfaces joined at one end and resting on the ground.

Sign, Temporary means a *sign* displayed for a limited period of time.

Sign, Third Party means a *sign* which advertises or identifies an activity, business, product or service which is not conducted within or otherwise obtainable within the premise or on the parcel on which the sign is located.

Sign, Third Party Real Estate means a *Real Estate sign* located on a parcel or premises other than that which it advertises; or on a *street*. . (Amended by Bylaw No. 2645)

Sign, under canopy means a sign suspended from a *canopy* and located directly below and under the *canopy*.

Sign, Vehicle means a *sign* which is erected on or attached to a vehicle where the principal purpose of the vehicle is to serve as a sign or a sign support structure.

Sign, Window means a *sign* which is painted or affixed to the inside of a window and in the view of the general public.

Street means a street or road open to public use but excludes a lane.

Zone means the zoning designation established pursuant to the City of Langley Zoning Bylaw, 1996, No. 2100.

C. GENERAL PROVISIONS

1. General Compliance

No *sign* shall be erected, placed, displayed, altered or moved within the *City* unless such sign is in conformity with the provisions of this Bylaw.

2. Non-Conforming Signs

A *sign* lawfully in existence at the time of adoption of this Bylaw, although the sign does not conform to the provisions of this Bylaw, may continue to be used but shall not be rebuilt, reconstructed, altered or moved unless in conformity with the provisions of this Bylaw.

3. Maintenance of Signs

All *signs* shall be structurally sound and free from all hazards caused or resulting from decay or the failure of structural members, fixtures, lighting or appurtenances. All *signs* shall be maintained in readable and clean condition, and the site of the *sign* shall be maintained free of weeds, debris and rubbish. Normal *sign* maintenance does not require a *sign* permit, but shall conform to all other requirements of this Bylaw.

4. Signs Permitted in all Zones

The following *signs* shall be permitted within all Zones and shall be **exempt from the requirement to obtain a permit**, provided however that all other provisions of this Bylaw are met:

- (a) Traffic Control Devices as defined in the Motor Vehicle Act.
- (b) *Signs* required to be posted by Governmental Order, Rule or Regulation.
- (c) Memorial plaques, cornerstones, historical markers and like monuments.
- (d) *Directional signs* not exceeding 1.0 m² [10.76 ft²].
- (e) *Identification signs*, not more than four (4) in number.
- (f) "No Trespassing" *signs* not exceeding 1.0 m² [10.76 ft²].
- (g) *Window Signs*.
- (h) ***Political Signs* provided that such *signs*:**
 - i) **are not installed before a Provincial or Federal election is officially called or before the end of the nomination period of the City of Langley Council and School Board of School District #35 elections;**
 - ii) **are removed within seven (7) days after the election;**
 - iii) **if attached to the ground, are no larger than 1.2 metres by 2.4 metres (4 feet by 8 feet) and will not extend more than 3 metres (9.84 feet) above ground;**
 - iv) **are placed on private property with the consent of the owner or occupier;**
 - v) **are placed in the following designated *Political Sign Areas* with the consent of the owner or occupier:**

- 1) **B.C. Hydro Right of Way along both sides of 200th Street (legally described as Lot 528, District Lot 37, New Westminster District, Plans 62262 and 62263; South Half of Lot A, District Lot 37, New Westminster District, Plan 7062; Section 35 Township 7, New Westminster District Part NW ¼, Plan 7062 except Plan PCL B EP8068; PCL A RP 7062, 20662, 289,28, 44016, 46874 and 49277); and**
- 2) **5795 Langley Bypass (legally described as Lot 67, District Lot 37, New Westminster District Plan 57552).**

- vi) **do not obstruct or otherwise interfere with sight lines or movement of motor vehicles, pedestrians, cyclists or any other, or obstruct the visibility of regulatory sign or other traffic control devices; and**
- vii) **are not displayed or distributed on days designated as voting days within 100 metres (328 feet) of a building or other place where voting for local elections, by-elections, referenda or other voting is being conducted. (Amended by Bylaw No. 2464)**

- (i) *Real Estate signs* provided that such *signs*:
 - i) Are removed within seven (7) days after the lease, rental or sale of the property to which the *sign* refers.
 - (j) National, Provincial, Municipal or corporate flags or emblems of political, civic, philanthropic, educational and religious organizations.
 - (k) Signs erected by the City for municipal purposes. (Amended by Bylaw No. 2645)
- 4.1 An employee of the City may remove any sign where the posting of it is a hazard to public safety as determined by the Bylaw Compliance Officer. (Amended by Bylaw No. 2464)**

5. Signs Prohibited in All Zones

Signs that are not specifically permitted in this Bylaw are hereby prohibited, and without limiting the generality of the foregoing, the following *signs* are specifically prohibited:

- (a) *Balcony signs.*
- (b) *Signs* emitting sound, odor or matter.
- (b) *Vehicle signs.*
- (c) *Billboard signs.*
- (d) *Portable signs.*
- (e) *Roof signs.*
- (f) *Flashing signs.*

- (g) *Third Party signs*, except that Third Party signs shall be permitted on a municipal property or *street* in accordance with Section 6 below. (Amended by Bylaw No. 2645)

6. Third Party Signs on Municipal Property

- (a) *Third Party Real Estate signs* are permitted on a municipal street subject to compliance with the provisions of this bylaw and the issuance of a Highway Use Permit. (Amended by Bylaw No. 2645)
- (b) *Third Party signs* are permitted on real property owned by the *City* subject to:
 - i. Compliance with the provisions of this bylaw;
 - ii. Approval of the City of Langley Parks & Recreation Commission for signs located in parks;
 - iii. Approval of City Council for all other signs.”(Amended by Bylaw No. 2645)

7. Building Facade Design Guidelines

No *sign* shall be erected, placed, displayed, altered or moved within that area of the City designated as Core Commercial in the City of Langley Official Community Plan unless such *sign* is in conformance with the provisions of the City of Langley Core Commercial Building Facade Design Guidelines.

8. Removal of Abandoned Signs

Abandoned signs shall be removed within thirty (30) days from the receipt of written notice by the *Building Inspector*. In the event that the *sign(s)* is (are) not removed within this time period, the City may enter upon or into the property, building or premise and carry out the removal of the *sign(s)* at the cost of the *owner*.

D. SEVERABILITY

- 1. If any Part, Section, Sub-section, clause, phrase or sentence of this Bylaw is for any reason held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

E. ENFORCEMENT

- 1. The Director of Development Services, *Building Inspector* and Bylaw Enforcement Officer of the *City* may enter at all reasonable times upon or into any property, building or structure for the purpose of ascertaining whether the requirements and regulations of this Bylaw are being observed. Any obstruction in the administration and enforcement of this Bylaw shall constitute an offence.
- 2. The Director of Development Services, *Building Inspector* and Bylaw Enforcement Officer of the *City* may order the cessation, repair, alteration, correction or removal of any work or sign which is in contravention of the provisions of this Bylaw.
- 3. Municipal Ticket Information “tickets” pursuant to the City of Langley Ticket Information Utilization Bylaw, 1994, No. 1981 may also be issued to any person who commits an offence against this Bylaw.

F. VIOLATIONS

1. Every person who violates any of the provisions of this Bylaw, or permits any act in contravention of this Bylaw, or who neglects to do or refrains from doing anything required by the provisions of this Bylaw, commits an offense, and upon summary conviction thereof shall be liable to a fine and penalty not exceeding \$1,000.00, or in the alternative, to imprisonment for any period of time not exceeding six (6) months.

PART II - SIGN PERMITS

A. PERMIT REQUIREMENT

1. Except as provided in Part I - Section C.4., no *owner* shall erect, place, display, alter, move or otherwise permit a *sign* unless a *sign* permit has been issued in accordance with the provisions of this Bylaw.

B. PERMIT APPLICATION

1. Except where Section II (B)(5) applies, every application for a sign permit shall be made on a form prescribed by the Building Inspector with an application fee as outlined in the Building and Plumbing Regulation Bylaw, 2003 No. 2498 as amended from time to time.
2. Every application for a Free Standing Sign shall include:
 - (a) scaled site plan locating all existing and proposed Free Standing signs on the property;
 - (b) two sets of drawings sealed and signed by registered professional with Letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the current BC Building Code; and
 - (c) the drawings shall include but is not limited to footings, foundations, sign construction, connections, materials, colours, any art work and copy of the sign.
3. Every application for an Awning, Awning Sign, Canopy, Canopy Sign, Under Canopy, Under Awning, Projecting Sign, and Facia Sign shall be accompanied by two sets of the following:
 - (a) scaled building elevation showing all existing and proposed signs;
 - (b) sign construction details including materials, colours, art work, and copy; and

- (c) except for Fascia Signs which are less than 300mm in depth, the Registered Professional to seal and sign all the drawings and provide Letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the current BC Building Code.
4. Every application for a portable sign shall include:
- (a) two sets of drawings with drawings designed in compliance with the Schedule A “ Sandwich Board Design Guidelines”;
 - (b) a license agreement signed by the owner, tenant and City on a form prescribed by the building inspector; and
 - (c) a \$2 million public liability insurance policy with City of Langley as an additional name insured.
5. Every application for a Third Party Real Estate Sign shall include:
- (a) a permit fee of \$5000 and \$5000 security deposit for each Third Party Real Estate Sign;
 - (b) two sets of scaled drawing including but not limited to site plan and sign construction details; and
 - (c) documents referred to in Part I subsection K (7) and K(8).

C. PERMIT ISSUANCE

1. A Building Inspector will issue the permit for which the application is made when:
- (a) the applicant has submitted a completed application including all required supporting documentation;
 - (b) the proposed work set out in the application substantially conforms with this bylaw, and all other applicable bylaws and enactments;
 - (c) the owner or his representative has paid all charges, provided all security as outlined in the current Building and Plumbing Regulation Bylaw, as amended from time to time,
 - (d) the applicant has met all requirements imposed by this bylaw and any other bylaw or enactment; and
 - (e) no enactment, agreement, covenant in favour of, or regulation of the City authorizes the permit to be withheld.

PART III - GENERAL SIGN SPECIFICATIONS

A. FASCIA SIGNS

1. Sign Area

- (a) The total *area* of all *fascia signs* on a building wall shall not exceed 1.0 m² [10.76 ft²] per 1.0 m of lineal building wall to which the sign is affixed, up to a maximum *sign area* of 14.0 m² [150.69 ft²].
- (b) Only the *street* frontage of the business on which the *sign* is located shall be used for *sign area* calculations.

2. Projection

- (a) A *fascia sign* shall not project more than 0.3 m [0.98 ft] horizontally from the building face to which it is attached.
- (b) Where more than one *fascia sign* is permitted, the *signs* may be extended horizontally along each street frontage to meet at the corner of the building common to both *signs*.
- (c) A *fascia sign* shall not extend above the sills of any windows above the sign.
- (d) A *fascia sign* shall not extend above the roof line of a building to which it is affixed.

3. Clearance

- (a) A *fascia sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].

B. PROJECTING SIGNS

1. Sign Area

- (a) The *area* of a *projecting sign* shall not exceed 2.8 m² [30.13 ft²].

2. Projection

- (a) A *projecting sign* shall not project more than 3.0 m [9.84 ft] horizontally from the exterior wall of a *building face* to which it is attached.
- (b) A *projecting sign* shall not project any closer than 1.0 m [3.28 ft] horizontally to the curb line.
- (c) A *projecting sign* shall not project over any portion of a *street* or lane.

3. Clearance

- (a) A *projecting sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].
- (a) Not more than one *projecting sign* shall be permitted for each *business*.

C. FREESTANDING SIGNS

1. Sign Area

- (a) The *area* of a *freestanding sign* shall not exceed 12.0 m² [129.17 ft²].

2. Projection

- (c) A *freestanding sign* shall not project over any portion of a *street* or lane.

3. Clearance

- (a) A *freestanding sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].

4. Height

- (a) A *freestanding sign* shall have a maximum height of 8.0 m [26.24 ft].

5. Number

- (a) Not more than one *freestanding sign* shall be permitted for each *business*.

D. CANOPIES AND CANOPY SIGNS

1. Sign Area

- (a) The *area* of a *canopy sign* shall not exceed 1.0 m² [10.76 ft²] per 1.0 m of lineal *canopy* frontage to which the *sign* is affixed.

2. Projection

- (a) A canopy or *canopy sign* shall not project more than 3.0 m [9.84 ft] horizontally from the exterior wall of a *building face* to which it is attached.
- (b) A *canopy* or *canopy sign* shall not project any closer than 1.0 m [3.28 ft] horizontally to the curb line.
- (c) A *canopy* or *canopy sign* shall not project over any portion of a *street* or lane.

3. Clearance

- (a) A *canopy sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].

E. AWNINGS AND AWNING SIGNS

1. Sign Area

- (a) The *area* of an *awning sign* shall not exceed 1.0 m² [10.76 ft²] per 1.0 m of lineal *awning* frontage to which the *sign* is affixed.

2. Projection

- (a) An awning or *awning sign* shall not project more than 3.0 m [9.84 ft] horizontally from the exterior wall of a *building face* to which it is attached.
- (b) An awning or *awning sign* shall not project any closer than 1.0 m [3.28 ft] horizontally to the curb line.
- (c) An awning or *awning sign* shall not project over any portion of a *street* or lane.

3. Clearance

- (a) An *awning sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].

F. UNDER CANOPY / AWNING SIGNS

1. Sign Area

- (a) The *area* of an *under canopy / awning sign* shall not exceed 1.0 m² [10.76 ft²].

2. Projection

- (a) An *under canopy / awning sign* shall not project beyond any canopy or awning.

3. Clearance

- (a) An *under canopy / awning sign* shall have a minimum *clearance* of 2.5 m [8.20 ft].

4. Vertical Dimension

- (a) The vertical dimension of an *under canopy / awning sign* shall not exceed 0.5 m [1.64 ft].

G. SANDWICH BOARD SIGNS

1. Sign Area

- (a) The *area* of a *sandwich board sign* shall not exceed 0.75 m² [8.07 ft²] per *sign face*.

2. Height

- (a) The height of a *sandwich board sign* shall not exceed 1.3 m [4.26 ft].

3. Number

- (a) Not more than one *sandwich board sign* shall be permitted for each *business*.

4. Appearance

- (a) A *sandwich board sign* shall be designed and constructed in accordance with the Sandwich Board Design Guidelines as set out in Schedule “A” attached to and forming part of this Bylaw.

5. Location

- (a) A *sandwich board sign* (including the base) shall be located in front of the business to which the *sign* pertains, at least 0.45 m [1.47 ft.] from the curb and be situated so as to allow a minimum 2.0 m [6.56 ft.] wide unobstructed pedestrian corridor between the *sandwich board sign* and adjacent street appurtenance, landscaping feature, building or any other structure.

6. License Agreement

- (a) Any application for a permit to place a portable sign on a highway right-of-way shall be accompanied by a License Agreement on a form prescribed by the Building Inspector and a copy of the \$2 Million Public Liability Insurance Policy with The City of Langley as an additional named insured.

H. WINDOW SIGNS

1. Sign Area

- (a) The *area* of a *window sign* shall not exceed twenty percent (20 %) of the window areas and the glazed areas of the doors that parallel the street frontages of the building or premise.

I. CHANGEABLE COPY SIGNS

1. Sign Area

- (a) The *area* of a *changeable copy sign* shall not exceed eighty percent (80 %) of the sign face *area*.

2. Number

- (a) Not more than one *changeable copy sign* shall be permitted for each *street* frontage of the building, premise or parcel and the maximum number of *changeable copy signs* on one parcel shall be two (2).

J. MURALS

1. Appearance

- (a) **A mural approved under Bylaw No. 2236 is not a sign and as such, is not in contravention of this Bylaw.** (Amended by Bylaw No. 2237)

K. THIRD PARTY REAL ESTATE SIGNS (Amended by Bylaw No. 2645)

1. Sign Area

- (a) The area of a *Third Party Real Estate sign* shall not exceed 6.0 m² (64.58 ft²).

2. Projection

- (a) A *Third Party Real Estate sign* shall not project over any portion of a street or lane.

3. Clearance

- (a) A *Third Party Real Estate sign* shall have a minimum *clearance* of 2.5 m (8.20 ft).

4. Height

- (a) A *Third Party Real Estate sign* shall have a maximum height of 5.0 m (16.40 ft)

5. Placement

- (a) A *Third Party Real Estate sign* shall not interfere with any line of vision for motorists on the adjacent or nearby highways or on driveways in the vicinity of the *sign*.

6. Number

- (a) Not more than two *Third Party Real Estate signs* are permitted per development.
- (b) Not more than one *Third Party Real Estate sign* may be located at a particular road intersection corner.

7. Consent of Adjacent Property Owner

- (a) An application for a *Third Party Real Estate sign* on a *street* shall include the written consent of the owner or Strata Council of the

property directly adjacent to the proposed sign.

8. Highway Use Permit

- (a) An application for a *Third Party Real Estate sign* on a *street* shall be accompanied by an application for a Highway Use Permit (complete with \$2 million public liability insurance policy with the *City* as a named insured) as set out in the Highway Use Regulation Bylaw.

9. Period of Use and Removal

- (a) A *Third Party Real Estate sign* permit is valid for a period of one year from its date of issuance.
- (b) A *Third Party Real Estate sign* shall be removed by the applicant within seven (7) days of the expiration of the permit.
- (c) *Third Party Real Estate signs* not removed in accordance with (b) will be removed by the City at the applicant's expense.

PART IV - SIGN SPECIFICATIONS BY ZONE

A. SINGLE FAMILY RESIDENTIAL ZONES (RS1, RS2)

1. The following *signs* are permitted on land in the RS1 and RS2 Zones:

- (a) One (1) *fascia, freestanding or window sign* as a *home occupation sign*, provided that:
- i) The *sign area* shall not exceed 0.2 m² (2.15 ft²).
- (b) One (1) *fascia, freestanding or window sign* as a *real estate sign* provided that:
- i) The *sign area* shall not exceed 1.0 m² (10.76 ft²).

B. MULTIPLE FAMILY RESIDENTIAL ZONES (RM1, RM2, RM3)

1. The following *signs* are permitted on land in the RM1, RM2 and RM3 Zones:

- (a) *Fascia, freestanding or window signs* as a *home occupation signs*, provided that:
- i) The *sign area* shall not exceed 0.2 m² (2.15 ft²).
- (b) Two (2) *fascia or freestanding signs* as *real estate signs* provided that:
- i) The *sign area* shall not exceed 15.0 m² (161.46 ft²).

C. COMMERCIAL ZONES (C1, C2)

1. The following *signs* are permitted on land in the C1 and C2 Zones:
 - (a) *Fascia signs as advertising signs.*
 - (b) *Awning, canopy or under canopy / awning signs as advertising signs.*
 - (c) *Freestanding signs as advertising signs.*
 - (d) *Projecting signs as advertising signs.*
 - (e) *Sandwich board signs as advertising signs.*
 - (f) *Window signs as advertising signs.*
 - (g) Two (2) *fascia, freestanding or window signs as real estate signs* provided that:
 - i) The *sign area* shall not exceed 20.0 m² (215.28 ft²).
 - (h) *Changeable Copy Signs as canopy, fascia or freestanding signs.*
 - (i) *Murals.*

D. INDUSTRIAL ZONES (I1, I2)

1. The following *signs* are permitted on land in the I1 and I2 Zones:
 - (a) *Fascia signs as advertising signs.*
 - (b) *Awning, canopy or under canopy / awning signs as advertising signs.*
 - (c) *Freestanding signs as advertising signs.*
 - (d) *Projecting signs as advertising signs.*
 - (e) *Sandwich board signs as advertising signs.*
 - (f) *Window signs as advertising signs.*
 - (g) Two (2) *fascia, freestanding or window signs as real estate signs* provided that:
 - i) The *sign area* shall not exceed 20.0 m² (215.28 ft²).

E. INSTITUTIONAL ZONES (P1, P2)

1. The following *signs* are permitted on land in the P1 and P2 Zones:
 - (a) *Fascia signs as advertising signs.*
 - (b) *Freestanding signs as advertising signs.*
 - (c) *Changeable Copy Signs as canopy, fascia or freestanding signs.*

F. AGRICULTURAL ZONES (A1)

1. The following *signs* are permitted on land in the A1 Zone:
 - (a) *Freestanding signs as advertising signs.*

G. COMPREHENSIVE DEVELOPMENT ZONES (CD)

1. The following *signs* are permitted on land in Comprehensive Development Zones:
 - (a) *Signs permitted in Part IV - Sections A. - F..*

The City of Langley Sign Bylaw, 1986, No. 1444 and amendments thereto (including Bylaw 1444, 1464, 1781, 1828, 1957 and 1965) are hereby repealed.

This Bylaw may be cited for all purposes as the “**City of Langley Sign Bylaw, 1996, No. 2125**”.

Introduced, passed and read a third time this twenty-second day of July, 1996.

Reconsidered, finally passed and adopted on the twelfth day of August, 1996.

MAYOR

CITY CLERK

SCHEDULE "A" of Bylaw 2125 - LICENSE AGREEMENT - SANDWICH BOARD SIGN

**CITY OF LANGLEY
LICENSE AGREEMENT - SANDWICH BOARD SIGN**

The City of Langley grants to the undersigned Licensee the right, revocable at will by the City on twenty-four hours notice, to place, during business hours only, one *sandwich board sign* not more than 0.75 m² [8.07 ft²] per *sign* face in area nor more than 1.3 m [4.26 ft] in height on that portion of the street immediately abutting the building, premise or parcel at _____ in the City of Langley.

The Licensee hereby agrees:

1. To place the *sandwich board sign* in front of the business to which the sign pertains, at least 0.45 m [1.47 ft] from the curb, to allow a minimum 2.0 m [6.56 ft] wide unobstructed pedestrian corridor between the sign and adjacent street appurtenance, landscaping feature, building or any other structure and so as to minimize disruption of and danger to pedestrians using the sidewalk;
2. To weight the sign sufficiently to prevent its being moved by wind;
3. To remove the *sandwich board sign* and refrain from placing it on the highway upon being directed in writing to do so by the Building Inspector;
4. To indemnify and save harmless the City, its officers, employees and elected and appointed officials, from and against all actions, proceedings, claims and demands by any person and to reimburse the City for all damages and expenses caused or contributed to by the negligence or other default of the Licensee, its servants or agents in respect of anything done pursuant or ostensibly to by the placement of the sandwiched board sign on the highway; and
5. To purchase and maintain in place a policy of public liability insurance in the amount of at least two million dollars, insuring the Licensee and the City as a named insured in respect of claims for personal injury and death and property damage that is directly or indirectly caused by or attributable to the placement of a sandwich board sign under this license, and to provide a copy of such policy to the City.

Chief Building Inspector
City of Langley

Date

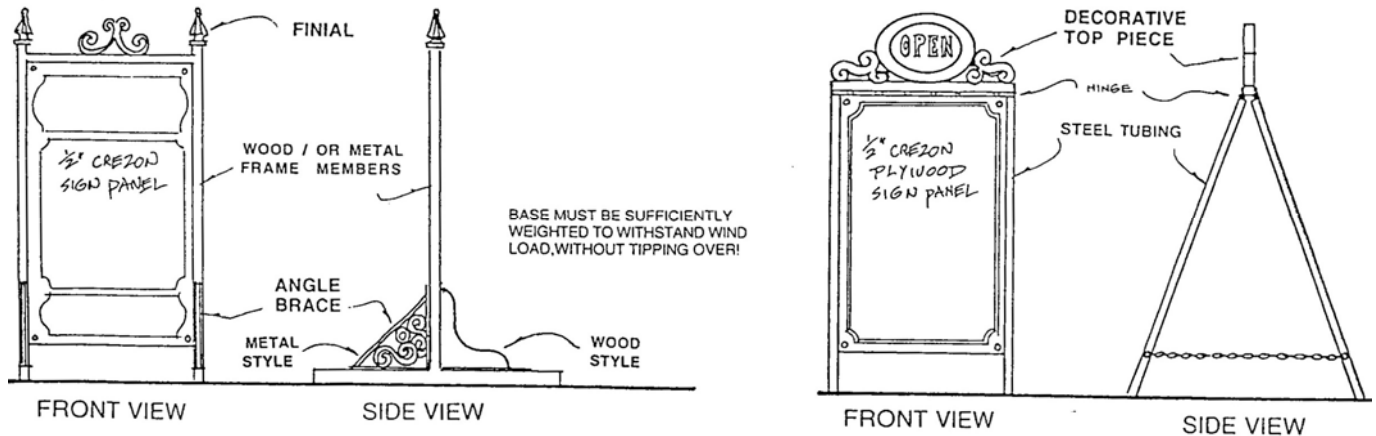
Licensee Signature

Date

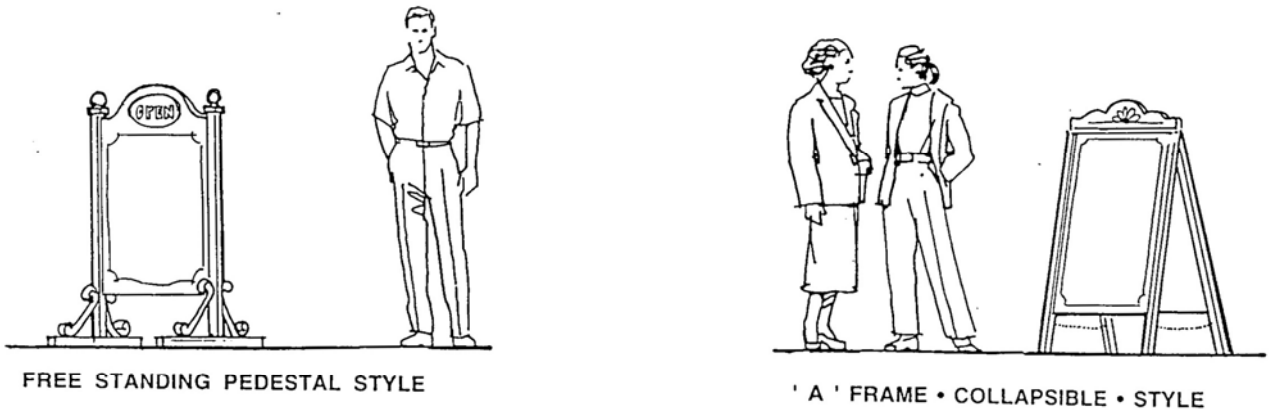
Name

Address

SCHEDULE "B" of Bylaw 2125 - SANDWICH BOARD DESIGN GUIDELINES



SIGN FRAME CONSTRUCTION CONCEPTS



TYPES OF SIDEWALK SIGN

