

Sign By-law Update			
Section	Existing Regulation	Proposed Amendment	Rationale
Article 2 INTERPRETATION-DEFINITIONS			Change title name to reflect that this section contains definitions
680.2.2 Abandoned sign - defined	"abandoned sign" means a sign or sign structure which may have formerly identified, but no longer correctly identifies, the business, commodity, service or use presently conducted, sold or offered on the lot. A sign shall not be deemed abandoned until ninety days after such activity is discontinued.	"abandoned sign" means a sign or sign structure which may have formerly identified, but no longer correctly identifies, the business, commodity, service or use presently conducted, sold or offered on the lot. A sign shall not be deemed abandoned until ninety thirty days after such activity is discontinued.	Requested by Economic Development to address abandoned signs that are common in the downtown area Enforcement suggested shortening abandoned signs from 90 days to 30 days
NEW - Corner lot - defined		"Corner lot" means a lot situate at the intersection of, and abutting two streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135 degrees.	Remove wording from Corner Visibility Triangle definition and add new definition.
680.2.20 Corner visibility triangle - defined	"corner visibility triangle" means a triangular area formed within a corner lot by the intersecting street lines or the projections thereof and a straight line connecting them 7.5 metres (24.6 feet) from their point of intersection. A corner lot is a lot situate at the intersection of, and abutting two streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135 degrees.	"corner visibility triangle" means a triangular area formed within a corner lot by the intersecting street lines or the projections thereof and a straight line connecting them 7- 5 metres (24.6 feet) from their point of intersection. A corner lot is a lot situate at the intersection of, and abutting two streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135 degrees.	Match Corner Visibility Triangle dimensions to general zone dimensions - 7m Make Corner Lot its own definition
680.2.22 Driveway visibility triangle - defined	"driveway visibility triangle" means a triangular area formed within a lot by the intersection of a driveway line and a lot line abutting a street or the projections thereof and a straight line connecting them 4.57 metres (15 feet) from their point of intersection.	"driveway visibility triangle" means a triangular area formed within a lot by the intersection of a driveway line and a lot line abutting a street or the projections thereof and a straight line connecting them 4.57 metres (15 feet) from their point of intersection. The driveway visibility triangle shall be measured from the point of intersection of a street line and the edge of a driveway a distance of 3 metres from the street line and 4.5 metres from the edge of the driveway.	Corner Visibility Triangle/Driveway Visibility Triangle updated dimensions to match zoning by-law 2019-051
Section 680.2.34 - Incidental sign - defined	"incidental sign" means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "drive-thru", "telephone", "private parking", "entrance", "washroom", "loading dock", "staff only", and other similar directives. A incidental signs shall have a maximum height of 0.9 metres (2.95 feet) and shall be permitted to display the name or logo of a use on the lot.	"incidental sign" means a ground supported sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "drive-thru", " telephone ", "private parking", "entrance", "washroom", "loading dock", "staff only", and other similar directives. A incidental signs shall have a maximum height of 1.2 metres 0.9 metres (2.95 feet) and shall be permitted to display the name or logo of a use on the lot.	Increase height to 1.2m to allow for slightly taller signs, ensure signs over 0.9m are not permitted in Driveway Visibility Triangle, Corner Visibility Triangle, Lot Line Visibility Triangle, clarify incidental signs are only ground supported signs, incidental type fascia signs will require permits so building can provide review
680.2.42 Mixed Use Corridor - defined	"Mixed Use Corridor" is a land use designation in the City's Official Plan that promotes transit supportive development along select primary streets within the general central neighbourhood area. See maps as shown on the various maps attached in Schedule 'B'.	"Mixed Use Corridor" is a land use designation in the City's Official Plan that promotes transit supportive development along select primary streets within the general central neighbourhood area . See maps as shown on the various maps attached in Schedule 'B'.	Reference zoning instead of Official Plan
NEW - Multiple Unit Identification sign - defined		"Multiple unit identification sign" means a multiple unit identification sign required by City of Kitchener Policy Number I-1035 – Emergency Service Policy and provide no other commercial content.	Provide clarity on how Multiple Unit Identification signs relate to the sign bylaw, include wording that limits Multiple Unit Identification signs from having advertising of businesses
680.2.56 Projection -Projecting sign - defined			Correcting a typo in the title of Projecting Sign section
680.2.63 Sign - defined	"sign" means any device, object or thing which directs attention to or which is designed to convey a message and that is placed for the purposes of advertising goods and services offered, identifying a business or enterprise or for conveying any other type of message and, without limiting the generality of the foregoing, this definition includes posters and the types of signs specifically defined in this Section.	"sign" means any device, object or thing which directs attention to or which is designed to convey a message and that is placed for the purposes of advertising goods and/or services offered, identifying a business or enterprise or for conveying any other type of message and, without limiting the generality of the foregoing, this definition includes posters and the types of signs specifically defined in this Section.	Suggested clarification to the definition

Section	Existing Regulation	Proposed Amendment	Rationale
Section 680.2.69 - Special event directional sign - defined	"special event directional sign" means a free-standing sign which is used solely for the purpose of directing traffic to the location of a special event. Without limiting the generality of the above, this definition shall include signs commonly referred to as real estate "open house" or "model home" signs. Such signs may include the nature of the event, name of the event holder and the location, arrow pointing to the event and/or time of the event, but shall contain no other commercial message.	"special event directional sign" means a free-standing sign which is used solely for the purpose of directing traffic to the location of a special event. Without limiting the generality of the above, this definition shall include signs commonly referred to as real estate "open house" or "model home" signs. Such signs may include the nature of the event, name of the event holder and the location, arrow pointing to the event and/or time of the event, but shall contain no other commercial or promotional message.	Specify exclusion of commercial / promotional signs
Section 680.2.75 – Tower sign – defined	"tower sign" means a freestanding, permanently anchored, four-sided sign which contains mechanically driven rotating display panels and may contain an area devoted to permanent copy.	"tower sign" means a freestanding, permanently anchored, four-sided sign which contains mechanically driven rotating display panels and may contain an area devoted to permanent copy.	Obsolete sign type
680.3.9 City sign exemption	The City may, for public service purposes, erect or use any type of sign permitted by this Chapter in any zone in which such sign type would otherwise be prohibited, subject to the sign being in full compliance with the regulations prescribed for such sign type. Such signs shall not require a sign permit.	The City may, for public service purposes, erect or use any type of sign permitted by this Chapter in any zone in which such sign type would otherwise be prohibited, subject to the sign being in full compliance with the regulations prescribed for such sign type. With the exception of portable signs , such signs shall not require a sign permit but application fees shall be waived .	It has been the Division's practice to process a sign permit without a fee to ensure compliance prior to the City installing a sign.
680.3.16 Incidental signs - in visibility triangle	Incidental signs may be erected or displayed within a corner visibility triangle, driveway visibility triangle or lot line visibility triangle subject to Section 680.3.15.	Incidental signs having a maximum height of 0.9 metres may be erected or displayed within a corner visibility triangle, driveway visibility triangle or lot line visibility triangle subject to Section 680.3.15.	Allow taller incidental signs but limit height in Driveway Visibility Triangle, etc.
680.3.18 Obstruction - fire-escape – exit – standpipe – prohibited fire safety	Signs shall not be erected or displayed in such a manner as to interfere with the free use of any fire escape, exit or standpipe.	Signs shall not be erected or displayed in such a manner as to interfere with the free use of any fire escape, exit or fire department connection standpipe .	Updated wording
680.3.20 - Ontario Building Code - compliance	All signs and sign structures shall comply with the requirements as set out in the Ontario Building Code Regulation 350/06.	All signs and sign structures shall comply with the requirements as set out in the Ontario Building Code Regulation 350/06 332/12, as amended, or any successor thereof .	Generalized reference to ensure regulaton remains current with the Ontario Building Code
680.3.27 Visible from highways - MTO approval required	Signs within 400 metres (1,312 feet) of, and visible from, Highway #401, the Conestoga Parkway or Highway #8 between the KW Expressway and Highway #401, shall require the approval of the Ministry of Transportation of Ontario.	Signs within 400 metres (1,312 feet) of, and visible from, Highway #401, the Conestoga Parkway or Highway #8 between the Conestoga Parkway the KW Expressway and Highway #401, shall require the approval of the Ministry of Transportation of Ontario.	Updating the expressway name MTO maps show Conestoga Parkway (511on.ca)
680.3.28 Distance from electrical lines - approval requirements	Signs within 3 metres (9.84 feet) of an electrical transmission line shall require the approval of Kitchener-Wilmot Hydro Inc. and/or the Electrical Safety Authority.	Signs within 3 metres (9.84 feet) of an electrical transmission line shall require the approval of Kitchener-Wilmot Hydro Inc. Enova Power Corp. and/or the Electrical Safety Authority.	Change name of KW Hydro to Enova Power Corp.
680.3.29 Automatic changing copy sign - set back requirements	Automatic changing copy on a sign shall not be located within 23 metres (75.45 feet) of a street intersection or traffic light, or within 100 metres (328.08 feet) of any residentially zoned lot which is located on the same street as the sign containing the automatic changing copy. The automatic changing copy shall not contain flashing, intermittent or moving lights. The rate of change in the content of the copy shall be static for a minimum of six seconds, except on a video projection sign.	Automatic changing copy on a sign shall not be located within 23 metres (75.45 feet) of a street intersection or traffic light, or Automatic changing copy on a sign shall not be located within 20 100 metres (328.08 feet) of any residentially zoned lot which is located on the same street as the sign containing the automatic changing copy, provided the sign is oriented perpendicular to the street line, or within 30 metres of any residentially zoned lot which is located on the same street as the sign containing the automatic changing copy, provided the sign orientation is not perpendicular to the street line. The automatic changing copy shall not contain flashing, intermittent or moving lights. The rate of change in the content of the copy shall be static for a minimum of six seconds, except on a video projection sign.	Based on an evaluation of sign variances for schools and community centres, staff are proposing a minimum distance of automatic changing copy signs from residential lots to be at least 20m when the sign is perpendicular to the street.

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680.3.31 Automatic changing copy sign - use	<p>Notwithstanding Section 680.3.29, automatic changing copy shall conform to the following criteria and shall be certified in writing by a Lighting Engineer for the approval of the City's Manager, Site Development & Customer Service after the installation of the sign and before its operational use:</p> <p>(a) the illuminance of any automatic changing copy shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the automatic changing copy off, and again with the automatic changing copy displaying a white image for a full colour capable automatic changing copy, or a solid message for a single-color automatic changing copy. All measurements shall be taken perpendicular to the face of the automatic changing copy at the distance determined by the total square footage of the automatic changing copy as set for in the accompanying Sign Area Versus Measurement Distance Formula in Section 680.3.31 (d);</p> <p>(b) the difference between the off and solid-message measurements using automatic changing copy measurement criteria noted above shall not exceed 0.3 footcandles;</p> <p>(c) all permitted illuminated automatic changing copy shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements; and</p> <p>(d) the measurement distance is to be calculated with the following formula: Measurement Distance in Metres = sq rt Area of Sign Sq.M. x 100</p>	<p>Notwithstanding Section 680.3.29, automatic changing copy shall conform to the following criteria and shall be certified in writing by a Lighting Engineer for the approval of the City's Manager, Site Development & Customer Service The City Planner or designate after the installation of the sign and before its operational use:</p> <p>(a) the illuminance of any automatic changing copy shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the automatic changing copy off, and again with the automatic changing copy displaying a white image for a full colour capable automatic changing copy, or a solid message for a single-colour automatic changing copy. All measurements shall be taken perpendicular to the face of the automatic changing copy at the distance determined by the total square footage of the automatic changing copy as set for in the accompanying Sign Area Versus Measurement Distance Formula in Section 680.3.31 (d);</p> <p>(b) the difference between the off and solid-message measurements using automatic changing copy measurement criteria noted above shall not exceed 0.3 footcandles;</p> <p>(c) all permitted illuminated automatic changing copy shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements; and</p> <p>(d) the measurement distance is to be calculated with the following formula: Measurement Distance in Metres = sq rt Area of Sign Sq.M. x 100</p>	<p>Change title to the City Planner or designate</p>
Section 680.3.32 - Prohibited signs - set out	<p>Except as otherwise provided in this Chapter, display of the following signs are prohibited in all zones:</p> <p>(a) flashing signs;</p> <p>(b) signs that advertise a business, product, activity or service, which are mounted, placed or displayed on any vehicle situated on any lot, except signs or lettering on vehicles currently in use as a means of transportation;</p> <p>(c) non-accessory signs (third party);</p> <p>(d) pennants, strings of flags or strings of exposed lights, except Christmas lights displayed during the holiday season;</p> <p>(e) progressive signs and wind driven signs;</p> <p>(f) signs advertising adult sex film theatres, except those signs erected and displayed in compliance with Sections 680.4.3 (b) through 680.4.3 (e) inclusive.</p>	<p>Except as otherwise provided in this Chapter, display of the following signs are prohibited in all zones:</p> <p>(a) flashing signs;</p> <p>(b) signs that advertise a business, product, activity or service, which are mounted, placed or displayed on any vehicle situated on any lot, except signs or lettering on vehicles currently in use as a means of transportation;</p> <p>(c) non-accessory signs (third party);</p> <p>(d) pennants, strings of flags or strings of exposed lights with a commercial message, except Christmas lights displayed during the holiday season;</p> <p>(e) progressive signs and wind driven signs;</p> <p>(f) signs advertising adult sex film theatres, except those signs erected and displayed in compliance with Sections 680.4.3 (b) through 680.4.3 (e) inclusive;;-</p> <p>(g) abandoned signs.</p>	<p>Clarify that pennants, strings of flags or strings of lights with commercial message is not permitted, other pennants, strings of flags or strings of lights are permitted. Include abandoned signs in the list to address abandoned signs</p>

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680.3.33 Permitted signs - set out	Except as otherwise provided in this Chapter, the following signs are permitted in all zones in accordance with regulations contained in this Chapter: (a) address signs; (b) election signs; (c) construction information signs; (d) flags of recognized geo-political entities or corporate flags containing only the business name or logo and displayed only on the same lot where the business or use is located; (e) incidental signs; (f) real estate signs; (g) special event directional signs; (h) subdivision signs; Planning Application Notice signs, such as Official Plan Amendment and Zone Change Notices; and Proposed School Site signs; the type, form, size, content and location of which shall be approved by the City's Director, Planning; (i) window signs, provided they are non-flashing and do not block or cover more than 50 percent of the window area the sign is displayed on; (j) poster signs and notices; (k) new home builder signs; (l) new home development signs; (m) telecommunication tower and antenna signs; the form, size, content and location of which shall comply with requirements of the City's Telecommunication Tower and Antenna Protocol.	Except as otherwise provided in this Chapter, the following signs are permitted in all zones in accordance with regulations contained in this Chapter: (a) address signs; (b) election signs; (c) construction information signs; (d) flags of recognized geo-political entities or corporate flags containing only the business name or logo and displayed only on the same lot where the business or use is located; (e) incidental signs; (f) real estate signs; (g) special event directional signs; (h) subdivision signs; Planning Application Notice signs, such as Official Plan Amendment and Zone Change Notices; and Proposed School Site signs; the type, form, size, content and location of which shall be approved by the City's Director, Planning The City Planner or designate ; (i) window signs, provided they are non-flashing and do not block or cover more than 50 percent of the window area the sign is displayed on; (j) poster signs and notices; (k) new home builder signs; (l) new home development signs; (m) telecommunication tower and antenna signs; the form, size, content and location of which shall comply with requirements of the City's Telecommunication Tower and Antenna Protocol- (n) multiple unit identification sign.	Title changes Include Multiple unit identification sign
680.4.2 Commercial zones - Downtown zones (other than the Retail Core)	The following signs are permitted in commercial zones and downtown zones other than the retail core:: (a) awning signs; (b) banner signs; (c) fascia signs; (d) ground supported signs; (e) portable signs, except in the area defined as Mackenzie King Square in Section 680.2.40; (f) projecting signs; (g) roof signs, except in areas designated Mixed Use Corridor in the City's approved Official Plan or defined as Mackenzie King Square in Section 680.2.40; (h) inflatable signs; (j) video projection signs in the Arterial Commercial Zone (C-6) and the Commercial Campus Zone (C-8) zone only.	The following signs are permitted in commercial zones and downtown zones other than the retail core: (a) awning signs; (b) banner signs; (c) fascia signs; (d) ground supported signs; (e) portable signs, except in the area defined as Mackenzie King Square in Section 680.2.40; (f) projecting signs; (g) roof signs, except in areas designated identified as Mixed Use Corridor in the City's approved Official Plan or defined as Mackenzie King Square in Section 680.2.40; (h) inflatable signs; and (i) tower signs, except in areas designated Mixed Use Corridor in the City's approved Official Plan or defined as Mackenzie King Square in Section 680.2.40; (j) video projection signs in the Arterial Commercial Zone (C-6) and the Commercial Campus Zone (C-8) zone only.	Clarifying zones in the title and removing sign types that are no longer needed in the bylaw. Remove tower signs.
680.4.3 Employment - i ndustrial - business park - zones	The following signs are permitted in industrial and business park zones: (a) awning signs; (b) banner signs; (c) billboard signs; (d) fascia signs; (e) ground supported signs; (f) portable signs; (g) projecting signs; (h) roof signs; (i) inflatable signs; (j) tower signs; (k) video projection signs.	The following signs are permitted in employment , industrial and business park zones: (a) awning signs; (b) banner signs; (c) billboard signs; (d) fascia signs; (e) ground supported signs; (f) portable signs; (g) projecting signs; (h) roof signs; (i) inflatable signs; and (j) tower signs; (k) video projection signs.	Clarifying zones in the title and removing sign types that are no longer needed in the bylaw. Industrial / business park title to reflect new zoning. Remove tower signs.

Section	Existing Regulation	Proposed Amendment	Rationale
680.4.7 Mixed use zones		The following signs are permitted in mixed use zones: (a) awning signs; (b) banner signs; (c) fascia signs; (d) ground supported signs; (e) portable signs; and (f) projecting signs	Add new section to clarify the signs associated with mixed use zones in zoning by-law 2019-051.
680.4.8 Mixed use zones - exceptions		Notwithstanding Section 680.4.7, any property developed solely as a residential use shall only permit signs as allowed in Section 680.4.4.	Add new section to clarify the signs associated with mixed use zones in zoning by-law 2019-051.
680.6.7 Minimum sign clearance - conditional minimum	The minimum sign clearance shall be: (a) 0.0 metres (0 feet) when projecting over an area not intended for pedestrian or vehicular traffic; (b) 2.44 metres (8 feet) when projecting over an area intended for pedestrian traffic; (c) 4.3 metres (14.10 feet) when projecting over an area intended for vehicular traffic.	The minimum sign clearance shall be: (a) 0.0 metres (0 feet) when projecting over an area not intended for pedestrian or vehicular traffic; (b) 2.44 metres (8 feet) when projecting over an area intended for pedestrian traffic; (c) 4.3 metres (14.10 feet) when projecting over an area intended for vehicular traffic.	Section title update
680.6.9 One sign - per business or use lot	A maximum of one banner sign is permitted for any one business or use on a lot at any one time.	A maximum of one banner sign is permitted for any one business or use on a lot at any one time.	Section title update
680.7.5 Landscaping - requirements	In locations deemed appropriate by the City's Manager, Site Development & Customer Service, billboard signs shall be landscaped in accordance with a landscape plan approved by the Manager, Site Development & Customer Service.	In locations deemed appropriate by the City's Manager, Site Development & Customer Service Planner or designate, billboard signs shall be landscaped in accordance with a landscape plan approved by the Manager, Site Development & Customer Service City Planner or designate.	Title update
680.9.2 On City - public property written consent required	No election sign of any kind shall be displayed on any City property or other public property unless the written consent of the Clerk of the City has first been obtained.	No election sign of any kind shall be displayed on any City property or other public property unless the written consent of the Clerk of the City has been obtained.	Remove the requirement for written permission. From a consistency and fairness perspective, the City does not permit election signs on City property
680.11.6 Height - maximum - Mixed Use Corridor designation	Notwithstanding Section 680.11.4, the maximum height for a ground supported sign on a property designated as Mixed Use Corridor in the City's Official Plan shall be 2.0 metres (6.5 feet).	Notwithstanding Section 680.11.4, the maximum height for a ground supported sign on a property designated identified as Mixed Use Corridor in the City's Official Plan shall be 2.0 metres (6.5 feet) .	Remove reference to Official Plan
680.11.7 Area - maximum - Mixed Use Corridor designation	Notwithstanding Section 680.11.4, the maximum sign area for a ground supported sign on a property designated as Mixed Use Corridor in the City's Official Plan shall be 6.0 square metres (64.58 square feet).	Notwithstanding Section 680.11.4, the maximum sign area for a ground supported sign on a property designated identified as Mixed Use Corridor in the City's Official Plan shall be 6.0 square metres (64.58 square feet) .	Remove reference to Official Plan
680.11.12 Number of signs - limitation - Mixed Use Corridor	On any property designated Mixed Use Corridor in the City's Official Plan, a maximum of one ground supported sign shall be permitted on any lot less than 50 metres (164 feet) in width and a maximum of two signs shall be permitted on a lot greater than 50 metres (164 feet) in width.	On any property designated identified as Mixed Use Corridor in the City's Official Plan , a maximum of one ground supported sign shall be permitted on any lot less than 50 metres (164 feet) in width and a maximum of two signs shall be permitted on a lot greater than 50 metres (164 feet) in width.	Remove reference to Official Plan
680.11.13 Separation distances	Separation distances for ground supported signs shall be as follows: (a) ground supported signs are prohibited within 50 metres (164 feet) of another ground supported sign on the same property or within 15 metres (49.21 feet) of a ground supported sign on an abutting property; (b) ground supported signs are prohibited within 75 metres (246 feet) of a tower sign on the same property or within 25 metres (82 feet) of a tower sign on an abutting property.	Separation distances for ground supported signs shall be as follows: (a) Ground supported signs are prohibited within 50 metres (164 feet) of another ground supported sign on the same property or within 15 metres (49.21 feet) of a ground supported sign on an abutting property.; (b) ground supported signs are prohibited within 75 metres (246 feet) of a tower sign on the same property or within 25 metres (82 feet) of a tower sign on an abutting property.	Remove regulations for tower signs

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680.11.15 Address - required - copy size - requirement	Ground supported signs located between a front lot line or side lot line abutting a street and the minimum building setback from such lot line, as required in the Zoning By-law, shall contain the civic number and/or full municipal address(es) of the property on which the ground supported sign is located and shall comply with the regulations which follow: (a)if located on a corner property, the full municipal address (civic number and street name) is required; (b)the address shall contain text that has a minimum height of 15.0 centimetres (0.49 feet); (c)the address shall be located at a minimum of 0.9 metres (2.95 feet) above grade, or at the top of the sign if the sign is less than 0.9 metres (2.95 feet) in height; (d)the address must be clearly visible and shall be located on all faces of the sign that contain copy.	Ground supported signs located between a front lot line or side lot line abutting a street and the minimum building setback from such lot line, as required in the Zoning By-law, shall contain the civic number and/or full municipal address(es) of the property on which the ground supported sign is located and shall comply with the regulations which follow: (a)if located on a corner property, the full municipal address (civic number and street name) is required; (b)the address shall contain text that has a minimum height of 15.0 centimetres 40.49 feet ; (c)the address shall be located at a minimum of 0.9 metres (2.95 feet) above grade, or at the top of the sign if the sign is less than 0.9 metres (2.95 feet) in height; and (d)the address must be clearly visible and shall be located on all faces of the sign that contain copy.	Clarify that all 4 regulations in this section must comply.
680.11.19 Changeable copy - limitation	Any manual changeable copy or automatic changing copy component of a ground supported sign shall be limited to 30 percent of the sign face.	Any manual changeable copy or automatic changing copy component of a ground supported sign shall be limited to 50 30 percent of the sign face.	Allow a greater percentage of changeable copy to align with current signage trends
680.12.2 Specific locations - as approved - only	Inflatable signs shall be erected only in such specific locations as shown on a plan approved for such purposes by the City's Manager, Site Development & Customer Service.	Inflatable signs shall be erected only in such specific locations as shown on a plan approved for such purposes by the City's Manager, Site Development & Customer Service Planner or designate.	Title update
680.14.8 - Permit - annual - maximum duration - fee	Sign permits for new home development signs shall be valid for a period of one year. The sign permit may be renewed annually, for a maximum of three years subject to the required sign permit fee being paid each year. Renewal of the sign permit beyond four years will require written approval from the City's Manager, Site Development & Customer Service, and will be subject to the required sign permit fee for each additional year or part thereof. By-law 2011-099, 27 June, 2011, By-law 2012-070, 14 May, 2012.	Section 680.14.8 - Permit - annual - maximum duration - fee Sign permits for new home development signs shall be valid for a period of one four years. The sign permit may be renewed annually, for a maximum of three years subject to the required sign permit fee being paid each year. Renewal of the sign permit beyond four years will require written approval from the City's Manager, Site Development & Customer Service, and will be subject to the required sign permit fee for each additional year or part thereof.	Remove annual renewal and just have the permit valid for 4 years to reduce administrative burden. No process in place to follow up with these signs regarding annual renewal.
680.15.2 Location - specific - as approved	Portable signs shall be erected only in such specific locations as shown on a plan approved for such purposes by the City's Manager, Site Development & Customer Service.	Portable signs shall be erected only in such specific locations as shown on a plan approved for such purposes by the City's Manager, Site Development & Customer Service Planner or designate.	Title update
680.15.15 Separation distances	Separation distances for portable signs shall be as follows: (a) portable signs are prohibited within 50 metres (164 feet) of another portable sign on the same lot or within 10 metres (32.8 feet) of a portable sign on an abutting lot. (b) portable signs are prohibited within 15 metres (49.21 feet) of a ground supported sign on the same lot unless the ground supported sign has a minimum clearance of 2.44 metres (8 feet). (c) portable signs are prohibited on the same lot as a tower sign.	Separation distances for portable signs shall be as follows: (a) portable signs are prohibited within 50 metres (164 feet) of another portable sign on the same lot or within 10 metres (32.8 feet) of a portable sign on an abutting lot; (b) portable signs are prohibited within 15 metres (49.21 feet) of a ground supported sign on the same lot unless the ground supported sign has a minimum clearance of 2.44 metres (8 feet) . (c) portable signs are prohibited on the same lot as a tower sign.	Remove tower sign reference.
680.15.21 Road construction - limited access - special provisions	In the event that public work construction creates a road closure or limited access impacting a business, the erection of a portable sign may be permitted at a different location at the discretion of the City's Director, Enforcement or Manager, Site Development & Customer Service at no cost. A portable sign may be erected at a location approved in writing by the City's Director, Enforcement or Manager, Site Development & Customer Service provided any private property owner has granted consent. Signs shall be permitted for a period of time as approved in writing by the City's Director, Enforcement or Manager, Site Development & Customer Service and shall not exceed the duration of the construction work.	In the event that public work construction creates a road closure or limited access impacting a business, the erection of a portable sign may be permitted at a different location at the discretion of the City's Director, Enforcement, or Manager, Site Development & Customer Service City Planner or designate at no cost. A portable sign may be erected at a location approved in writing by the City's Director, Enforcement, or Manager, Site Development & Customer Service City Planner or designate provided any private property owner has granted consent. Signs shall be permitted for a period of time as approved in writing by the City's Director, Enforcement, or Manager, Site Development & Customer Service City Planner or designate and shall not exceed the duration of the construction work.	Title update
680.18.5 - Height - maximum - ground supported signs	Ground supported real estate signs shall have a maximum sign height of 2.0 metres (6.5 feet) and a maximum sign area of 1.0 square metres (10.76 square feet) when located on a lot containing or permitting a single detached dwelling, a semi-detached dwelling, a duplex dwelling, a street townhouse dwelling or a multiple dwelling having 3 to 6 units.	Ground supported real estate signs shall have a maximum sign height of 2.0 metres (6.5 feet) and a maximum sign area of 1.0 square metres (10.76 square feet) when located on a lot containing or permitting a single detached dwelling, a semi-detached dwelling, a duplex dwelling , a street townhouse dwelling, with or without additional dwelling unit(s) , or a multiple dwelling having 3 up to 6 units.	Correct "duplex" wording, add Additional Dwelling Unit wording. Based on 4 units everywhere changing the definition of Multiple Dwelling to 5 or more units.
NEW		Notwithstanding Section 680.15.2 portable real estate signs shall be erected in accordance with regulations set out in Article 15 - Portable Sign Regulations.	Portable signs are not permitted in the Driveway Visibility Triangle/Corner Visibility Triangle. Portable real estate signs shall be erected in accordance with regulations set out in Article 15 - Portable Sign Regulations

Section	Existing Regulation	Proposed Amendment	Rationale
680.24.5 Revocation - error - nonconformance - conditions	The City may revoke a sign permit at any time if it is determined by the City that: (a) the sign permit has been issued in error by the City of Kitchener; (b) the sign does not conform to this Chapter, the Ontario Building Code, Ontario Regulation, 350/06, or any other applicable regulation or legislation; or (c) the sign permit has been issued as a result of false, mistaken, incorrect, or misleading information or undertaking shown on the sign permit application.	The City may revoke a sign permit at any time if it is determined by the City that: (a) the sign permit has been issued in error by the City of Kitchener; (b) the sign does not conform to this Chapter, the Ontario Building Code Ontario Regulation, 350/06 , 332/12 or any other applicable regulation or legislation; or (c) the sign permit has been issued as a result of false, mistaken, or incorrect, or misleading information or undertaking shown on the sign permit application. (d) if, after six months after its issuance, the construction of the sign has not been seriously commenced, or (e) if the holder requests in writing that it be revoked.	Updated wording to align with Building Code.
680.25.1 Notice to City - prior to installation	A person to whom a sign permit is issued shall notify the City prior to installation of any ground supported sign, tower sign or billboard sign to arrange an inspection.	A person to whom a sign permit is issued shall notify the City prior to installation of any ground-supported sign, tower sign or billboard sign to arrange an inspection.	Simplify regulation to include all sign types.
680.25.4 Right of entry for inspection - exception	An employee of the City reporting to the City’s Manager, Site Development & Customer Service, or an officer, may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not this Chapter is being complied with. Entry to any place actually being used as a dwelling unit shall be subject to the requirements of the <i>Municipal Act, 2001</i> .	An employee of the City reporting to the City’s Manager, Site Development & Customer Service City Planner or designate, or an officer, may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not this Chapter is being complied with. Entry to any place actually being used as a dwelling unit shall be subject to the requirements of the <i>Municipal Act, 2001</i> .	Title change
Section 680.26.2	Written notice of a request for a sign by-law variance shall be provided to all property owners within 120 metres with the opportunity to comment. Notice of the request shall also be posted on the City's website.	Written notice of a request for a sign by-law variance shall be provided to all property owners within a) 60 metres for a sign by-law variance, or b) 120 metres for a sign by-law amendment, with the opportunity to comment. Notice of the request shall also be posted on the City's website.	Lessen radius of circulation - 120 metres is excessive for sign variances. Sign By-law amendment - 120m
680.27.1 Administration - enforcement - authority	The City’s Manager, Site Development & Customer Service shall be responsible for the administration of this Chapter and the Director, Enforcement shall be responsible for overseeing the enforcement of this Chapter.	The City’s Manager, Site Development & Customer Service City Planner or designate shall be responsible for the administration of this Chapter and the Director, Enforcement shall be responsible for overseeing the enforcement of this Chapter.	Recommend changing title to "City Planner or designate" to reduce title changes with divisional changes.
680.27.5 Contravention - obstruction - traffic - visibility	Notwithstanding any other provision of this Chapter, any sign that, in the opinion of the City's Director, Enforcement; Director, Transportation Planning or the Chief Building Official (or his/her designates) constitutes an unsafe condition, or obscures the visibility of normal approaching pedestrian or vehicular traffic may be removed or relocated by the City forthwith.	Notwithstanding any other provision of this Chapter, any sign that, in the opinion of the City’s Director, Enforcement; Director, Transportation Planning Services or the Chief Building Official (or his/her designates) constitutes an unsafe condition or obscures the visibility of normal approaching pedestrian or vehicular traffic may be removed or relocated by the City forthwith.	Title update
680.27.6 - Sign - removal - impoundment - recover by owner - fee	Any sign removed as provided for in this Article that in the opinion of the City's Director, Enforcement or designate is salvageable shall be stored by the City or an independent contractor for a period of not less than 30 days. During this time the sign owner or his agent is entitled to redeem such sign upon making payment satisfactory to the City of the amount as prescribed by Council.	Section 680.27.6 – Sign – removal – impoundment – recover by owner – fee Any sign removed as provided for in this Article that in the opinion of the City's Director, Enforcement or designate is salvageable shall be stored by the City or an independent contractor for a period of not less than 30 days. During this time the sign owner or his agent is entitled to redeem such sign upon making payment satisfactory to the City of the amount as prescribed by Council.	Removal of this provision per Council request.
680.27.7 - Sign - removal - not salvageable disposal	Any sign removed in accordance with the provisions of this Article that in the opinion of the City's Director, Enforcement or designate is not salvageable may be disposed of forthwith and the owner shall not be entitled to compensation.	Any sign removed in accordance with the provisions of this Article that in the opinion of the City's Director, Enforcement or designate is not salvageable may be disposed of forthwith without notice to the owner of the sign or their agent and the owner shall not be entitled to compensation.	Delete wording related to only disposing of signs that are not salvageable in alignment with deletion of previous section.
680.27.8 - Sign - removal - impounded - not redeemed - destroyed	Where the City has removed a sign and stored it for a period of 30 days and the sign has not been redeemed, the City may then destroy or otherwise dispose of the sign without notice to the owner of the sign or his agent.	Section 680.27.8 – Sign – removal – impounded – not redeemed – destroyed Where the City has removed a sign and stored it for a period of 30 days and the sign has not been redeemed, the City may then destroy or otherwise dispose of the sign without notice to the owner of the sign or his agent.	Removal of this provision. This regulation relates to Section 680.27.6 (30-day hold)