

**TOWN OF PILLEY'S ISLAND
DEVELOPMENT REGULATIONS 1993 - 2003**

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2014

**Amendment to the Condition for "Advertisements Relating to Onsite
Uses" in the Mixed Development Land Use Zone Table, Schedule C**

OCTOBER 2014

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PILLEY'S ISLAND
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pilley's Island adopts the Town of Pilley's Island Development Regulations Amendment No. 3, 2014.

Adopted by the Town Council of Pilley's Island on the 15th day of December, 2014.

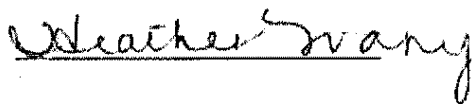
Signed and sealed this 18 day of December, 2014.

Mayor:



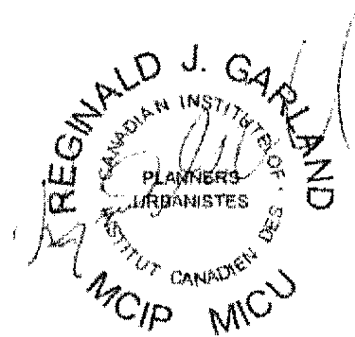
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Pilley's Island Development Regulations Amendment No. 3, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF PILLEY'S ISLAND DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2014

BACKGROUND

The Town of Pilley's Island proposes to amend its Development Regulations. The Town has received an application to erect a ground or pylon on the site of an existing Convenience Store, Gas Bar and Restaurant which is presently located in the Mixed Development Land Use Zone. Condition 4, "Advertisements Relating to Onsite Uses", of the Mixed Development Land Use Zone Table lists the maximum of 5 m² in area for an onsite sign.

The purpose of this Development Regulations Amendment is to amend Condition 4 to add further conditions that relate specifically to ground or pylon signage for onsite uses.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Pilley's Island published a notice in *The Nor'wester* newspaper on November 20, 2014, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from November 20, to November 27, 2014, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No comments or objections were received within the time stipulated in the notice.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2014

The Town of Pilley's Island Development Regulations is amended by:

- A) *amending* Condition 4, "**Advertisements Relating to Onsite Uses**" of the Mixed Development (MD) Land Use Zone Table, Schedule C, by *adding* text as shown below:

4. **Advertisements Relating to Onsite Uses**

The conditions which shall apply to the erection or display of an advertisement on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (i) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- (ii) No advertisement, with the exception of a ground or pylon sign, shall exceed 5 m² in area.

A ground sign or pylon sign is a sign affixed to, supported by or placed upon the ground whether the ground is paved or unpaved, and which is supported by one or more uprights, and is not attached to any building

One ground or pylon sign shall be permitted per street frontage of a lot, subject to the following conditions:

- (a) The sign shall have a maximum overall vertical height of 8.0 m above the surface of the ground.
- (b) The sign shall have a maximum overall horizontal length of 6.0 m.
- (c) The maximum area for the sign face shall be 50 m² exclusive of the sign's supports and mounts.
- (d) The sign shall be setback a minimum distance of half the height of the sign from the property's front lot line.
- (e) The sign shall be setback a minimum distance of 1 m from the property side lot lines.
- (f) The sign shall have a minimum separation distance of 2 m to an adjoining dwelling, apartment, school or church.
- (g) There shall not be any electrical component of the sign within 1 m above the surface of the ground.

- (h) A minimum separation distance of 15m shall be maintained between ground or pylon signs located on abutting properties.
- (i) The ground or pylon sign shall not be permitted to be located along the lot line that abuts a residential lot, except at the discretion of Council.
- (j) The sign shall be anchored and constructed in accordance with the engineering drawings approved by Council.