



**SIGN BYLAW**

**1662-1987**

**THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY** and is a consolidation of "District of Mission Sign Bylaw 1662-1987" with the following amending bylaws:

<b>Amending Bylaw</b>	<b>Date Adopted</b>	<b>Section Amended</b>
1848-1989	June 5, 1989	Section 2, 11,
2648-1993	November 15, 1993	Section 12
3200-1999-1662(3)	March 15, 1999	Section 2, 11
3344-2000-1662(4)	October 2, 2000	Sections 6, 11
3950-2006-1662(5)	December 18, 2006	Section 8.2(b)
4030-2007 (a general fees and charges bylaw)	December 17, 2007	Section 8.2(b)
5070-2009 (a general fees and charges bylaw)	December 14, 2009	Section 8.2(b)
5107-2009-1662(6)	December 14, 2009	Section 11
5156-2010-1662(7)	July 19, 2010	Sections 2, 5
5257-2011 (a general fees and charges amending bylaw)	December 12, 2011	Section 8.2(b)
5487-2015-4029(11) (a general fees and charges amending bylaw)	March 16, 2015	Section 8.2(b)
5531-2015 (a general fees and charges amending bylaw)	December 7, 2015	Section 8.2(b)

Individual copies of any of the above bylaws are available from the Administration Department of the District of Mission. For legal purposes, copies of the original bylaws should be obtained.

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**DISTRICT OF MISSION**

**BYLAW NO. 1662-1987**

A Bylaw to Regulate Signs within the District of Mission

The Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. TITLE

This Bylaw may be cited as "Sign Bylaw No. 1662-1987"

2. DEFINITIONS

In this Bylaw

"agent" includes a person, firm or corporation representing the owner, by designation or contract, and inter alia includes a hired tradesman and contractor who may be granted permits for work within the limitations of his license.

"authority having jurisdiction" means the Chief Building Inspector, including his lawful deputies.

"awning sign" means a non-illuminated sign painted or affixed flat to the surface of an awning, which does not extend vertically or horizontally beyond the limits of such awning.

"billboard" means a third party sign that advertises goods, products, services or facilities, or directs persons to a different location from where the sign is situated and is greater than 3m<sup>2</sup> (32.29 square feet).

"canopy sign" means a sign attached to or constructed in or on the face of a canopy.

"community service sign" means a temporary sign advertising a service performed by members of the community and sponsored by a non-profit organization for the betterment of the community.

"copy" means the message, figures or symbols communicating a message on a sign.

"council approved special event sign" means a sign sponsored by an organization and advertising an event for the betterment of the community and approved by council.

"facia sign" means a sign located on a wall face and includes every sign attached to, painted, marked or inscribed on, or erected or placed against a wall or other surface, whether forming part of a building or not and having the exposed face thereof on a plane approximately parallel to the plane of such wall and projecting not more than 300mm (11.8 inches) from the face of such wall.

"flashing sign" means a sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light.

"free standing sign" means any sign, except a billboard, supported independently of and visibly separated from a building or other structure and permanently fixed to the ground.

"frontage" means

- a) the length of the property line of a parcel of land or building wall adjacent to and abutting a highway or yard; or

- b) in the case of individual businesses or tenants within a building, that portion of the frontage as defined above, occupied by such individual businesses or tenants.

"height" means the vertical distance measured from the highest point of a sign to the lowest level of the finished ground directly below the sign.

"highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

"identification sign" means a sign which is limited to the name, address, and number of a building, parcel of land, institution or person and to the activity carried on in the building, parcel of land or institution, or the occupation of the person.

"illuminated sign (directly illuminated)" means any sign which emits artificial light.

"illuminated sign (indirectly or externally illuminated)" means any sign which reflects from a source intentionally directed upon it.

"off-site directional sign" means a third party sign which indicates the distance and direction to a business located within the District of Mission in respect of which a valid business licence has been issued by the District.

"permit" means permission or authorization in writing by the authority having jurisdiction to erect, display, alter, move or reconstruct a sign.

"pedestrian level" means below the second storey window sill and in the absence of windows, to a height not exceeding 5m (16.4 feet) or to the roof line or top of a parapet of a one storey building.

"portable sign" means any sign not permanently anchored to the ground or to a building, including "A" frame sandwich boards or curb signs and any sign capable of being wheeled, lifted, or otherwise moved from one location to another.

"projecting sign" means any sign other than an awning, canopy or fascia sign which projects more than 300mm (11.8 inches) from the face or wall of a building.

"promotional sign" means a temporary free standing portable sign advertising a sale promotion, new business or advertising the change in use or ownership of a business.

"owner" in respect of real property means owner as defined in the Municipal Act R.S.B.C. 1979, C.290 as amended from time to time.

"roof sign" means any sign erected upon, against, or directly above a roof or on top of or above a parapet of a building.

"sign" means any identification, description, illustration or device, illuminated or non-illuminated, which is visible from a highway and which directs attention to a product, place, activity, person, institution, business or solicitation.

"sign area" means the entire area of a sign on which the copy is placed, including any frame or embellishment which forms an integral part of the display. In the case of a double face or a multiface sign, only half of the total area of all sign faces shall be counted as sign area.

"sign structure" means any structure which supports, has supported, or is capable of supporting a sign, including decorative cover.

"third party sign" means a sign which directs attention to a business, commodity, service or entertainment which is conducted, sold or offered at a place other than on the frontage or parcel of land at which the sign is located.

"window sign" means any sign either painted on or attached to, or installed on a window for purposes of viewing from outside the premises. This term does not include merchandise and temporary paper signs located within the interior of a building.

"yard" means a private roadway or other open lands, without any buildings thereon, and having a width of not less than 9m (29.53 feet).

"zone" means a zone pursuant to the provisions of the District of Mission Zoning Bylaw 3143-1998 as amended from time to time.

### 3. MEASUREMENTS

3.1 The International System of Measurement is used in this Bylaw. The approximate equivalents of those measurements in Canada units of measure are shown in brackets following the International System of Measurement; such bracketed figures are included for convenience only and do not form part of this Bylaw.

### 4. SEVERABILITY

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

### 5. APPLICATION

5.1 No sign shall be painted, erected, placed, displayed, altered or moved except in conformity with this Bylaw.

5.2 The requirements of this Bylaw shall not apply to:

- a) bench signs, community service signs, service club signs, neighbourhood watch signs, block parent signs, and public transportation signs provided that where such signs are located on public property they have been authorized in writing by the Municipal Engineer.
- b) temporary signs pertaining to pending political campaigns provided such signs are removed within ten (10) days following the election.
- c) council approved special event signs provided that such signs have been authorized in writing by the Director of Corporate Administration.

5.3 A sign lawfully in existence at the time of the adoption of this Bylaw shall not, except for a change in copy, be rebuilt, altered or moved except in compliance with this Bylaw.

### 6. ADMINISTRATION

6.1 The authority having jurisdiction may enter any land or building at any reasonable time for the purpose of administering or enforcing this Bylaw.

6.2 Where in the opinion of the authority having jurisdiction, there are exceptional circumstances or conditions applicable to a particular property to the extent that practical difficulties or results inconsistent with the general purposes of this bylaw may result from their strict and literal interpretation and enforcement, variance may be

considered by the authority having jurisdiction.

- 6.3 The authority having jurisdiction may remove or cause the removal of a third party sign or promotional sign, at the expense of the owner of the sign, where such sign is being displayed in contravention of this bylaw.

## 7. PROHIBITIONS

- 7.1 No person shall paint, erect, display, alter, move or reconstruct a sign unless he has a valid and subsisting permit issued by the authority having jurisdiction.
- 7.2 No person shall do any work or continue any work at variance with any notice, permit or order issued by the authority having jurisdiction.
- 7.3 Signs that are not specifically permitted in this Bylaw are hereby prohibited.
- 7.4 Except as otherwise specifically permitted in this Bylaw the following signs are prohibited
- a) billboards;
  - b) flashing signs;
  - c) roof signs;
  - d) portable signs;
  - e) third party signs;
  - f) signs painted, erected or displayed on a fence, tree, lamp standard, hydro or telephone pole.
- 7.5 Except as otherwise specifically permitted in this Bylaw, no sign shall be located within or over a highway.

## 8. PERMITS

- 8.1 Except as otherwise allowed by the authority having jurisdiction, every application for a permit shall
- a) be signed by the applicant;
  - b) state civic address of the parcel of land or frontage upon which the application pertains to;
  - c) state the name, address and telephone number of the owner or the person for whose benefit the sign is intended and where application is made by an agent for that person, the name, address and telephone number of the agent;
  - d) state the value of the sign;
  - e) be accompanied by sufficient information and detail to show that the proposed sign, or alterations thereto, will conform to this Bylaw.
- 8.2 When an application has been made for a permit the authority having jurisdiction may issue the permit, where

- a) the proposed work as set forth in the application conforms with the requirements of this Bylaw;
  - b) the applicant for a permit has paid to the District of Mission a fee per sign as per the User Fees and Charges Bylaw 4029-2007
- 8.3 The authority having jurisdiction may refuse to issue a permit where in its opinion
- a) insufficient information has been submitted with an application to enable it to determine that the proposed sign will conform to the requirements of this Bylaw;
  - b) a sign would be unsightly or by reason of its location create a hazard to the safe movement of motor vehicle or pedestrian traffic.
- 8.4 Whenever in the opinion of the authority having jurisdiction the proposed work requires specialized knowledge, it may require as a condition of the issuance of a permit that the drawings and specifications be prepared, dated, sealed and signed by, and the work be carried out under the supervision of a professional engineer lawfully authorized to practice in the Province of British Columbia.
- 8.5 Every permit issued pursuant to this Bylaw shall expire in the event work thereunder is not commenced within six months from the date of its issuance.

## 9. SIGNS NOT REQUIRING A PERMIT

- 9.1 The copy of a sign may be changed without a permit.
- 9.2 The following signs shall be permitted in all zones without a permit provided each such sign complies in all respects to the requirements of this Bylaw
- a) Temporary non-illuminated signs advertising the sale, lease or rental of the parcel of land, subdivision or business upon which they are situated, provided such signs are removed on the date that such parcel of land, subdivisions or business is sold, leased or rented.
  - b) Temporary non-illuminated signs indicating the name and nature of a proposed construction or demolition project.
  - c) Identification signs, provided that
    - i) only one sign shall be permitted per parcel of land or business frontage;
    - ii) signs shall not exceed 0.75m<sup>2</sup> (8.07 square feet) in sign area.
- 9.3 No permit shall be required for an awning, or window sign, where these signs are specifically permitted in this Bylaw.
- 9.4 No permit shall be required for a free standing identification sign permitted pursuant to Sections 11.1 (1)(b) and 11.2 (1)(b) of this Bylaw.
- 9.5 No permit shall be required for a portable sign permitted pursuant to Sections 11.5 (2)(d) and 11.7(3)(e) of this Bylaw.

## 10. SIGN REGULATIONS

- 10.1 Signs and structures shall be designed and constructed in compliance with Building Bylaw No. 1528-1985, as amended from time to time to resist wind, seismic, and other loads imposed thereby.
- 10.2 No sign, except a window sign, shall be displayed, erected or constructed in such a manner, that will obstruct any window, door or passageway.
- 10.3 No sign shall be painted, erected, displayed, constructed, altered, or moved that would be unsightly, or by reason of its location create a hazard to the safe movement of motor vehicle or pedestrian traffic.
- 10.4 Painted letters and numerals forming any part of the copy of a sign shall be uniform in size, type, and style for each word, message, or set of numerals.
- 10.5 A projecting sign shall be placed at equal angles to the building wall or face to which it is attached.

## 11. PERMITTED SIGNS BY ZONE

- 11.1 Within the Multiple Family Zone signs shall conform to the following
  - 1) Only the following types of signs shall be permitted:
    - a) signs permitted in Section 9 of this Bylaw;
    - b) one free standing identification sign per parcel of land per motor vehicle entrance; provided that no sign shall
      - i) exceed 2.5m<sup>2</sup> (26.91 square feet) in sign area;
      - ii) exceed 1.5m (4.92 feet) in height;
      - iii) be directly illuminated.
- 11.2 Within the Rural Zone signs shall conform to the following:
  - 1) Only the following types of signs shall be permitted
    - a) signs permitted in Section 9 of this Bylaw;
    - b) one free standing identification sign per parcel of land, provided that such signs shall
      - i) not exceed 4m<sup>2</sup> (43.05 square feet) in sign area;
      - ii) not exceed 4m (13.12 feet) in height;
      - iii) only advertise agricultural products grown or produced on the lot, and the name and nature of an agricultural use;
      - iv) not be directly illuminated.
    - c) not more than two free standing off-site directional signs per parcel of land indicating the name, distance and direction to a Civic Use, Commercial Outdoor Recreational Use or Campground Use as defined in the District of Mission Zoning Bylaw No. 5050-2009 as amended from time to time, and



located within the District of Mission which is not readily visible from the highway serving such use, provided that such signs shall

- i) not exceed 3m<sup>2</sup> (32.29 square feet) in sign area;
- ii) not exceed 4m (13.12 feet) in height;
- iii) not be directly illuminated.

11.3 Within the Industrial Zone signs shall conform to the following

- 1) Only the following types of signs shall be permitted
  - a) signs permitted in Section 9 of this Bylaw;
  - b) awning signs;
  - c) canopy signs;
  - d) fascia signs;
  - e) free standing signs;
  - f) projecting signs;
  - g) window signs;
  - h) off-site directional signs;
  - i) promotional signs.
- 2) Signs shall conform to the sign regulations as set forth in Section 10 of this Bylaw, and in accordance to the following specifications
  - a) Facia signs and Canopy signs
    - i) the total aggregate sign area of the signs shall not exceed 0.2m<sup>2</sup> (2.15 square feet) per linear 0.3 (1 linear foot) frontage.
  - b) Projecting signs
    - i) no projecting sign shall be displayed on a frontage at the same time as a fascia sign or canopy sign;
    - ii) shall be limited to one per frontage;
    - iii) shall not project more than 75mm (3 inches) for each linear 0.3m (1 linear foot) distance between the signs and the nearest property line or adjoining frontage;
    - iv) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3 (1 linear foot) of frontage to a maximum sign area of 7m<sup>2</sup> (75.35 square feet).
  - c) Free Standing signs
    - i) more than one sign shall be permitted per frontage provided the distance between each sign is not less than 30m (98.42 feet);

- ii) shall not exceed a height of 10.5m (34.48 feet);
  - iii) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3m (1 linear foot) of frontage to a maximum of 14m<sup>2</sup> (150.69 square feet).
- d) Off-Site Directional signs
- i) not more than one sign shall be permitted per frontage;
  - ii) the sign area shall not exceed 1.5m<sup>2</sup> (16.15 square feet);
  - iii) shall only indicate the name, distance and direction to an Industrial use located within the Industrial Zones aforesaid.
- e) Promotional signs
- i) not more than one sign shall be permitted per frontage;
  - ii) the sign area shall not exceed 3m<sup>2</sup> (32.29 square feet);
  - iii) shall not exceed a height of 2.0m (6.56 feet);
  - iv) shall contain the name of the owner of the sign;
  - v) shall not be displayed more than 4 times in a calendar year or for more than 120 days in a calendar year.
- f) The copy area of any sign shall not exceed 45 per cent of the permitted sign area.

11.4 Within the Institutional Zone signs shall conform to the following

- 1) Only the following types of signs shall be permitted
  - a) signs permitted in Section 9 of this Bylaw;
  - b) awning signs;
  - c) canopy signs;
  - d) fascia signs;
  - e) free standing signs;
  - f) window signs.
- 2) Signs shall conform to the sign specifications as set forth in Section 10 of this Bylaw, and in accordance to the following specifications
  - a) canopy signs and fascia signs
    - i) shall be limited to one per frontage;
    - ii) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3m (1 linear foot) of frontage.

- b) free standing signs shall be limited to one per lot and shall not exceed a sign area of 4m<sup>2</sup> (43.06 square feet) or 5m (16.4 feet) in height.

11.5 Except as provided for in Section 11.6 and 11.7 of this Bylaw, within the Commercial zone signs shall conform to the following

- 1) Only the following types of signs shall be permitted
  - a) signs permitted in Section 9 of this Bylaw;
  - b) awning signs;
  - c) canopy signs;
  - d) fascia signs;
  - e) free standing signs;
  - f) off-site directional signs;
  - g) portable signs;
  - h) projecting signs;
  - i) promotional signs;
  - j) window signs.
- 2) Signs shall conform to the sign regulations as set forth in Section 10 of this Bylaw, and in accordance to the following specifications
  - a) Facia signs and Canopy signs
    - i) the total aggregate sign area of the signs shall not exceed 0.2m<sup>2</sup> (2.15 square feet) per linear 0.3m (1 linear foot) frontage.
  - b) Projecting signs
    - i) no projecting sign shall be displayed on a frontage at the same time as a fascia sign or canopy sign;
    - ii) shall be limited to one per frontage;
    - iii) shall not project more than 75mm (3 inches) for each linear 0.3m (1 linear foot) distance between the sign and the nearest property line or adjoining frontage;
    - iv) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3m (1 linear foot) of frontage to a maximum sign area of 7m<sup>2</sup> (75.35 square feet).
  - c) Free standing signs
    - i) more than one sign shall be permitted per frontage provided the distance between each sign is not less than 30m (98.42 feet);
    - ii) shall not exceed a height of 10.5m (34.48 feet) except where a sign is located on a lot with any portion of a frontage adjacent to First Avenue,

Railway Avenue or the Lougheed Highway it shall not exceed a height of 7.5m (24.6 feet);

iii) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3m (1 linear foot) of frontage to a maximum of 14m<sup>2</sup> (150.69 square feet).

d) Portable signs

i) shall only be permitted for a use that involves the retail sale and dispensing of motor vehicle fuels;

ii) shall be limited to two per frontage;

iii) shall not exceed a sign area of 2m<sup>2</sup> (21.52 square feet);

iv) copy shall be limited to the advertisement of the price of motor vehicle fuel and/or motor vehicle parts and tune-ups.

e) Promotional signs

i) not more than one sign shall be permitted per frontage;

ii) the sign area shall not exceed 3m<sup>2</sup> (32.29 square feet);

iii) shall not exceed a height of 2.0m (6.56 feet);

iv) shall contain the name of the owner of the sign;

v) shall not be displayed more than 4 times in a calendar year or for more than 120 days in a calendar year.

f) The copy area of any sign, shall not exceed 45 per cent of the permitted sign area.

11.6 Within the Commercial Local One (CL-1), Commercial Neighbourhood Public House (CPH) and Commercial Medical (CM) Zones signs shall conform to the following

1) Only the following types of signs shall be permitted

a) signs permitted in Section 9 of this Bylaw;

b) awning signs;

c) canopy signs;

d) fascia signs;

e) free standing signs;

f) projecting signs;

g) window signs.

2) Signs shall conform to the sign regulations as set forth in Section 10 of this Bylaw, and in accordance to the following specifications

a) Canopy signs and Fascia signs

- i) shall be located on the pedestrian level;
  - ii) the total aggregate sign area of the signs shall not exceed 0.2m<sup>2</sup> (2.15 square feet) per linear 0.3m (1 linear foot) of the frontage such signs are located.
- b) Projecting signs
- i) no projecting sign shall be displayed on a frontage at the same time as a fascia sign or canopy sign;
  - ii) shall be located on the pedestrian level;
  - iii) shall be limited to one per lot;
  - iv) shall not project more than 75mm (3 inches) for each linear 0.3m (1 linear foot) distance between the sign and the nearest property line or adjoining frontage;
  - v) the sign area shall not exceed 0.1m<sup>2</sup> (1.08 square feet) per linear 0.3m (1 linear foot) of the frontage such sign is located, up to a maximum of 4m<sup>2</sup> (43.06 square feet).
- c) Free standing signs
- i) shall be limited to one per lot;
  - ii) shall not exceed 5m (16.40 feet) in height;
  - iii) shall not be located closer than 20m (65.61 feet) from an interior lot line where the adjoining property to that lot line is within a Rural Residential, Suburban, Urban Residential, or a Residential Compact Zone.
  - iv) the sign area shall not exceed 0.05m<sup>2</sup> (0.54 square feet) per linear 0.3m (1 linear foot) of frontage; up to a maximum of 4m<sup>2</sup> (43.06 square feet).
- d) The copy area of any sign, shall not exceed 45 per cent of the permitted sign area.

11.7 Within the Core Commercial Downtown One (CCD1) Zone signs shall conform to the following

- 1) Only the following types of signs shall be permitted
  - a) signs permitted in Section 9 of this Bylaw;
  - b) awning signs;
  - c) canopy signs;
  - d) fascia signs;
  - e) free standing signs;
  - f) off-site directional signs;
  - g) portable signs;

- h) projecting signs;
  - i) promotional signs;
  - j) window signs.
- 2) Signs shall conform to the sign regulations as set forth in Section 10 of this Bylaw and in accordance to the following specifications
- a) Canopy signs and Facia signs
    - i) shall be located on the pedestrian level;
    - ii) the total aggregate sign area of the signs shall not exceed 0.2m<sup>2</sup> (2.15 square feet) per linear 0.3m (1 linear foot) of frontage.
  - b) Projecting signs
    - i) no projecting sign shall be displayed on a frontage at the same time as a facia sign or canopy sign;
    - ii) shall be located on the pedestrian level, except such signs shall be permitted above the pedestrian level, provided
      - 1) the business establishment served is wholly contained on the second storey of the building
      - 2) the business establishment it serves is of a retail, restaurant or entertainment use;
    - iii) shall be limited to one per frontage;
    - iv) shall not project more than 75mm (3 inches) for every 0.3m (1 foot) distance between the sign and the nearest property line or adjoining frontage;
    - v) the sign area shall not exceed 0.05m<sup>2</sup> (0.54 square feet) per linear 0.3m (1 linear foot) of frontage to a maximum of 7m<sup>2</sup> (75.35 square feet).
  - c) Free standing signs
    - i) shall be limited to one per frontage;
    - ii) shall not exceed a height of 7.5m (24.60 feet) except where a sign is located on a frontage adjacent to First Avenue or Railway Avenue, it shall not exceed a height of 5m (16.40 feet);
    - iii) the sign area shall not exceed 0.05m<sup>2</sup> (0.54 square feet) per linear 0.3m (1 linear foot) of frontage to a maximum sign area of 4m<sup>2</sup> (43.05 square feet).
  - d) Off-site directional signs
    - i) not more than one sign shall be permitted per frontage;
    - ii) the sign area shall not exceed 1.5m<sup>2</sup> (16.15 square feet);
    - iii) shall only indicate the name, distance and direction to a Commercial Use

located within the Core Commercial Downtown One (CCD1) Zone.

- e) Portable signs
  - i) shall be limited to one per frontage;
  - ii) shall be a free standing sign;
  - iii) shall not exceed a height of 1.3m (4.25 feet);
  - iv) shall not exceed a sign area of 1.1m<sup>2</sup> (11.84 square feet).
- f) Promotional signs
  - i) not more than one sign shall be permitted per frontage;
  - ii) the sign area shall not exceed 3m<sup>2</sup> (32.29 square feet);
  - iii) shall not exceed a height of 2.0m (6.56 feet);
  - iv) shall contain the name of the owner of the sign;
  - v) shall not be displayed more than 4 times in a calendar year or for more than 120 days in a calendar year.
- g) The copy area of any sign, shall not exceed 45 per cent of the permitted sign area.
- h) Notwithstanding the provisions in Section 7.5 of this Bylaw, awning, canopy, facia, projecting and identification signs may be located within, or over a highway within the Core Commercial Downtown One (CCD1) Zone, provided that no sign shall project to less than 0.9 metres (2.95 feet) horizontally from the curb, or more than 2.0 metres (6.56 feet) horizontally from the property line, whichever is less.

11.8 Within the CD zone, signs shall

- 1) for a use permitted in a Multiple Family Zone, conform to Section 11.1 of this Bylaw
- 2) for a use permitted in an Institutional Zone, conform to Section 11.4 of this Bylaw
- 3) for a use permitted in a Commercial Zone, other than a Neighbourhood Public House Use, conform to Section 11.5 of this Bylaw
- 4) for a Commercial Neighbourhood Public House Use, conform to Section 11.6 of this Bylaw.

11.9 Where the permitted land use of a parcel of land is regulated by a Land Use Contract signs shall

- 1) for a Multi Family Use or Mobile Home Park Use conform to Section 11.1 of this Bylaw.
- 2) for an Industrial Use conform to Section 11.3 of this Bylaw.
- 3) for an Assembly Use, a Civic Use or a Personal Care Use conform to Section 11.4 of this Bylaw.

- 4) for a Commercial Use, other than a Neighbourhood Public House Use, conform to Section 11.5 of this Bylaw.
- 5) for a Neighbourhood Public House Use conform to Section 11.6 of this Bylaw.

12. PENALTY

- 12.1 Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw is guilty of an offence, and, each day that a violation is caused or allowed to continue shall constitute a separate offence.
- 12.2 Every person who commits an offence under this Bylaw shall be liable on summary conviction to the penalty prescribed in the *Offence Act*.
13. "District of Mission Sign Bylaw No. 622-1977", and all amendments thereto, is hereby repealed.
14. This Bylaw shall come into force and be of full effect and be binding on all persons from the date of its adoption.

READ A FIRST TIME this 2nd day of March, 1987.

READ A SECOND TIME this 2nd day of March, 1987.

READ A THIRD TIME this 2nd day of March, 1987.

RECONSIDERED AND FINALLY ADOPTED this 16th day of March, 1987.

(original signed by Mayor Agnew)  
MAYOR

(original signed by Donald West)  
CLERK