

**Town of Conception Bay South
Land Use Zoning, Subdivision and Advertisement
(Development) Regulations
Amendment No. 28, 2018**

**Changeable Message
Signs**

**Prepared by the
Town of Conception Bay South**

August 2018

**Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 28, 2018**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South hereby adopts Amendment No. 28, 2018 to the Conception Bay South Development Regulations.

Adopted by the Town Council of Conception Bay South on the 14th day of August 2018.

Signed and sealed this 17 day of August, 2018.

Mayor:



Clerk:



Canadian Institute of Planners Certification

I certify that Amendment No. 28, 2018 to the Conception Bay South Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Corrie Davis, MCIP



Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-2018-020</u>
Date	<u>Sept, 28, 2018</u>
Signature	<u>Mary Cleary</u>

Town of Conception Bay South Development Regulations Amendment No. 28, 2018

Purpose

The Conception Bay South Development Regulations came into legal effect on July 20, 2012. Part 8 of the Regulations outline conditions and standards for signage within the Town. Council wished to revise regulations to align certain technical standards with recommendations to the Transportation Association of Canada related to changeable message signs. The amendment also provides Council with authority to consider changeable message signs that advertise services and business not located on the same property as an actual sign.

Background

The signage industry has evolved in the past number of years. The use of LED (light emitting diode) displays for commercial signage is becoming more prevalent and has given rise to new business opportunities. Prior to implementation of this amendment, the Conception Bay South Development Regulations did not allow for either billboard or offsite promotional or directional signage.

Signage along roads maintained by the Provincial Department of Transportation and Works (Topsail Road, Conception Bay Highway, Peacekeepers Way and the Foxtrap Access Road within Conception Bay South) is subject to the Provincial *Highway Sign Regulations, 1999* (<http://www.assembly.nl.ca/Legislation/sr/regulations/rc990085.htm>). Those regulations do not allow for offsite promotional or directional signage. However, the regulations allow provincial roads to be exempted if the municipality where those roads are located have provisions within its Municipal Plan and Development Regulations for local signage that is acceptable to government. This amendment is intended to satisfy government's requirements to allow exemption of provincial roads within the Town from the *Highway Sign Regulations, 1999*.

Council's guiding principles for the development of this amendment were:

- To reflect current industry standards for regulation of digital display signage;
- To provide consistent and rational approach to regulating size location and placement of digital advertising displays;
- To minimize impacts on residential neighborhoods and properties;
- To provide new business opportunities and broaden the Town's tax base; and
- To ensure the safety of the driving public by minimizing distractions along the roads within the Town.

The Transportation Association of Canada (TAC), is a not-for-profit, national technical association that focusses on road and highway infrastructure and urban

transportation. In 2015, TAC published "Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines". That document, available at the Town Hall, outlines research and factors Council considered in developing this amendment and will also be used in the assessment of any proposed digital display signage.

St. John's Urban Region Regional Plan

All development within Conception Bay South must comply with the requirements of the St. John's Urban Region Regional Plan (Regional Plan). The Regional Plan identifies Conception Bay South as a sub-regional centre. Upon installation of municipal services, the Regional Plan encourages a wide range of residential densities, a variety of commercial operations, parks and recreational facilities and other uses that are characteristic and appropriate for a sub-regional centre. Signage associated with development in the Conception Bay South sub-regional centre does not conflict with the policies of the Regional Plan.

The Conception Bay South Municipal Plan

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Municipal Plan allows for signs and advertisements and requires that the Conception Bay South Development Regulations provide conditions and standards for signage within the Town. This amendment complies with the intent and policies of the Conception Bay South Municipal Plan.

Consultation

In accordance with section 14 of the *Urban and Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were published in the February 7 and 14, 2018 editions of *The Shoreline* newspaper. A similar notice, and the proposed amendment documents, were also published on the Town's website and circulated through the Town's social media presence on Twitter and Facebook. Similar notices were also sent via email to 547 businesses that have subscribed to the Town's "Bright Businesses" email distribution list.

The Town consulted with provincial Departments of Transportation and Works, Municipal Affairs and Environment, Service NL and Tourism, Culture, Industry and Innovation and their input has been incorporated in to the amendment.

The Town determined that this consultation process accommodates the size, structure and complexity of planning issues under consideration and provided a reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

As a result of the Town's consultation efforts, two written submissions were received by the Town that expressed support for the proposed changes.

Development Regulations Amendment No. 28, 2018

The Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations shall be amended as follows:

1. Subsections 8.9(e) and (f) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that state:

- e) Bill board signs; and
- f) Offsite promotional and directional signs.

are deleted.

2. Section 8.12(2)(c) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations that currently states:

- c) The canopy cannot project more than 1 meter over a public sidewalk or pedestrian walkway, and shall not extend over the portion of the public right of way traveled upon by motorized vehicles;

Is replaced with

- c) No portion of a canopy sign shall overhang a public street right of way.**

3. Section 8.12(3) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that currently states:

- 3. **Changeable Message Sign**, a free-standing changeable message sign or a changeable message sign placed in an existing ground sign shall meet the following requirements:

Is replaced with

- 3. Changeable Message Sign, a free-standing changeable message sign or a changeable message sign placed within an existing ground sign or within a wall sign shall meet the following requirements:**

4. Section 8.12(3)(a) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

a) 100 percent of the advertising on the sign shall be devoted to goods and services offered on the property on which the sign is located;

is deleted and replaced with:

a) Any proposed changeable message sign advertising goods and services offered on properties other than the property where the sign is located, and notwithstanding its otherwise compliance with these regulations, shall be at the discretion of Council after public notification and consultation as if the proposed sign were a discretionary use and in accordance with Section 10.7 of these Regulations.

5. Section 8.12(3)(d) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

d) the maximum overall height of the sign from the surface above the ground to the top of the sign shall be 5m;

Is replaced with

d) the maximum overall height of the sign from the Established Grade (see section 2.41(b)) to the top of the sign shall be no greater than 5m;

6. Section 8.12(3)(e) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

e) the sign shall be set back a minimum distance of 15 m from the intersection of streets;

Is replaced with

e) the sign shall be set back from traffic decision points a distance equal to the stopping sight distance based on the roadway posted speed as defined in the Transportation Association of Canada's Geometric Design for Canadian Roads;

7. Section 8.12(3)(o) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

- o) The changeable message sign face shall:
 - i. have a maximum illumination level of 1,500 lumens;
 - ii. have a maximum transition time from one image or format to the next of 2 seconds;
 - iii. have a minimum image display time of 10 seconds;
 - iv. be shielded to reduce glare in a manner acceptable to the Authority;
 - v. have a positive contrast orientation;
 - vi. not have animation;
 - vii. not have flashing, strobe, intermittent or moving lights; and
 - viii. not have lights in a colour or combination of colours which in the opinion of the Authority, may be misinterpreted as an emergency/warning device or vehicle or other traffic control device;
 - ix. shall be turned off between midnight and 6 am; and
 - x. shall not increase the light levels adjacent to the changeable message sign by more than 3.0 lux above the ambient light level.

Is replaced with

- o) The changeable message sign face shall:
 - i. **have a maximum illumination level of 1,000 lumens;**
 - ii. **have an instantaneous transition from one image or format to the next;**
 - iii. **have a minimum image display time of 8 seconds;**
 - iv. be shielded to reduce glare in a manner acceptable to the Authority;
 - v. have a positive contrast orientation;
 - vi. not have animation;
 - vii. not have flashing, strobe, intermittent or moving lights; and
 - viii. not have lights in a colour or combination of colours which in the opinion of the Authority, may be misinterpreted as an emergency/warning device or vehicle or other traffic control device;
 - ix. shall be turned off between midnight and 6 am; and

- x. shall be automatically adjustable so that it does not increase the light levels (illuminance) adjacent to the changeable message sign by more than 3.0 lux above the ambient light level;
- xi. shall not be erected in such a manner so that it is within the background of an existing or proposed traffic control signal from an approaching driving lane.

8. Section 8.12(3)(p) is added to the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations so that it states:

p) Any proposed changeable message sign will be assessed for its impacts on traffic and surrounding properties in accordance with the "Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines" published by the Transportation Association of Canada in March 2015.

9. Section 8.12(7) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

7. Billboard Signs are not permitted.

is deleted.

10. Section 8.12(6)(b) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

b) Not project beyond the public sidewalk onto the portion of the public right-of-way traveled upon by motorized vehicles;

Is replaced with

b) No portion of the sign shall overhang a public street right of way;

11. Section 10.12.6 of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that states:

10.12.6 Permitted Signs

Canopy Sign, Facial and Projecting Wall Sign, Ground Sign associated with a commercial use.

Is replaced with

10.12.6 Permitted Signs

Canopy Sign, Facial and Projecting Wall Sign, Ground Sign, and Changeable Message Sign.

12. All other sections of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations not referenced in this amendment retain their current wording.

Appendix A:
Consolidation of Amendments
Part 8 and 10 Conception Bay South Development Regulations

8 Signs

8.1 Permit Required

Subject to the provisions for signs set out in Section 10 and Regulation 8.6, no sign shall be erected or displayed in the Planning Area unless a permit for the sign is first obtained from the Authority.

8.2 Provincial Highway Sign Regulations

All signs or advertisements to be erected within the boundaries of the Town of Conception Bay South must be approved in accordance with the Highway Sign Regulations. Where provisions of the Conception Bay South Development Regulations 2011-2021 are inconsistent with the Highway Sign Regulations respecting advertising signs on or near public highways, the more restrictive regulations shall apply. For the purposes of these regulations, the Conception Bay Highway (Route 60), the Conception Bay South Bypass Road (Route 2) and the Foxtrap Access Road are identified provincial highways administered by the Department of Transportation and Works.

8.3 Form of Application

Application for a permit to erect or display a sign shall be made to the Authority in accordance with Regulation 4.7.

8.4 Signs Prohibited in Street Reservation

No sign shall be permitted to be erected or displayed within, on or over any highway or street reservation unless otherwise permitted in this bylaw.

8.5 Removal of Signs

Notwithstanding the provisions of these Regulations, the Authority may require the removal of any sign which, in its opinion, is:

- a) hazardous to road traffic by reason of its siting, colour, illumination, or structural condition, or;
- b) detrimental to the amenities of the surrounding area.

8.6 Signs Exempt from Control

The following signs may be erected or displayed in the Planning Area without application to the Authority:

- a) Memorial or historical plaques or tablets;
- b) A flag, sign or crest of any governmental, religious, charitable or fraternal organization;
- c) One nameplate not exceeding 0.2 m² in area on a dwelling or within the courtyard of a dwelling;
- d) A notice board not exceeding 1 m² in area and relating to the operations being conducted on the land on an agricultural holding or farm;

- e) Signs or notices not exceeding 1 m² in area and relating to forestry operations or the location of logging operations conducted on land used for forestry purposes;
- f) A notice board not exceeding 1 m² in area relating to the operation conducted on land used for mining or quarrying operations;
- g) One nameplate not exceeding 0.2 m² in area in connection with the practice of a professional person carried on in the premises on a dwelling or within the courtyard of a dwelling;
- h) One notice board not exceeding 1 m² in area on any site occupied by a church, school, library, art gallery, museum, institution or cemetery;
- i) The name of the building or the name of the occupants of the building, in letters not exceeding one-tenth of the height of that facade or 3 m, whichever is the lesser, on the principal facade of any commercial, industrial or public building;
- j) Parking lot directional signs not exceeding 1 m² in size, on a parking lot identifying the parking lot;
- k) Construction signs that identify the architects, engineers, contractors and other construction details, provided that they do not exceed 6 square metres in area and are removed within fourteen days of the beginning of the intended use of the project;
- l) Real estate signs advertising the sale, rent or lease of a premise, not exceeding 0.5 square metres in area in residential zones and 1.5 square metres in area in all other zones, limited to one such sign per property;
- m) No more than two off-site directional signs for an "open house event" not exceeding 0.5 square metres in area and 1 metre in height. These signs will be permitted to be placed the day before the open house and must be removed the day after. Signs that are not removed may be removed by the municipality and will be returned to the real estate agent for a payment of a fee established by the Authority;
- n) Signs that identify a residential subdivision provided the sign is located on the developed parcel and that the sign does not exceed 3 square metres in area or 3 metres in height;
- o) Sign placards that are replacing existing placards;
- p) Signs identifying or advertising a nonprofit civic, charitable or benevolent event provided that they do not exceed 6 square metres in area, and are located for a period of not more than 21 days before the event to seven days after the event;
- q) Temporary political campaign signs provided that they are not located prior to the calling of the election to which they refer and are removed within 48 hours after the election;
- r) Special sale or closeout sale signs not exceeding 6 square metres in area, provided that no business shall post said signs for more than thirty (30) days in any one calendar year;
- s) Signs identifying the name and/or address of an apartment building of more than six units provided that the sign shall:
 - i. have a maximum of two sign faces not exceeding 2.2 square metres in area for each sign face;

- ii. not project beyond the boundaries of the property on which they are located;
- iii. not exceed one in number;
- iv. if a ground sign is used, be setback 1 m from the public right-of-way or any other driveway entrance.

8.7 Non-Conforming Uses

Notwithstanding the provisions of Regulation 8.1, a permit may be issued for the erection and display of signs for a non-conforming use, provided the advertisement does not exceed the size and type of sign which could be permitted if the development was in a Use Zone appropriate to its use.

8.8 Non-Conforming Signs

A sign in legal existence at the date of coming into effect of these Regulations which is not in accordance with the standards of these Regulations may continue to exist provided the sign is maintained and in good repair, and does not pose a safety hazard or obstruction. It may be modified or replaced provided such modification or replacement is in accordance with these Regulations.

8.9 Signs Prohibited

Notwithstanding any other sections of these Regulations, the following signs are not permitted in the Planning Area:

- a) Signs which imitate a traffic control device or contain the words "Stop", "Go Slow", "Caution", "Danger", "Warning" or similar words;
- b) Signs that obstruct the vision of drivers or the effectiveness of any traffic control device. All signs, except traffic control signs and facia signs, shall meet the sight line provisions as shown in Figure 2;
- c) Signs attached to trees or utility poles; and
- d) Illuminated facia signs on building walls facing a side lot line, where a single-family dwelling is located on the adjacent lot;
- e) Deleted (CBS DRA 28, 2018, YYYY-MM-DD)
- f) Deleted (CBS DRA 28, 2018, YYYY-MM-DD).

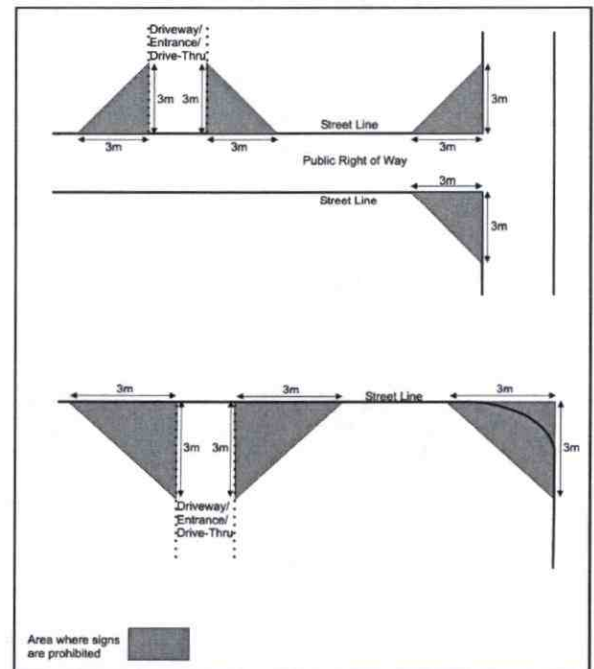


Figure 2. Sightlines at Intersections

8.10 General Standards for Signs

1. All signs must be located on the property where the person/activity/ business being advertised is located unless otherwise permitted in this bylaw.
2. Lettering on signs and advertisements shall not be freehand, unless it is done neatly and artistically with all letters in correct proportion. Signs or advertisements must be visually inspected and their appearance approved by the Authority prior to emplacement.
3. The Authority may require an engineered stamped drawing for a new sign where there is concern about structural stability, wiring and other additional concerns needed to ensure the sign is safe and secure.
4. All signs must be maintained in good condition (no peeling paint, rotting wood) and not present a safety hazard (in terms of structural stability, wiring, etc.).
5. No sign shall obstruct a means of ingress/egress from a door, window or fire escape.
6. No sign shall be placed, erected, structurally altered, located or relocated so as to be closer to an energized utility line or utility line equipment than the distances specified in the following table:

Phase to Phase Voltage of Energized Electrical Utility Line or Utility Line Equipment	Distance
Up to 750 v	900mm
750 v – 100,000 v	3.6m
100,001 v – 250,000 v	5.2m
250,001 v – 345,000 v	
7. Every sign erected shall display the name and phone number of the sign contractor. (2014-03-21)

8.11 Temporary Signs

A permit may be issued for a temporary sign for a maximum period of 90 days. Temporary signs not removed within 7 days of the permit expiration may be removed by the Town of Conception Bay South and will be returned to the permit holder subject to a removal charge as may be established by the Authority.

8.12 Provisions by Sign Type

The following provisions shall apply to sign types where permitted in a use zone:

1. **Portable Signs**, shall meet the following requirements:
 - a) The maximum sign face shall be 9m², with a height of not more than 3m;
 - b) Not more than one sign is permitted at any one time on any property having a frontage of 20m or less. On lots with frontages greater than 20 m, no more than one sign is permitted per business operating from the property. A minimum separation distance of 12 metres shall be maintained

between each portable sign where more than one sign is permitted on a property;

- c) The sign shall not encroach upon easements, right-of-ways or private property and must not obscure other permanent signs, impair visibility of traffic or pedestrians;
- d) Approval by the Canadian Standards Association (or other recognized authority as approved by the Town of Conception Bay South) for portable lighted signs, and bear the C.S.A. approval decal on the sign. If the sign is considered mobile, it shall be fully approved and licensed by the Motor Vehicle Registration Division, Department of Transportation and Works. ;
- e) The advertisement is securely anchored as approved by the Authority; and
- f) A portable sign permit may be valid for a period of up to one year; and is not subject to renewal. A further permit for a portable sign may be issued, upon application and payment of required processing and permit fees, after a permit has expired.

(2017-12-15)

- g) The sign shall be set back a minimum distance of 1.5 m from the front and flanking street property lines;
- h) All advertising on the sign shall be devoted to goods and services offered on the property on which the sign is located.

(2014-03-21)

2. Canopy Signs, may be permitted on the wall of a building subject to the following conditions:

- a) The length of the canopy cannot extend more than 1 metre beyond the wall of the building to which it is attached;
- b) The height of the canopy cannot exceed 1.8 m from top to bottom;
- c) **No portion of the sign shall overhang a provincial street right of way;**
(CBS DRA 28, 2018, YYYY-MM-DD)
- d) The canopy shall be self-supporting and shall not have supports that rest upon the sidewalk or public right-of-way;
- e) The lowest portion of the canopy must be a minimum of 2.2m above the ground; and
- f) The canopy sign shall not abut a residential lot or zone.

3. Changeable Message Sign, a free-standing changeable message sign or a changeable message sign placed within an existing ground sign or within a wall sign shall meet the following requirements:

(CBS DRA 28, 2018, YYYY-MM-DD)

- a) **Any proposed changeable message sign advertising goods and services offered on properties other than on which the sign is located, and notwithstanding its otherwise compliance with these regulations shall be at the discretion of Council after public notification and consultation as if the proposed sign were a**

discretionary use and in accordance with Section 10.7 of these Regulations.

(CBS DRA 28, 2018, YYYY-MM-DD)

- b) the property on which the sign is to be located has a minimum frontage of 30 m;
- c) the maximum area of the sign face shall not exceed 7 m^2 except in the Mainstreet Improvement Area located on both sides of Route 60 between Terminal Road and the Manuels Access Road where the maximum area of the sign face shall not exceed 1.5 m^2 ;
- d) **the maximum overall height of the sign from the Established Grade (see section 2.41(b)) to the top of the sign shall be no greater than 5m;**

(CBS DRA 28, 2018, YYYY-MM-DD)

- e) **the sign shall be set back from traffic decision points a distance equal to the stopping sight distance based on the roadway posted speed as defined in the Transportation Association of Canada's Geometric Design for Canadian Roads;**
- f) the sign shall not be located closer than 2 m to the front or flanking street lot line;
- g) the sign shall not be located closer than 2 m to a side lot line;
- h) the sign shall not be located within the limits of a utility or municipal easement;
- i) a separation shall be maintained between signs when on the same side of the street so as to preserve a sight or visual plane;
- j) the sign shall not interfere or obstruct access to or from a lot or create a visual obstruction to the travelling public;
- k) the sign shall not be located within 30 m of a residential zone located on the same side of the street and shall not be oriented such that it faces an abutting residential zone or residential lot;
- l) lighting of the sign shall not be directed toward the street and shall not adversely affect neighbouring areas;
- m) the sign shall be anchored and secured in accordance with the requirements of the Town's Department of Engineering and Public Works;
- n) the sign and foundation shall be constructed in accordance with engineered drawings prepared, signed and sealed by a professional engineer of the Association of Professional Engineers and Geoscientists of Newfoundland and Labrador; and
- o) The changeable message sign face shall:
 - xii. **have a maximum illumination level of 1,000 lumens;**
 - xiii. **have an instantaneous transition from one image or format to the next;**
 - xiv. **have a minimum image display time of 8 seconds;**
 - xv. be shielded to reduce glare in a manner acceptable to the Authority;
 - xvi. have a positive contrast orientation;
 - xvii. not have animation;

- xviii. not have flashing, strobe, intermittent or moving lights; and
 - xix. not have lights in a colour or combination of colours which in the opinion of the Authority, may be misinterpreted as an emergency/warning device or vehicle or other traffic control device;
 - xx. shall be turned off between midnight and 6 am; and
 - xxi. **shall be automatically adjustable so that it does not increase the light levels (illuminance) adjacent to the changeable message sign by more than 3.0 lux above the ambient light level;**
 - xxii. **shall not be erected in such a manner so that it is within the background of an existing or proposed traffic control signal from an approaching driving lane.**
- p) **Any proposed changeable message sign will be assessed for its impacts on traffic and surrounding properties in accordance with the "Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines" published by the Transportation Association of Canada in March 2015.**
- (CBS DRA 28, 2018, YYYY-MM-DD)**

4. Wall Signs must:

- a) Be limited to a height not exceeding 1.8 metres from the bottom of any of the sign placards, individually or in combination, to the top thereof;
 - b) Not exceed the greater of either 2 metres in length, or fifty percent of the horizontal dimension of the wall upon which the sign or signs are located; and
 - c) Not project more than 23 cm from the walls on which they are located.
 - d) The Authority may, in its discretion, allow an increase in the maximum height and width of a wall sign based on an assessment of building characteristics and location.
- (2015-06-05)

5. Ground signs must:

- a) Be entirely located within the property boundaries of the business or enterprise to which they are associated;
- b) Have a maximum height of 8m and a maximum sign face area of 9 m²; and
- c) Be limited to one in number for every 30 metres of frontage.

6. Projecting wall signs must:

- a) Have a minimum of 3m of vertical clearance above the surface of the ground;
- b) **No portion of the sign shall overhang a provincial street right of way;**
- c) Not project above the eaves, parapet or roofline of a building; and
- d) Not be permitted to swing freely without the installation of a suitable catch chain or other control device.

(CBS DRA 28, 2018, YYYY-MM-DD)

7. Deleted

(CBS DRA 28, 2018, YYYY-MM-DD)

8. There should be no more than one free-standing premises sign per property. Free-standing premises signs may include a Changeable Message Sign, a Ground Sign or a Group Sign and may include advertising for more than one business operating from the property.
9. **Sponsorship Signs** shall meet the following requirements:
- a) Sponsorship signs shall not be individually illuminated;
 - b) A ground sign, a changeable message sign, a portable sign or a billboard sign except for a digital scoreboard shall not be permitted as sponsorship signs;
 - c) Sponsorship signs may be affixed to permanent fencing or placed on a wall or bleachers or similar permanent structures forming part of the recreational, cultural or educational facility;
 - d) Sponsorship signs can only be erected on the recreational, cultural or educational facility that was sponsored by the individual or company recognized on the sponsorship sign or where the sponsored programme is being offered;
 - e) Sponsorship signs can only be erected on a recreational, cultural or educational facility owned, leased or operated by the Town; and
 - f) The Town shall determine the appropriate size, design, construction and placement of each sponsorship sign.

10.12 Residential Mixed Zone (R-3)

10.12.1 Permitted Uses

Apartment Building (max 10 units)
Child Care
Conservation, Parks and Playgrounds
Office
Single Dwelling
Double Dwelling
Row Dwelling
Place of Worship
Public School
Family Child Care
Telecommunications Structures and Antenna
Utilities

10.12.2 Discretionary Uses

Bed and Breakfast
Business, Professional and Personal Service uses
Convenience Store
Cultural and Civic
General Assembly
General Service
Home Occupations (Personal Service Uses only) (2017-12-29)
Shop

10.12.3 Lot Requirements – Residential Uses

Development standards for residential uses shall conform to standards in the Residential Medium Density (R-2) use zone.

10.12.4 Lot Requirements – Non-Residential Uses

Minimum building line setback (m)	12
Minimum side yard	5
Minimum flanking yard setback (m)	8
Minimum rear yard depth (m)	10
Maximum height (m)	10

10.12.5 Outdoor Storage

May only be permitted in side yards and/or rear yards. The Authority may require fencing or other forms of screening where quantity and/or type of material would lead to unsightly appearance.

10.12.6 Permitted Signs

Canopy Sign, Facial and Projecting Wall Sign, Ground Sign, and Changeable Message Sign.

(CBS DRA 28, 2018, YYYY-MM-DD)