

**To:** Warden and Council, Municipality of the District of Yarmouth  
**Submitted by:** Madelyn LeMay, LPP, MCIP  
**Date:** April 22, 2026 Council Meeting  
**Subject:** LUB Amendments: Sign Regulation  
Second Reading Report

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## 1.0 LEGISLATIVE AUTHORITY

Municipal Government Act [Section 220](#).

## 2.0 RECOMMENDATION

Following conclusion of the Public Hearing on April 22, 2026, should Council wish to complete the proposed amendment, the following motion would be in order:

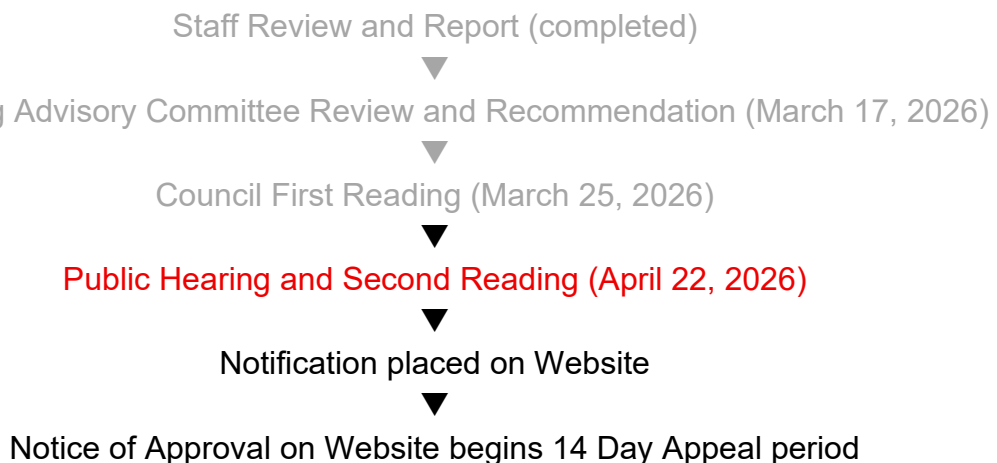
...that Council amends the text of the Land Use By-law regarding signs as shown in Appendices F and H of the report to PAC dated March 17, 2026.

## 3.0 BACKGROUND

On March 17, 2026 staff presented a recommendation report to the Planning Advisory Committee (PAC) (Attachment A). PAC recommended in favour of the proposed amendments.

Council held First Reading on March 25, 2026 and passed a motion to hold a public hearing and second reading regarding the proposed amendments

## 4.0 NEXT STEPS



## **5.0 ATTACHMENTS**

Attachment A      LUB Amendments: March 17,2026 Sign Regulation Report to  
PAC

Report Prepared by: Madelyn LeMay, LPP, MCIP  
Report Reviewed by Victoria Brooks, CAO

**To:** Planning Advisory Committee (PAC)  
Municipality of the District of Yarmouth (MODY)

**Submitted by:** Madelyn LeMay, LPP, MCIP

**Date:** March 17, 2026 PAC Meeting

**Subject:** LUB Amendments: Sign Regulation  
Recommendation Report to PAC

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## **1.0 LEGISLATIVE AUTHORITY**

Municipal Government Act Section 220 (5).(b)

## **2.0 RECOMMENDATION**

**2.1.1** Should PAC wish to recommend that the regulation of all commercial signs **not** be increased from the existing LUB, the following motion would be appropriate:

*...that Council give First Reading and hold a public hearing to amend the Land Use By-law regarding signs as shown in Appendix D of the report to PAC dated March 17, 2026.*

**OR**

**2.1.2** Should PAC wish to recommend that the regulation of all commercial signs **be increased** from the existing LUB as discussed at the March 17 meeting, the following motion would be appropriate:

*...that Council give First Reading and hold a public hearing to amend the Land Use By-law regarding signs as shown in Appendices F and H of the report to PAC dated March 17, 2026.*

## **3.0 BACKGROUND**

### **MGA and MPS**

The Municipal Government Act (MGA) 220 (5) states “*Where a municipal planning strategy so provides, a land-use by-law may... (b) regulate or prohibit the type, number, size and location of signs and sign structures;*”

The Municipal Planning Strategy (MPS) for the Municipality of the District of Yarmouth in Policy 4-72 establishes Council’s intention to regulate signs: “*Council shall, through the Land Use By-law, establish signage regulations to promote safe and well-maintained signs in all zones.*”

The regulations regarding signs are in primarily in Section 9.1 “*Sign Provisions for All*

Zones” (Appendix A).

#### 4.0 NEED FOR AMENDMENT

When administering a relatively new Land Use By-law (LUB), development control staff often identify the need to amend the LUB to ensure Council’s intentions are fully carried out. In the case of signs, staff noticed that policy regarding regulating signs had been added to the MPS during the recent review, but maximum sign sizes and numbers per lot or business had not been identified in the LUB.

With a more detailed review, staff noted other areas that perhaps warrant increased or clarified regulation. These have been included in the proposed amendments.

#### 4.1 Other Municipalities

Sign regulations in several other LUBs in Nova Scotia were reviewed:

- Chester: is working towards a “*Uniform Signage By-law*” for areas around highways but does not appear to have any other sign regulation;
- Barrington: does not regulate signs except on wind turbines;
- District of Lunenburg: has no regulation in the overall municipal or Blockhouse LUBs;
- Antigonish County, Kings County and the Town of Yarmouth each have detailed regulations within their respective LUBs. Direct comparisons are not possible as each municipal unit expresses the regulation in a different manner and the permitted uses in each zone differ from unit-to-unit even in the rare instance when the name is the same. The comparison chart was compiled from the various by-laws to illustrate the regulations in place but cannot be considered comprehensive (Appendix B). Accurate regulations can only be found in each relevant LUB, but the chart attempts to show where the proposals for MODY lie in relation to a few other jurisdictions.

#### 4.2 Proposed Amendments

There are two options for amendment:

##### 4.2.1 Option 1 (Appendix C and D)

Should PAC wish to recommend that the regulation of all commercial signs not be increased, the following minor changes should be made to the LUB:

- in subsection 9.1.2 add the phrase “*or enlarge*” to ensure that signs being enlarged meet the requirements of the LUB;
- in LUB 9.7.1 (b) No *roof sign* shall:....remove clause (b)” be permitted to swing freely on its supports”; as the requirement does not apply to roof signs;

- replace LUB 9.1.3 *“No commercial sign shall be permitted in the Dykelands Zone or Coastal Wetlands Zone.”* with *“No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or Watershed (WS) Zone so as to reflect present zone names;*
- add a clause addressing Council’s efforts to reduce light pollution and protect the *“Starlight Preserve”* designation: *“Lighting for all signs shall be of a full cut-off type and shall not emit light above the horizontal.”*
- in LUB 9.3.1, *Notwithstanding any other provisions of this By-law, the following signs are permitted in all zones without requirement for a development permit,* add the following clauses:  
 ....  
 (l) signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>; and  
 (m) subdivision or neighbourhood identification signs with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>..;
- add subsection 9.1.4 :*With the exception of projecting signs, all signs and sign elements including the base or upright member shall be wholly contained on the lot unless otherwise specified.*

#### 4.2.2 Option 2 (Appendix E and F)

Should PAC wish to recommend more detailed regulation of signs in the LUB, including maximum height and area of signs, the following additional changes could be made to the LUB:

- require that signs advertise only legally-existing uses;
- clarify that a development permit is not needed when changing the letters on a changeable copy sign or painting or repairing a sign;
- allow electronic message board signs and changeable copy signs to be incorporated within permanent signs;
- ensure signs for seasonal businesses don’t need to be removed if closed for a season or two;
- provide for signs identifying a neighbourhood or a subdivision;

- add maximum height and size provisions for signs and relate these to specific zones.

#### 4.2.3 Signs Related to Home Occupations

Home occupations are defined and permitted within the LUB.

Table 4 of Subsection 7.6.1 establishes the *Home Occupation Requirements*. It specifies the permitted uses, the number of non-resident employees, floor area and outdoor display and storage, but does not mention signs.

The regulation of signs related to home occupations is envisioned in MPS Policy 4-70 “*Council shall, through the Land Use By-law, permit low-impact home occupations within all zones that permit dwellings, with controls around parking, signage, and floor area*”. In order to implement the policy of the MPS regarding signs related to home occupations, material regulating the type and size of sign should be added to the LUB.

In MODY, home occupations are permitted in any zone which permits dwellings as a main use. This includes all of the residential zones, Hamlet Commercial (HC) Zone, Rural Development (RD) Zone, Rural Commercial (RC), and the Watershed (WS) Zone. A variety of sign sizes and types for commercial uses in these zones are proposed in Option 2 (Appendix E and F). In order for sign regulations to be cohesive within each zone and residents to be able to understand them, it is reasonable to apply the same regulations regarding other commercial signs within a specific zone to home occupations. (Appendix E and F).

The proposed amendment for Home Occupations appears in Appendix G and H.

## 5.0 DOCUMENT REVIEW

### 5.1 Statements of Provincial Interest

The Province of Nova Scotia has five (5) Statements of Provincial Interests (SoPI) which form part of the MGA and provide municipalities with guidance on specific aspects of development in the Province: drinking water, flood risk areas, agricultural land, infrastructure, and housing. These proposed LUB amendments do not have impact on and are not impacted by any of the matters discussed in the SoPI.

### 5.2 MCCAP

As text amendments which affect only signs, these amendments have not been examined in relation to the Municipal Climate Change Action Plan (MCCAP).

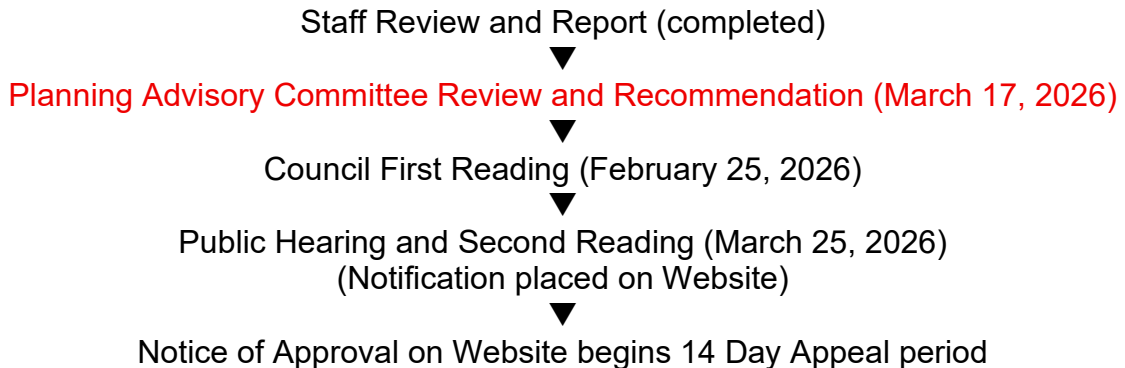
### 5.3 MPS: Amendment Policies

The MPS is silent regarding text amendments to the LUB, but as noted above, Policy 4-72 establishes Council’s intention to regulate signs in the LUB, and policy 4-70 establishes Council’s intent to regulate signs related to home occupations.

## 6.0 CONCLUSION AND NEXT STEPS

The proposed amendments have been considered within the context of the general policies of the MPS and the specific policies regarding signs. The proposed amendments are consistent with the intent, objectives and policies of the MPS, and as a result, it is reasonable for Council to consider the LUB amendments.

The process to complete these proposed amendments is:



## 7.0 Financial Implications

There are no financial implications to the Municipality related to the proposed amendment.

## 8.0 Alternatives

PAC may recommend that Council:

- hold First Reading and authorize a Public Hearing followed by Second Reading, in order to approve the LUB amendments as proposed or as specifically revised by direction of PAC; or
- provide alternative direction such as requesting further information on a specific topic.

## 9.0 Attachments

Appendix A	Present Sign Regulations in LUB
Appendix B	Comparison of proposals with other municipal units
Appendix C	Option 1 Proposed Amendments; (draft form)
Appendix D	Option 1 Proposed Amendments
Appendix E	Option 2 Proposed Amendments (draft form)
Appendix F	Option 2 Proposed Amendments
Appendix G	Proposed Home Occupation Sign Amendment (draft form)
Appendix H	Proposed Home Occupation Sign Amendment

Report Prepared by: Madelyn LeMay, LPP, MCIP

Report Reviewed by Victoria Brooks, CAO

## APPENDIX A

### Existing sign regulations within the Land Use By-law

Taken from the Land Use By-law February 27, 2026

5.2.1 *The following developments shall not require a development permit:  
(c)... signs smaller than 0.2 square metres in sign area, where signs are permitted;*

5.6.1 Notwithstanding anything in this By-law, the *Development Officer* may grant a *variance* subject to Section 235 of the *Municipal Government Act*. Specifically, the *Development Officer* may grant:

- (a) up to 25% *variance* for the following requirements:
  - i. *height* and area of a *sign*.

#### **9.1 Sign Provisions for All Zones**

9.1.1 Where this part is inconsistent with the regulations respecting advertising *signs* on or near public highways made or administered by the Department of Public Works, the more restrictive regulations shall apply.

9.1.2 No person shall erect a *sign* without first obtaining a permit from the *Development Officer* and no permit to erect a *sign* shall be issued unless all the *sign* provisions of this By-law are satisfied.

9.1.3 No commercial *sign* shall be permitted in the Dykelands Zone or Coastal Wetlands Zone.

#### **9.2 Signs Prohibited in All Zones**

9.2.1 The following *signs* shall not be permitted in any *zone*:

- (a) *signs* that incorporate in any manner any flashing or moving illumination which varies in intensity, or which varies in color and *signs* that have any visible moving parts, visible revolving parts, or visible mechanical movement of any description, or other apparent visible movement, achieved by electrical pulsations or by actions of normal wind currents;
- (b) any *sign* or *sign structure* that constitutes a hazard to public safety or health;
- (c) *signs* that by reason of size, location, content, colouring or manner of illumination obstruct the vision of drivers either when leaving a roadway or driveway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on *public roads*;
- (d) any *sign* that obstructs free ingress to or egress from a fire escape door, window, or other required exit way;

- (e) *signs* not *erected* by a public authority that make use of words such as “STOP”, “LOOK”, “ONE WAY”, “DANGER”, “YIELD” or any similar words, phrases, symbols, lights, and characters in such manner as to interfere with, mislead, or confuse traffic along a *public road*;
- (f) *signs* on public property or public *rights-of-way* unless erected by a governmental body, or unless required to be so located by order of a governmental body, but no sign located on public property or a public *right-of-way* shall bear any commercial advertising;
- (g) *signs* not erected by a public authority that are located at or near sharp road curves or below the crest of a steep road *grade*;
- (h) search lights, pennants, spinners, banners, and streamers except for occasions such as grand openings, county fairs, public festivals, exhibitions, and similar occasions; and
- (i) any *sign* that no longer advertises a bona fide business conducted or a product sold.

### **9.3 Signs Permitted in All Zones**

9.3.1 Notwithstanding any other provisions of this By-law, the following *signs* are permitted in all *zones* without requirement for a *development permit*:

- (a) “No Trespassing” *signs* or other such *signs* regulating the use of a property, and of not more than 0.2 square metres in *sign* area;
- (b) election *signs*;
- (c) memorial *signs* or tablets and *signs* denoting the date of erection of a *structure*, not exceeding 2.0 square metres in *sign* area;
- (d) real estate *signs* not exceeding 0.5 square metres in *sign* area in a residential or hamlet *zone* and 1.4 square metres in *sign* area in other *zones*, which advertise the sale, rental, or lease of the premises;
- (e) *signs* erected by a governmental body, or under the direction of such a body, and bearing no commercial advertising, such as traffic *signs*, safety *signs*, *signs* identifying public schools, public election lists, signs giving legal notice, planning application *signs*, and public identification and information *signs*;
- (f) *signs* identifying the name and address of resident, and not more than 0.2 square metres in *sign* area;
- (g) *signs* incidental to construction and having an area not more than 5.0 square metres and within the area designated for such purposes;
- (h) *signs* mounted on the interior surface of sporting facilities such as, but not limited to, *signs* mounted on baseball

diamond fences, provided the faces of such *signs* are not visible from adjacent streets;

- (i) *signs* regulating or denoting on-premise traffic, or parking or other *signs* denoting the direction or function of various parts of a building or premise, provided that such *signs* are less than 0.5 square metres in area;
- (j) the flag, pennant, or insignia of any nation, province, or state or of any religious, charitable, or fraternal organization; and
- (k) interpretive panels describing the history, science, or cultural relevance of a location and bearing no commercial advertising.

#### **9.4 Facial Wall Signs**

9.4.1 No *facial wall sign* shall:

- (a) extend above the top of the wall on which it is placed; or
- (b) extend beyond the extremities of the wall upon which it is attached.

#### **9.5 Ground Signs**

9.5.1 No *ground sign* shall:

- (a) extend beyond a property line or project over public *rights-of-way*, other adjoining lands, or any driveway or *parking space*; or
- (b) be set back less than 1.5 metres from any street line, common *lot* boundary, driveway, or parking area.

#### **9.6 Projecting Wall Signs**

9.6.1 No *projecting wall sign* shall:

- (a) project more than 2.0 metres from the wall upon which it is attached;
- (b) project over a public *right-of-way*;
- (c) project above the eaves, parapet, or roof line of a *building*;
- (d) be permitted to swing freely on its supports; or
- (e) be erected below a *height* of 3.0 metres or above a *height* of 4.5 metres above *grade*.

#### **9.7 Roof Signs**

9.7.1 No *roof sign* shall:

- (a) extend beyond the extremities of the roof to which it is affixed; or
- (b) be permitted to swing freely on its supports.

### **DEFINITIONS**

#### **Sign**

means any structure or device used to advertise or draw attention to any product, place, person, business, institution, organization, or event, including any directional or way finding purpose and that is intended to

be seen from off the premises or from a parking lot. For greater clarity, signs not located such that they are visible from off the premises or from a parking lot are not considered signs for the purpose of this By-law and are not subject to the signage requirements of this By-law.

**Facial Wall Sign** means a sign attached to, painted on, or erected against a wall of a building, with the face horizontally parallel to the building or structure wall.

**Ground Sign** means a sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure.

**Projecting Wall Sign** means a sign that is attached to and projects from a structure or building face.

**Roof Sign** means a sign which is located on or projects above the roof line of a building and is fastened or secured in any manner to the roof.

**Sign Area** means the area of the smallest triangle, rectangle, circle or semicircle that can wholly enclose the surface area of the sign. Only one side of a multi-faced sign shall be used to determine sign area. The sign area of individual letters or figures that are attached or painted on a surface shall be the area of the smallest triangle, rectangle, circle or semicircle that can wholly enclose all of the letters, numbers or insignia

## APPENDIX B– Comparison with Other Units

Note: if a unit isn't in one of the charts, that unit does not have a readily apparent similar zone  
Imperial measurements used only for consistency of reference

### 1.ZONE Hamlet Residential (signs for non-residential uses)

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth	1 MH 5' MA: 5 sq.ft	1 5%	1  MA:5sq ft	?	?	no	no
Antigonish Co. Hamlet Residential	no	5%	1 projection 3 ft MA 11 sq ft	no	1/business	no	no
Kings Co. Residential uses - all rural zones.	1  MH 10' MA: 40 sq.ft	any number up to maximum area	1	no	no	1	no
PROPOSED MODY Hamlet Residential (HR)	1 MH 35'  MA: 16 sq.ft/side	5%	1 projection 11 ft MA 16 sq.ft/side	no	1/business	no	no

### 2.ZONE Hamlet Commercial

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Antigonish Co. Hamlet Core	MH 19.68 ft MA 43.05 sq. ft.	15%	projection 5'  MA 22 sq. ft.	1/lot	1/business	no	no
Kings Co. (Growth Centre)	1 MH 35' MA 150 sq ft/all signs	no restriction except by area	1	1/lot 50 sq.ft	1/lot 50 sq.ft	1	no
PROPOSED MODY Hamlet Commercial	1 MH 35' MA 32 sq ft	20%	1 projection 5' MA 22 sq ft	1/lot MA 32 sq.ft	1/lot MA 6 sq. ft.	no	no

### 3.ZONE Residential General (RG)

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Antigonish Co. Residential Center	no	5%	1 projection 3' MA 11 sq ft	no	1/business	no	no
Town of Yarmouth Subdivision 1 32 sq ft/side	1 5 sq ft/side	1 5%	1 5 sq ft/side	no	no	no	no
Kings Co. (all rural residential zones)	1 MH 10 ft MA 40 sq ft.	no restriction except by area	no	no	no	no	no
PROPOSED MODY Residential General	1 MH 10' MA: 16 sq.ft/side	5%	1 projection 3' MA 11 sq ft	no	no	no	no

### 4.ZONE: Low-Density Residential Zone (LDR)

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Kings Co. (all other residential zones)	1 MH 10 ft MA: 40 sq ft.	no restriction except by area	no	no	no	no	no
PROPOSED MODY Low-Density Residential Zone (LDR)	1 MH 10' MA: 16 sq.ft/side	5%	1 projection 3' MA 11 sq ft	no	no	no	1 MH 10' MA: 16 sq.ft/side

### 5.ZONE: Multiple Unit Residential Zone (MU)

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Kings Co. (all other residential zones)	1 MH 10' MA 40 sq ft.	restriction by area	no	no	no	no	no
PROPOSED MODY	See general						no

**6.ZONE: Commercial General Zone (CG)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth Same for Industrial	1 MH10' MA 12 sq ft/side	15%	3/business/elevaton  MA 43 sq ft/side	n/a	1 MA 6 sq ft/side		only on abutting
Antigonish Co. General Centre	MH 32.ft MA 75 sq ft.	20%	projection 5' MA 22sq. ft.	1/lot	1/business	no	no
Kings Co.	1 MH 35' MA 200 sq.ft/all	no restriction except by area	1	1/lot MA 50 sq.ft	1/lot MA 50 sq.ft	1	no
PROPOSED MODY Commercial General Zone (CG)	1 MH 35' MA 32 sq ft.	20%	1 projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 6 sq ft/side	no	no

**8.ZONE: Rural Development Zone (RD)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Kings Co. (rural commercial)	1 MH 20' MA 150 sq. ft/all	no restriction except by area	1	1/lot 50 sq.ft	1/lot 50 sq.ft	1	no
PROPOSED MODY Rural Development Zone (RD)	1 MH 35' MA 32 sq ft.	20%	1 projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 6 sq ft/side	no	no

**9. ZONE: Rural Commercial Zone (RC)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Kings Co. (rural commercial)	1 MH 20' MA 150 sq. ft/all	no restriction except by area	1	1/lot MA 50 sq.ft	1/lot MA 50 sq.ft	1	no
PROPOSED MODY Rural Commercial Zone (RC)	1 MH 35' MA 32 sq ft.	20%	1 projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 6 sq ft/side	no	no

**10. ZONE: Business & Industrial Park Zone (BIP)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth	1 MH 10' MA 12 sq ft/side	15%	3/business/elevation  MA 43 sq ft/side	n/a	1 MA 6 sq ft/side		
Kings Co. (light industrial commercial)	1 MH 35 ft. MA 200 sq ft.	no restriction except by area	1	1/lot 50 sq.ft	1/lot 50 sq.ft	1	no
PROPOSED MODY Business & Industrial Park Zone (BIP)	1 MH 35' MA 64 sq ft.	20%	1/business projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 12 sq ft/side	no	no

**11. ZONE: Marine Industrial Zone (MI)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth	1 MH 10' MA 12 sq ft/side	15%	3/business/elevation  43 sq ft/side	n/a	1 6 sq ft/side		only on abutting
PROPOSED MODY Marine Industrial	1 MH 35' MA 64 sq ft.	20%	1/business projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 12 sq ft/side	no	no

**12. ZONE: General Industrial Zone (GI)**

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth	2 MH 35' MA 118 sq. ft	15%	3/business/elevation  MA 43 sq ft/side	1/business MA 40 sq ft			only on abutting
Kings Co. (heavy industrial)	1 MH 35'  MA 200 sq. ft/all	1	1	1/lot MA 50 sq.ft	1/lot MH 50 sq.ft	1	no
PROPOSED MODY General Industrial Zone (GI)	1 MH 35' MA 64 sq ft.	20%	1/business projection 5' MA 22 sq. ft./side	1/lot 32 sq.ft.	1 MA 12 sq ft/side	no	no

**13.ZONE: Recreation Zone (REC)** commercial institutional and recreation uses

Type > Unit and Zone ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs	Third Party Signs
Town of Yarmouth	1 MH 10' MA 12 sq ft				No # limit MH 4.5' MA12 sq ft/side		
Kings Co.	1 MH 20' MA 150sq.ft/all	MA 150sq.ft	1		?	1	no
PROPOSED MODY Recreation Zone (REC)	1 MH 10' MA 11 sq ft	5%	projection 5' MA 22 sq. ft./side	1 MA 32 sq. ft	1 MA 12 sq.ft	1	no

## APPENDIX C – Option 1

Note: *coloured text* and text with ~~strikeout~~ indicates a change from the present LUB and is provided only for the convenience of the reader.

**Proposed Changes:** Additions in blue; material to be removed in ~~strikeout~~

### 9.1 Sign Provisions for All Zones

....

9.1.2 No person shall erect or enlarge a *sign* without first obtaining a permit from the *Development Officer* and no permit to erect a *sign* shall be issued unless all the *sign* provisions of this By-law are satisfied.

~~9.1.1 No commercial sign shall be permitted in the Dykelands Zone or Coastal Wetlands Zone.~~ No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or Watershed (WS) Zone.

....

9.1.4 With the exception of projecting signs, all signs and sign elements including the base or upright member shall be wholly contained on the lot unless otherwise specified.

9.1.5 Lighting for all signs shall be of a full cut-off type and shall not emit light above the horizontal.

### 9.3 Signs Permitted in All Zones

9.3.1 Notwithstanding any other provisions of this By-law, the following *signs* are permitted in all *zones* without requirement for a *development permit*:

....

- (l) signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.; and
- (m) subdivision or neighbourhood identification signs with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.;

### 9.7 Roof Signs

9.7.1 No *roof sign* shall:

- (a) extend beyond the extremities of the roof to which it is affixed. ~~or~~

~~(b) — be permitted to swing freely on its supports.~~

## APPENDIX D Proposed Amendments

### Purpose:

Text amendments to the Land Use By-law to clarify regulations regarding signs.

Amend the text of the Land Use By-law of the Municipality of the District of Yarmouth as follows:

1. In Section 9.1, Sign Provisions for All Zones, add the words "*or enlarge*" between the words "*erect*" and "*a sign*" so that Subsection 9.1.2 reads as follows:  
  

*9.1.2 No person shall erect or enlarge a sign without first obtaining a permit from the Development Officer and no permit to erect a sign shall be issued unless all the sign provisions of this By-law are satisfied.*
  
2. Remove Subsection 9.1.3 "*No commercial sign shall be permitted in the Dykelands Zone or Coastal Wetlands Zone*" and replace it with a new Subsection 9.1.3 as follows:  
  

*9.1.3 "No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or Watershed (WS) Zone."*
  
3. Immediately following Subsection 9.1.3, add a new Subsection 9.1.4 as follows:  
  

*9.1.4 "With the exception of projecting signs, all signs and sign elements including the base or upright member shall be wholly contained on the lot unless otherwise specified."*
  
4. Immediately following new Subsection 9.1.4, add a new Subsection 9.1.5 as follows:  
  

*9.1.5 Lighting for all signs shall be of a full cut-off type and shall not emit light above the horizontal.*
  
5. In Subsection 9.3.1, immediately following clause (k), add the following clauses (l) and (m):  

*(l) signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.; and*

*(m) subdivision or neighbourhood identification signs with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.*
  
6. In Subsection 9.7.1, replace the semi-colon with a period and remove the word "or" at the end of clause (a) and remove the entirety of clause (b) so that Subsection 9.7.1 reads as follows:  
  

*9.7.1 No roof sign shall:*  
*(a) extend beyond the extremities of the roof to which it is affixed.*

## APPENDIX E Option 2

### Sign Provisions for All Zones

*Note: coloured text and text with ~~strikeout~~ indicates a change from the present LUB and is provided only for the convenience of the reader.*

#### 9.1 Sign Provisions for All Zones

9.1.1 Where this part is inconsistent with the regulations respecting advertising signs on or near public highways made or administered by the Department of Public Works, the more restrictive regulations shall apply.

9.1.2 No person shall erect **or enlarge** a *sign* without first obtaining a permit from the *Development Officer* and no permit to erect a *sign* shall be issued unless all the *sign* provisions of this By-law are satisfied.

**Note: the following sections are re-numbered:**

9.1.3 A development permit for the use shall be obtained before a development permit for the related sign is issued.

9.1.4 A development permit shall not be required for:

- (a) changing the copy on a changeable copy sign for which a development permit has been issued; or
- (b) repainting, cleaning, or repairing a sign or sign structure for which a development permit has been issued as long as the sign continues to advertise the same use.

9.1.3 ~~No commercial sign shall be permitted in the Dykelands Zone or Coastal Wetlands Zone.~~

9.1.5 Lighting for all signs shall be of a full cut-off type and shall not emit light above the horizontal.

9.1.6 No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or Watershed (WS) Zone.

9.1.7 With the exception of projecting signs, all signs and sign elements including the base or upright member shall be wholly contained on the lot unless otherwise specified.

9.1.8 Signs shall be located on the same lot as the product, service or building to which the sign relates, unless otherwise permitted in this By-law.

9.1.9 Electronic message board signs and changeable copy signs may be incorporated into a permitted wall sign, ground sign or projecting sign, and shall be counted towards the permitted maximum sign area.

9.1.10 In addition to the sign requirements for all zones, all commercial signs must meet the following requirements:

**Chart key:**

Maximum height: MH

Maximum area of one side: MA

Maximum distance projecting sign can project from wall: MP

Maximum % of wall which can be covered by signs: %

Sign Type > Zones ▼	Ground Sign	Wall Sign	Projecting Sign	Mobile / Changeable Copy Sign	Sandwich Board Signs	Roof Signs
Residential General (RG) Lakeside Residential (LR) Low-Density Residential (LDR)	1 MH 3m MA 1.5 m2	5%	1 MP 1m MA 1m2	no	no	no
Hamlet Residential (HR)	1 MH 11m MA 1.5 m2	5%	1 MP 3m MA 1.5 m2	no	1/business	no
Multiple Unit Residential (MU)	See LUB 9.3.1 (I)					
Rural Development (RD) Rural Commercial (RC) Commercial General (CG) Lightstation Heritage (LH) Airport Zone (AP) Airport Noise Restriction (ANR)	1 MH 11m MA 3m2	20%	1 MP 1.5m2 MA 2 m2	1/lot MA 3m2	1 MA .5 m2	no
Business & Industrial Park (BIP) Marine Industrial (MI) General Industrial (GI)	1 MH 11m MA 6 m2	20%	1/business MP .5m2 MA 2 m2	1/lot MA 3m2	1/lot MA 1m2	no
Recreation (REC)	1 MH 3m MA 1m2	5%	1 MP .5m2 MA 2 m2	1 MA 3 m2	1 MA 1m2	1

**9.2 Signs Prohibited in All Zones**

...

- (i) any *sign* that no longer advertises a bona fide business conducted or a product sold. In the case of seasonal businesses, the use shall be considered discontinued on December 31<sup>st</sup> of the calendar year if the use was not operated in that calendar year.

### 9.3 Signs Permitted in All Zones

9.3.1 Notwithstanding any other provisions of this By-law, the following *signs* are permitted in all zones without requirement for a *development permit* and, if applicable, shall not be counted towards the maximum number of signs permitted on a lot:

- (l) signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.; and
- (m) subdivision or neighbourhood identification signs with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.;

### 9.7 Roof Signs

9.7.1 No *roof sign* shall:

- ~~(a)~~ extend beyond the extremities of the roof to which it is affixed.; or
- ~~(b)~~ be permitted to swing freely on its supports.

## APPENDIX F

### Purpose:

Text amendments to the Land Use By-law to increase regulations regarding signs to reflect Council's intention, expressed in the MPS, to regulate signs.

Amend the text of the Land Use By-law of the Municipality of the District of Yarmouth as follows:

1. In Section 9.1, Sign Provisions for All Zones, add the words "*or enlarge*" between the words "*erect*" and "*a sign*" in subsection 9.1.2, so that subsection 9.1.2 reads as follows:
  - 9.1.2 *No person shall erect or enlarge a sign without first obtaining a permit from the Development Officer and no permit to erect a sign shall be issued unless all the sign provisions of this By-law are satisfied.*
2. Add new subsection 9.1.3 as follows:
  - 9.1.3 *A development permit for the use shall be obtained before a development permit for the related sign is issued.*and re-number the remainder of the subsections.
3. Add new subsection 9.1.4 as follows:
  - 9.1.4 *A development permit shall not be required for:*
    - (a) *changing the copy on a changeable copy sign for which a development permit has been issued; or*
    - (b) *repainting, cleaning, or repairing a sign or sign structure for which a development permit has been issued as long as the sign continues to advertise the same use.*
4. Add new subsection 9.1.5 as follows:
  - 9.1.5 *Lighting for all signs shall be of a full cut-off type and shall not emit light above the horizontal.*
5. Remove existing subsection 9.1.3 and replace it with subsection 9.1.6 as follows:
  - 9.1.6 *No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or Watershed (WS)*

*Zone.*

6. Add new subsection 9.1.7 as follows:

9.1.7 *With the exception of projecting signs, all signs and sign elements including the base or upright member shall be wholly contained on the lot unless otherwise specified.*

7. Add new subsection 9.1.8 as follows:

9.1.8 *Signs shall be located on the same lot as the product, service or building to which the sign relates unless otherwise permitted in this By-law.*

8. Add new subsection 9.1.9 as follows:

9.1.9 *Electronic message board signs and changeable copy signs may be incorporated into a permitted wall sign, ground sign or projecting sign and shall be counted towards the permitted maximum sign area.*

9. Add new subsection 9.1.10 as follows:

9.1.10 *In addition to the sign requirements for all zones, all commercial signs must meet the following requirements:*

**Chart key:**

*Maximum height: MH*

*Maximum area of one side: MA*

*Maximum distance projecting sign can project from wall: MP*

*Maximum % of wall which can be covered by signs: %*

<b>Sign Type &gt;</b>	<b>Ground Sign</b>	<b>Wall Sign</b>	<b>Projecting Sign</b>	<b>Mobile / Changeable Copy Sign</b>	<b>Sandwich Board Signs</b>	<b>Roof Signs</b>
<b>Zones ▼</b>						
<i>Residential General (RG) Lakeside Residential (LR) Low-Density Residential (LDR)</i>	<i>1 MH 3m MA 1.5 m2</i>	<i>5%</i>	<i>1 MP 1m MA 1m2</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Hamlet Residential (HR)</i>	<i>1 MH 11m MA 1.5 m2</i>	<i>5%</i>	<i>1 MP 3m MA 1.5 m2</i>	<i>no</i>	<i>1/business</i>	<i>no</i>
<i>Multiple Unit Residential (MU)</i>	<i>See LUB 9.3.1 (I)</i>					
<i>Rural Development (RD) Rural Commercial (RC) Commercial General (CG)</i>	<i>1 MH 11m MA 3m2</i>	<i>20%</i>	<i>1 MP 1.5m2 MA 2 m2</i>	<i>1/lot MA 3m2</i>	<i>1 MA .5 m2</i>	<i>no</i>

<i>Lightstation Heritage (LH)</i> <i>Airport Zone (AP)</i> <i>Airport Noise Restriction (ANR)</i>						
<i>Business &amp; Industrial Park (BIP)</i> <i>Marine Industrial (MI)</i> <i>General Industrial (GI)</i>	1 MH 11m MA 6 m2	20%	1/business MP .5m2 MA 2 m2	1/lot MA 3m2	1/lot MA 1m2	no
<i>Recreation (REC)</i>	1 MH 3m MA 1m2	5%	1 MP .5m2 MA 2 m2	1 MA 3 m2	1 MA 1m2	1

10. In subsection 9.2.1 of Section 9.2, *Signs Prohibited in All Zones*, add the sentence “*In the case of seasonal businesses, the use shall be considered discontinued on December 31<sup>st</sup> of the calendar year if the use was not operated in that calendar year.*” at the end of clause (i) so that clause (i) reads as follows:

(i) *any sign that no longer advertises a bona fide business conducted or a product sold. In the case of seasonal businesses, the use shall be considered discontinued on December 31<sup>st</sup> of the calendar year if the use was not operated in that calendar year.*

11. In subsection 9.3.1 of Section 9.3, *Signs Permitted in All Zones*, immediately following the words “*development permit*” add the phrase “*and, if applicable, shall not be counted towards the maximum number of signs permitted on a lot*” and add clauses (l) and (m) as follow:

- (l) signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.; and
- (m) subdivision or neighbourhood identification signs with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.;

so that subsection 9.3.1 reads as follows:

9.3.1 *Notwithstanding any other provisions of this By-law, the following signs are permitted in all zones without requirement for a development permit and, if applicable, shall not be counted towards the maximum number of signs permitted on a lot:*

- ...
- (l) *signs providing the name and address of dwellings containing four (4) or more units, with a maximum height of 3m and maximum sign area of 3m<sup>2</sup>.; and*
  - (m) *subdivision or neighbourhood identification signs with a*

*maximum height of 3m and maximum sign area of 3m<sup>2</sup>.*

12. In subsection 9.7.1 of Section 9.7, remove the dependant clause marker “(a)” and at the end of clause “(a)” remove the semi-colon and remove the word “or” at the end of clause “(a)” and remove the entirety of clause “(b)” so that subsection 9.7.1 reads as follows:

9.7.1 *No roof sign shall extend beyond the extremities of the roof to which it is affixed.*

## APPENDIX G

Note: *coloured text* and text with ~~strikeout~~ indicates a change from the present LUB and is provided only for the convenience of the reader.

**Proposed Changes:** Additions in blue.

7.6.1 The following *home occupations* shall be permitted accessory to a *dwelling* in all zones that permit dwellings as a *main* use, subject to the following requirements:

**Table 4: Low-impact Home Occupation Requirements**

(a) permitted uses	<ul style="list-style-type: none"> <li>i. accommodations</li> <li>ii. assembly processing</li> <li>iii. building contractor</li> <li>iv. business or professional offices</li> <li>v. manufacturing</li> <li>vi. personal services</li> <li>vii. private teaching</li> <li>viii. small item repair shops – excluding small engine repair</li> <li>ix. retail use</li> <li>x. studios</li> </ul>
(b) Maximum Number of On-site, Non-resident Employees	2
(c) Maximum Floor Area of Home Occupation if in the Dwelling	25% of dwelling, except accommodations, which shall be limited to 5 sleeping units
(d) Maximum Combined Floor Area of Dwelling and Home Occupation if in an Accessory Building <ul style="list-style-type: none"> <li>i. Lot Size Under 2,787 m<sup>2</sup></li> <li>ii. Lot Size 2,787 m<sup>2</sup> or more</li> <li>iii. Mini/Mobile Home Park</li> </ul>	<ul style="list-style-type: none"> <li>152 m<sup>2</sup></li> <li>305 m<sup>2</sup></li> <li>23 m<sup>2</sup></li> </ul>
(e) Minimum Side Setback	3.0 m
(f) Minimum Rear Setback	3.0 m
(g) Outdoor Display and Storage <ul style="list-style-type: none"> <li>i. Rear or Side Yards</li> <li>ii. Front Yards</li> </ul>	<p>Display and storage shall be screened from abutting residential <i>uses</i> and the nearest road by the <i>dwelling</i>, <i>accessory building</i>, opaque fence, natural landform, <i>existing</i> or planted vegetation, or a combination of the above.</p> <p>No more than 15% of total minimum <i>front yard area</i> to a maximum of 37 m<sup>2</sup>, whichever is less, shall be used for display. Display shall not be located within the minimum front yard <i>setback</i>. Storage shall not be permitted within the front yard.</p>
(h) Signs	Signs shall be regulated in the same manner as all other commercial signs in the zone in which they are located.

## Appendix H Proposed Amendments

**Purpose:**

Text amendments to the Land Use By-law to clarify regulations regarding signs.

Amend the text of the Land Use By-law of the Municipality of the District of Yarmouth as follows:

1. At the bottom of the chart in subsection 7.6.1, add a new row as follows:

(h) Signs	Signs shall be regulated in the same manner as all other commercial signs in the zone in which they are located.
-----------	--

So that subsection 7.6.1 reads as follows:

- 7.6.1 The following *home occupations* shall be permitted accessory to a *dwelling* in all zones that permit dwellings as a *main* use, subject to the following requirements:

**Table 4: Low-impact Home Occupation Requirements**

(a) permitted uses	<ul style="list-style-type: none"> <li>i. accommodations</li> <li>ii. assembly processing</li> <li>iii. building contractor</li> <li>iv. business or professional offices</li> <li>v. manufacturing</li> <li>vi. personal services</li> <li>vii. private teaching</li> <li>viii. small item repair shops – excluding small engine repair</li> <li>ix. retail use</li> <li>x. studios</li> </ul>
(b) Maximum Number of On-site, Non-resident Employees	2
(c) Maximum Floor Area of Home Occupation if in the Dwelling	25% of dwelling, except accommodations, which shall be limited to 5 sleeping units

<p>(d) Maximum Combined Floor Area of Dwelling and Home Occupation if in an Accessory Building</p> <ul style="list-style-type: none"> <li>i. Lot Size Under 2,787 m<sup>2</sup></li> <li>ii. Lot Size 2,787 m<sup>2</sup> or more</li> <li>iii. Mini/Mobile Home Park</li> </ul>	<p>152 m<sup>2</sup> 305 m<sup>2</sup> 23 m<sup>2</sup></p>
<p>(e) Minimum Side Setback</p>	<p>3.0 m</p>
<p>(f) Minimum Rear Setback</p>	<p>3.0 m</p>
<p>(g) Outdoor Display and Storage</p> <ul style="list-style-type: none"> <li>i. Rear or Side Yards</li> <li>ii. Front Yards</li> </ul>	<p>Display and storage shall be screened from abutting residential <i>uses</i> and the nearest road by the <i>dwelling, accessory building</i>, opaque fence, natural landform, <i>existing</i> or planted vegetation, or a combination of the above.</p> <p>No more than 15% of total minimum <i>front yard area</i> to a maximum of 37 m<sup>2</sup>, whichever is less, shall be used for display. Display shall not be located within the minimum front yard <i>setback</i>. Storage shall not be permitted within the front yard.</p>
<p>(h) Signs</p>	<p>Signs shall be regulated in the same manner as all other commercial signs in the zone in which they are located.</p>