



CITY OF VANCOUVER

P1

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 16, 2008
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Meeting Date: June 24, 2008

TO: Vancouver City Council

FROM: Director of Licenses and Inspections, in consultation with the General Manager of Olympic and Paralympic Operations

SUBJECT: Sign By-law amendments regarding definitions, prohibition provisions, and relaxation authority for special events, and new by-law to designate the 2010 Winter Games as a special event and allow relaxations for the 2010 Winter Games

RECOMMENDATION

A. THAT the Director of Licenses and Inspections be instructed to make application to amend the Sign By-law, generally in accordance with Appendix A, to update the definition of "sign", to update the general prohibition against signs that the Sign By-law does not expressly regulate, and to authorize relaxations under the Sign By-law for special events, and that the application be referred to a Public Hearing;

FURTHER THAT, the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

B. THAT, subject to approval of the Sign By-law amendments referred to in Recommendation A at Public Hearing, Council, by by-law, generally in accordance with Appendix B, designate the 2010 Winter Games as a special event, for the purpose of providing relaxations and authorizing the Director of Licenses and Inspections to grant relaxations for signs related to the 2010 Winter Games.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

The Sign By-law regulates the number, type, form, appearance, and location of signs according to districts and uses. It applies to all signs other than those on streets, lanes or public parks. The intent of the Sign By-law is to permit signage which provides information that identifies and locates rather than advertises.

PURPOSE

This report recommends that Council bring into effect Sign By-law amendments to:

- update the definition of "sign" to delete exceptions for outdated technology and to encompass new technology and types of signs,
- update section 6.1 which prohibits the installation of signs not expressly regulated by the Sign By-law, and
- authorize Council, an official, or a board of officials to relax the provisions of the Sign By-law for special events designated as such by Council, and also recommends Council bring into effect a by-law to designate the Vancouver 2010 Olympic and Paralympic Winter Games (the "2010 Winter Games") as a "special event" for the purpose of providing relaxations, and to authorize the Director of Licenses and Inspections to determine what relaxations are appropriate.

BACKGROUND

Council enacted the Sign By-law in 1974, and has amended it many times through the years.

DISCUSSION

General Comments: Vancouver is a city which prides itself on its natural beauty. That is the image which the city wishes to show to the world during the 2010 Winter Games.

The intent of the Sign By-law is to regulate the placement of signs in order to reduce the visual clutter which could result if sign companies, advertisers, and the public were allowed to erect signs without regulation.

Recent months have seen a significant proliferation of signs erected by sign companies without permit. And, major sign companies have generally disregarded orders from the city to remove those signs.

The purpose of the proposed changes to the Sign By-law is:

- to send a clear message to sign companies, advertisers, and the general public that the city intends to do what is necessary to preserve the natural beauty of the city, while allowing for signs in a reasonable, regulated, and measured way, and to rid the city of illegal and unregulated signage; and
- by clarifying the definition of "sign", removing references to outdated technology, incorporating references to new technology, and updating the prohibition on signage,

to make clear to all, the nature and type of signs which, in Council's judgment, are compatible with the legitimate municipal goals of reducing visual clutter and beautifying the city both generally and for the 2010 Winter Games.

PROPOSED AMENDMENTS TO THE CURRENT SIGN BY-LAW

Definitions: Revisions to the current definition of "sign" are proposed to recognize the numerous and frequent changes in sign technology. In light of these rapid changes, staff thinks it prudent to delete references to free-flying flags, decorative banners which contain no words or logos, murals and supergraphics, as these terms are outmoded. Further, staff proposes consideration of more limited exceptions as sign applications come in. Staff also recommends updating the definition of "sign" to specify existing and new types of signs, including projections, which the definition presently provides for under its general wording, but does not expressly set out.

Relaxation Provisions: The Sign By-law provides only for "outright" approvals. Any variations to sign applications require approval from the Board of Variance or an amendment to the Sign By-law that must be approved by Council at Public Hearing.

In 2006, Council requested the Province to amend the Vancouver Charter to grant relaxation provisions for the Sign By-law in the case of heritage property, property in an area identified as an historic area, new technology, or special events. Section 571AA of the Vancouver Charter introduces these relaxations, and also provides that they may be subject to conditions and limited in time, and that any person aggrieved by a decision made by an official or a board regarding relaxation may ask Council to re-consider the matter. The Province approved these Charter amendments, and Appendix C sets them out.

To implement these changes to the Charter, staff recommends that Sign By-law amendments be incorporated to provide relaxation provisions for signs in relation to a special event, as designated by Council.

Prohibition Provisions: The intent of the Sign By-law is to prohibit all signs that are not expressly regulated. This intent is currently fulfilled in various provisions throughout the By-law. Staff recommends that section 6.1 be updated to clearly articulate this requirement in one provision to:

- emphasize the city's commitment to sign regulation;
- assist in understanding which types of signs necessitate a relaxation of the Sign By-law; and
- bring clarity and ease of reference for the public seeking to avail themselves of the off-site relaxation provisions.

PROPOSED NEW BY-LAW: VANCOUVER 2010 OLYMPIC AND PARALYMPIC WINTER GAMES SIGN DESIGNATION AND RELAXATION BY-LAW

Special Event: Staff recommends that Council enact a new by-law to designate the 2010 Winter Games a special event during appropriate periods of time not to extend beyond December 31, 2010. The rationale for this approach is two-fold.

First, it provides the flexibility to accommodate sign opportunities leading up to and during the 2010 Winter Games. This would facilitate the creation of a festive/celebratory atmosphere, and assist with way finding both inside and outside 2010 Winter Games venues.

Second, given that the 2010 Winter Games are of a time-limited duration, the ability to provide relaxations for this special event will also be time-limited. Limiting the duration that the relaxations apply will ensure that any signage installed during or in the lead-up to the 2010 Winter Games will be removed post-2010 Winter Games. The relaxations would be permitted up until December 31, 2010, or some earlier date, after which date any sign approved under the proposed relaxation provisions would have to be removed. Large format signage such as building wraps and large banners would only be approved during the Games specific period from January 1 to March 31, 2010.

The ability to provide time-limited relaxations will provide for a period where additional flexibility would allow for testing of different sign types. In recognition of the desire to support new approaches to signage, it is challenging to establish specific relaxation criteria for what may or may not be allowed for the 2010 Winter Games. All signage will of course be evaluated within the current Sign By-law provisions and consultation will occur with other departments and for the 2010 Winter Games to ensure that life safety, aesthetics and other issues are addressed.

The relaxation provisions will apply except for sections 14 and 15 of the Sign By-law which deal with electrical and construction aspects as these are matters of life safety. All sign applicants will still need to comply with the provisions of these sections, to the satisfaction of the City Electrician and the Chief Building Official.

LOCATIONAL CONSIDERATIONS

VANOC Venues, City Live Sites and other City Olympic and Paralympic Sites: Given the number of signs anticipated for the Games and the temporary nature of the VANOC venues and city live sites, it would be inefficient to issue sign permits. Consequently, within VANOC Venues (including all competition, training, non-competition sites as well as other support sites operated by VANOC), the two city Live Sites (i.e., Live City Vancouver at David Lam Park and Live City Vancouver at Georgia Street), and other sites that will be used for Olympic and Paralympic purposes (i.e., the Roundhouse Community Centre and Coal Harbour Community Centre) staff propose that individual sign permits would not be required, and that the By-law be relaxed to exempt these specific venues and sites from permits.

Instead, it is proposed that overall signage plans would be approved by the General Manager of Olympic and Paralympic Operations, in consultation with the Director of Licenses and Inspections. To achieve this objective, staff recommend that the By-law be relaxed to exempt these specific sites from permits. The location of the sites will be included as Schedules to the Vancouver 2010 Winter Olympic and Paralympic Games Sign Designation and Relaxation By-law. Most of the VANOC Venue locations are known, however some additional non-competition and support sites are expected to be developed. The proposed relaxation provisions would be applicable to these sites upon identification.

Other Areas of the City: Outside of VANOC Venues and the City Live Sites, there is an opportunity to create a festive atmosphere both leading up to and during the Games through celebratory signage. There is also a risk that if signage is not controlled, there could be a proliferation of commercial advertising.

Staff recommend that relaxations be granted to allow signage that enhances the celebratory environment within the city. This could include images of athletes, video projections and other similar forms of signage. Only first party commercial content would be permitted, and only up to what would normally be allowed under the Sign By-law. No third party content would be permitted. To further enhance the celebratory environment, the specific logos of the Organizing Committee for the 2010 Winter Games would be allowed to be included in signage. These logos can only be used by VANOC or its sponsors, and would be displayed in a uniform and consistent manner.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to the city's operating expenditures, fees or staffing.

CONCLUSION

Updating the Sign By-law will modernize the definition of "sign", articulate more concisely the prohibition on signage not authorized by the Sign By-law, and empower Council to authorize the Director of Licenses and Inspections to relax signage requirements for special events designated as such by Council. Designating the 2010 Winter Games as a special event will provide the flexibility to accommodate signage opportunities leading up to and during the Games. It will facilitate in the creation of a celebratory atmosphere and assist with way finding at venues and sites.

The Director of Licenses and Inspections recommends that an application be made to amend the Sign By-law generally in accordance with Appendix A, and that the application be referred to a Public Hearing, and that Council enact a by-law, generally in accordance with Appendix B.

* * * * *

Draft for public hearing

BY-LAW NO. _____

**A By-law to amend Sign By-law No. 6510 regarding
miscellaneous provisions and relaxation for special events**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Sign By-law.
2. From section 2.1, Council repeals the definition of "Sign", and substitutes:

"Sign means any design, device, display, element of the external design of a building or structure, illumination, inscription, material, medium, notice, object, structure, or visual projection onto any part of a building or structure or onto land, vegetation or any other thing, including its:

 - (a) structure, supports, framework, lighting system, or other components; and
 - (b) attachments, ornaments, or other features;

that is:

 - (c) free-standing, stationary, portable, or moving;
 - (d) located on a site or projecting from a site onto a street;
 - (e) visible from any street, from any site other than the one on which it is located, or from the air; and
 - (f) capable of use or used to convey information or direct or attract attention for the purpose of announcement, advertisement, business promotion, promotion of a product, activity or service, or promotion of an idea, or of providing direction, identification, or information;".
3. Council repeals the title to Section 3, and substitutes:

"Application, Exemption, and Relaxation".
4. After section 3.2, Council adds:

"3.3 If Council, by by-law, provides for the relaxation of this By-law for a sign in relation to a special event, as designated by Council by by-law or resolution, Council may:

- (a) authorize such relaxations to be made by Council, by any official of the city, or by a board composed of such officials;
- (b) authorize such relaxations to be made by any official of the city, or by a board composed of such officials, subject to time limits and conditions imposed by Council; or
- (c) authorize such relaxations to be made by any official of the city, or by a board composed of such officials, subject to time limits and conditions imposed by such official or board."

5. Council repeals section 6.1, and substitutes:

"6.1 Despite anything to the contrary in this By-law, a person must not construct, install, place, erect, display, project, paint, alter, repair, or relocate any sign that this By-law does not expressly allow, authorize, or regulate under Section 10 or 11 or Schedules A to I inclusive.

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2008

Mayor

City Clerk

**CITY OF VANCOUVER
BRITISH COLUMBIA**



**2010 WINTER GAMES
SIGN DESIGNATION AND
RELAXATION BY-LAW NO. _____**

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BY-LAW NO. _____

A By-law regarding designation of a special event
and relaxations of the Sign By-law for the
Vancouver 2010 Olympic and Paralympic Winter Games

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

SECTION 1
INTERPRETATION

Name of By-law

1.1 The name of this By-law, for citation, is the "2010 Winter Games Sign Designation and Relaxation By-law".

Definitions

1.2 In this By-law:

"celebratory sign" means a sign that celebrates the 2010 Winter Games, and creates or enhances a festive environment and atmosphere for the 2010 Winter Games;

"Director" has the meaning ascribed to it by section 2.1 of the Sign By-law;

"sign" has the meaning ascribed to it by section 2.1 of the Sign By-law;

"2010 Winter Games" means the Vancouver 2010 Olympic and Paralympic Winter Games;

"VANOC" means the Vancouver Organizing Committee for the 2010 Winter Games established on September 30, 2003;

"venue or site" means any:

- (a) venue established, owned, or controlled by VANOC, for competition, non-competition, training, or support for the 2010 Winter Games, described in Schedule A to this By-law;
- (b) site established, owned, or controlled by the city:
 - (i) for live celebration of the 2010 Winter Games,
 - (ii) for administrative, cultural, or government protocol pavilions, facilities, or centres,

described in Schedule B to this By-law; and

- (c) other such venue or site authorized from time to time by the Director;
and

“wayfinding sign” means a sign that gives directions to a venue or site.

Table of contents

1.3 The table of contents for this By-law is for convenient reference only, and is not for use in interpreting or enforcing this By-law.

Schedules

1.4 Schedules attached to this By-law form part of this By-law.

Severability

1.5 A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

SECTION 2 DESIGNATION AND AUTHORIZATION

Designation

2.1 Council designates the 2010 Winter Games as a special event.

Authorization

2.2 Subject to the time limits and conditions set out in this By-law, Council authorizes the Director to relax the Sign By-law for any sign in relation to the 2010 Winter Games, and to impose time limits and conditions on such relaxations.

SECTION 3 TIME LIMITS AND CONDITIONS

Restriction on relaxation

3.1 The Director may relax the Sign By-law only for a sign at a venue or site, a celebratory sign, or a wayfinding sign.

Compliance with Sign By-law

3.2 Except only to the extent this By-law allows or to the extent the Director authorizes a relaxation, a person who constructs, installs, places, erects, displays, projects, paints, alters, repairs, or relocates a sign must comply with the Sign By-law.

Electrical and construction requirements

3.3 This By-law does not apply to, nor allow any relaxations of, Section 14 of the Sign By-law which sets out electrical requirements for signs or Section 15 which sets out construction requirements for signs.

Time limits for signs at venues or sites

3.4 The relaxations the Director may authorize for a sign at a venue or site are to commence on a date authorized by the Director, and end on the earlier of a date required by the Director and December 31, 2010.

Time limits for celebratory signs

3.5 The relaxations the Director may authorize for a celebratory sign are to:

- (a) begin on a date authorized by the Director, except for signs that cover more than 10% of any building face which are not to begin until January 1, 2010; and
- (b) end on the earlier of:
 - (i) a date required by the Director,
 - (ii) December 31, 2010, and
 - (iii) despite clause (ii), March 31, 2010 for a sign that covers more than 10% of the building face on which it is situate.

Time limits for wayfinding signs

3.6 The relaxations the Director may authorize for a wayfinding sign are to:

- (a) begin on a date authorized by the Director; and
- (b) end on March 31, 2010.

Sign removal

3.7 Each of:

- (a) VANOC, in the case of any sign at a venue;
- (b) the city, in the case of any sign at a site;
- (c) any person who has an obligation to VANOC or the city to remove a sign from a venue or site;
- (d) the permit holder of a celebratory sign or wayfinding sign; and

- (e) the owner of real property on which a celebratory sign or wayfinding sign is situate;

must remove each sign that does not comply with the Sign By-law, or cause the sign to comply with the Sign By-law, to the satisfaction of the Director, within 24 hours after expiry of the applicable time limit referred to or set out in section 3.4, 3.5, or 3.6 or, if removal of the sign within 24 hours is not practical, within such further period as the Director may allow.

Conditions for signs at venues or sites

3.8 Before the Director authorizes a relaxation for a sign at a venue or site, the General Manager of Olympic and Paralympic Operations for the city, in consultation with the Director, must approve an overall plan for signage at the venue or site.

3.9 A sign at a venue or site to which a relaxation applies does not require a permit under the Sign By-law.

Conditions for celebratory signs

3.10 A celebratory sign:

- (a) requires a permit under the Sign By-law unless it is at a venue or site;
- (b) must include information that celebrates the 2010 Winter Games, or creates or enhances a festive environment and atmosphere for the 2010 Winter Games;
- (c) subject to compliance with the Olympic and Paralympic Marks Act (Canada), may include one or more marks set out from time to time in Schedule 1 or Schedule 2 to that Act;
- (d) subject to subsections (b) and (c), must not include anything that does not comply with the requirements of the Sign By-law;
- (e) despite subsection (d), must not include any third party advertising, which has the meaning ascribed to it by section 2.1 of the Sign By-law; and
- (f) except for the celebratory copy area, must not include any copy area larger than that which the Sign By-law would allow on a type of sign permissible under the Sign By-law, and the Director's determination of the size of such permissible copy area is to be conclusive and binding on the celebratory sign permit holder.

Conditions for wayfinding signs

3.11 A wayfinding sign must:

- (a) meet the conditions set out in section 3.10 for celebratory signs; and
- (b) include directions to a venue or site.

**SECTION 4
OFFENCES AND PENALTIES AND ENFORCEMENT**

Offences under By-law

4.1 A person who:

- (a) violates any provision of this By-law, or does any act or thing which violates any provision of this By-law, or suffers or allows any other person to do any act or thing which violates any provision of this By-law;
- (b) neglects to do or refrains from doing anything required to be done by any provision of this By-law;
- (c) fails to comply, or suffers or allows any other person to fail to comply, with an order, direction, or notice given under any provision of this By-law; or
- (d) fails to comply with any term or condition of any relaxation authorized by the Director under this By-law or with any condition or time limit imposed by the Director on such a relaxation;

is guilty of an offence against this By-law, and liable to the penalties imposed under this Section 4.

Notice or order regarding violation

4.2 An inspector or official of the city, or a by-law enforcement officer, may give notice or an order to any person ordering or directing that person to:

- (a) discontinue or refrain from proceeding with any work or doing anything that contravenes this By-law; or
- (b) carry out any work or do anything to bring a sign into conformity with this By-law;

within the time specified in such notice.

Service of notice or order

4.3 An inspector or official of the city, or a by-law enforcement officer, may serve a notice or order under this By-law:

- (a) by mailing it by registered post to an owner at the address of the owner shown on the real-property assessment roll prepared pursuant to the Assessment Act;
- (b) by handing it to the owner or other person who is the addressee of the notice or, in the case of a venue, by handing it to VANOC; or

- (c) if the notice or order refers to a sign on real property, by posting it on the real property.

Fine for offence

4.4 Every person who commits an offence against this By-law is punishable on conviction by a fine of not less than \$500.00 and not more than \$2,000.00 for each offence.

Fine for continuing offence

4.5 Every person who commits an offence of a continuing nature against this By-law is liable to a fine not exceeding \$50.00 for each day such offence continues.

**SECTION 5
ENACTMENT**

Force and effect

5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2008

Mayor

City Clerk

SCHEDULE A

VANOC VENUES

Competition Venues

General Motors Place	800 Griffiths Way	Lot 221, False Creek, Plan LMP12038
Pacific Coliseum	100 North Renfrew Street	Lot 90, except Part in Plan 13045, Town of Hastings Surburban Lands, Plan 100

Non-Competition Venues

Westin Bayshore Hotel	1601 Bayshore Drive	Lot J of the Public Harbour of Burrard Inlet, Plan LMP12980
BC Place Stadium	777 Pacific Boulevard	Lot 153, False Creek, Plan 20421
Vancouver Convention and Exhibition Centre	999 Canada Place	Lot 13 of the Public Harbour of Burrard Inlet, Plan 20247
Vancouver Convention Centre Expansion Project	1055 Canada Place	Parcel 1 of the Public Harbour Burrard Inlet Plan BCP30843
Olympic Village Vancouver	Southeast False Creek	Lot 307, except Part on Plan BCP20721, False Creek, Plan BCP20720
		Lot 312, False Creek, New Westminster District, Plan BCP24394
	1661 Ontario Street	Lot 329, False Creek, Plan BCP24394
	1633 Ontario Street	Lot 326, False Creek, Plan BCP28523
	1 Athletes Way	Lot 324, False Creek, Plan BCP27368
	1650 Manitoba Street	Lot 325, False Creek, Plan BCP28523
	85 West 1st Avenue	Lot 318, False Creek, New Westminster District, Plan BCP24394
	151 West 1st Avenue	Lot A, False Creek, New Westminster District, Plan BCP31615
	150 Athletes Way	Lot 315, False Creek, New Westminster District, Plan BCP24394
	151 Athletes Way	Lot 323, False Creek, Plan BCP27367
	215 West 1st Avenue	Lot 327, False Creek, Plan BCP28525
	215 West 1st Avenue	Lot 328, False Creek, Plan BCP28525
	1850 Spyglass Place	Lot 308, except Part on Plan BCP29724, False Creek, Plan BCP20723
	1890 Spyglass Place	Lot 306, except Part on Plan BCP20179, False Creek, Plan BCP20178

Support Facilities

Volunteer, Uniform and Accreditation Centre – Vancouver	Hastings Park	Lot 90, except Part in Plan 13045, Town of Hastings Surburban Lands, Plan 100
Transport Hub - Hastings Park	NE Corner of Hastings Park	Lot 90, except Part in Plan 13045, Town of Hastings Surburban Lands, Plan 100
		Lot A of Lot 6, Town of Hastings Suburban Lands, Plan 17749
		Lot A of Lot 13, Town of Hastings Suburban Lands, Plan 17798
		Lot A of Lot 31, Town of Hastings Suburban Lands, Plan 17805
		Lot B of Lot 31, Town of Hastings Suburban Lands, Plan 17805
		Lot C of Lot 31, Town of Hastings Suburban Lands, Plan 17805
		Lot A of Lot 42, Town of Hastings Suburban Lands, Plan 17804
		Lot B of Lot 42, Town of Hastings Suburban Lands, Plan 17804
		Lot C of Lot 42, Town of Hastings Suburban Lands, Plan 17804
		Lot A of Lot 49, Town of Hastings Suburban Lands, Plan 17803

Affiliated Facilities - Cultural Olympiad

Orpheum Theatre	884 Granville Street	Lots 20 to 28 inclusive, All of Block 63, District Lot 541, Plan 210
Vancouver Playhouse Theatre	601 Cambie Street	Block 47, District Lot 541, Plan 21824
Queen Elizabeth Theatre	649 Cambie Street	Block 47, District Lot 541, Plan 21824
Vancouver Art Gallery	750 Hornby Street	Block 51, District Lot 541, Plan 14423
Vancouver East Cultural Centre	1895 Venables Street	Lot F, Block E, District Lot 183, Group 1, New Westminster District, Plan BCP19154
Vancouver Library - Main Branch	350 West Georgia Street	Lot A, except Part in Air Space Plan LMP 22595, Block 56, District lot 541, New Westminster District, Plan LMP19600

SCHEDULE B

SITES

Live City Vancouver @ Georgia Street	688 Cambie Street	PID: 009-860-991 Block 48 Plan 8970 District Lot 541 New Westminster
Live City Vancouver @ David Lam Park	1300 Pacific Boulevard	PID: 018-368-972 Lot 215 Plan LMP10733 District Lot FC New Westminster Ref Plan of Easement Lot 215 LMP27555 & LMP27556
Roundhouse Community Centre	181 Roundhouse Mews	PID: 018-368-883 Lot 207 False Creek Plan LMP10733
Coal Harbour Community Centre	480 Jervis Street	PID: 023-656-956 Lot 13 of the Public Harbour of Burrard Inlet, Plan LMP29891

EXCERPT FROM VANCOUVER CHARTER

Sign By-laws

571A.

- (1) The Council may make by-laws for regulating the number, size, type, form, appearance and location of signs, whether projecting into a street or not, and the by-law may contain different provisions for different zones and for different uses within a zone.
 - (1.1) The Council may, by by-law, establish fees payable to the city for an application to initiate a change to a by-law under subsection (1).
- (2) The Council may, by resolution passed by not less than two-thirds of all its members, order the removal of any sign, whether located on private or on public property which has been non-conforming for not less than five years, provided, however, that where a sign which became non-conforming prior to March 1, 1973, had, before such date, been granted a permit to make substantial modifications to such sign, the said period of five years shall be calculated from the date of such permit.
- (3) The provisions of subsections (1) and (2) of section 324A shall, mutatis mutandis, apply with respect to the enforcement of any order made herein. No compensation shall be payable in connection with the exercise of the authority herein.

Relaxation of sign by-laws

571AA.

- (1) The Council may, by by-law, provide for the relaxation of a sign by-law under section 571A in one or more of the following circumstances:
 - (a) enforcement of the sign by-law would result in unnecessary hardship;
 - (b) the sign is:
 - (i) on heritage property, or
 - (ii) on property in an area identified as a historic area in an official development plan or a zoning by-law;
 - (c) the sign uses technology not contemplated by the sign by-law;
 - (d) the sign is in relation to a special event, as designated by Council by by-law or resolution.

- (2) A by-law under subsection (1) may authorize such relaxations to be made by the Council, by any official of the city or by a board composed of such officials.
- (3) A relaxation under this section, whether made by the Council, an official or a board, may be limited in time and may be made subject to conditions.
- (4) A person whose request for a relaxation is dealt with by an official or a board is entitled to have the Council reconsider the matter.

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