

CITY OF St. THOMAS

BY-LAW NO. 41 - 2025

A by-law to regulate the erection and
maintenance of advertising signs and
other advertising devices.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 8(1) of the *Municipal Act, 2001* provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the *Municipal Act, 2001* provides that a by-law may regulate or prohibit respecting the matter, require persons to do things respecting the matter, and provide for a system of licences respecting the matter;

AND WHEREAS s. 10 of the *Municipal Act, S.O. 2001, c. M. 25*, as amended, authorizes the Council of a single tier Municipality to pass by-laws respecting a service or thing that the Municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of persons; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of persons and property, including consumer protection; 10. Structures, including fences and signs;

AND WHEREAS s. 63 and 99 of the *Municipal Act, S.O. 2001, c. M. 25*, as amended, provides for the removal of object on or near highways and rules regarding the passage of by-laws related to signs;

AND WHEREAS s. 391 (1) of the *Municipal Act, S.O. 2001 c. M. 25* as amended states that section 11 authorizes a municipality to impose fees or charges on persons, for services or activities provided or done by the municipality.

AND WHEREAS section 425(1) of the *Municipal Act, 2001* provides that a municipality may pass by-laws providing that a person who contravenes a by-law of the municipality is guilty of an offence;

AND WHEREAS sections 435-439 of the *Municipal Act, 2001* provides municipalities with authority to enter property for the purpose of performing inspections and obtaining evidence, subject to certain restrictions;

AND WHEREAS section 444 of the *Municipal Act, 2001* provides that a municipality may make an order requiring a person who contravenes a by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS:

1. Scope and Intent

1.1 Scope

- a) This By-law regulates the location, size, number, construction, alteration, repair, and maintenance of all outdoor signs and signs visible from the exterior of premises, including signs located in windows.
- b) All signs as described in 1.1,a), located on public and private property, are subject to the provisions of this By-law.
- c) The provisions of this By-Law are in addition to: other City of St. Thomas by-laws, provincial or federal statutes or regulations, including, but not limited to: the relevant provisions of the Ontario Building Code, the provisions of the Ontario Heritage Act requiring a Heritage Alteration Permit for the alteration of a Heritage Designated Property, or provisions of the City's Zoning By-law.

1.2 Intent

The purpose of this By-law is to regulate all signs in the City of St. Thomas with the intent of authorizing signs that:

- a) are proportionate to the property they identify and advertise and as such should be appropriate in size, number, and location to the type of activity or use to which they pertain;
- b) provide reasonable and appropriate means for the public to locate and identify facilities, businesses, and services without difficulty or confusion;
- c) are compatible with their surroundings, supplement the land use and do not dominate the landscape;
- d) do not create a distraction or safety hazard for pedestrians or motorists, including having regard to the cumulative effect of signs and not just each individual sign;
- e) minimize adverse impacts on nearby public and private property;
- f) provide enterprises with adequate and flexible means to identify themselves, their products or services, with the primary function regarded as identification;

2. Definitions

"abandoned or obsolete sign" means a sign located on property which becomes vacant and unoccupied for a period of 90 days or more, or any sign which pertains to a time, event or purpose which no longer applies;

"any advertising signs on public property" means; business related signs such as a-frame real estate, real estate advertising signs, a-frame advertising signs, during hours of business operation, and election related signs located on public property.

"banner sign" means; an advertising device of cloth or cloth-like material suspended by a rope or wire between two buildings or other supports.

"Billboard sign" means a third-party outdoor sign exceeding 2.32 square meters, which has changing copy and which is owned and maintained by a person engaged in the rental or leasing of the sign face area for advertising goods, products, services or facilities that are not present or sold on the property on which the sign is located;

"building frontage" means; the distance measured at grade along a building wall that faces a street. For the purpose of this by-law, a building may have more than one building frontage. In a building with multiple units, a unit is only considered to have building frontage if the main customer access to the unit leads directly outside. .

"building services" means; the City Chief Building Official or designate.

"canopy" means: any non-movable building decoration, not supported by piers or pillars, which may be structurally part of the building.

"canopy sign" means any sign that is part of or attached to a canopy;

"changing copy" means copy on a sign that can be periodically changed or rearranged;

"director" means; the Director of Planning and Building Services or his/her designate.

"downtown area" means; the area depicted in Schedule "A" to this by-law.

"electric sign" means; a sign containing electric wiring and capable of being illuminated, but does not include a sign solely illuminated by a light source external and separate from the sign.

"electronic message centre sign" means; that part of a sign which is electronically controlled and which displays information in a pre-arranged sequence and in which the intensity of illumination is maintained at a constant level.

"election sign" means; a sign advertising or promoting the election of a political party or any candidate standing for public office.

"fascia sign" means; a sign attached to a wall of a building and having the exposed face thereof on a plane approximately parallel to the plane of such a wall.

"fire chief" means the Fire Chief of the Corporation of the City of St. Thomas or her/his designate;

"freestanding sign" means a sign that has its own structural support independent of a building that has a minimum height above the adjoining ground of one and half metres (1.5m).

"officer(s)" means any person appointed as a municipal law enforcement officer by the City of St. Thomas, any provincial offences officer, police officer, building inspector or any other employee or agent of the municipality whose regular duties include the enforcement of this by-law;

"official sign" means; a sign required by law or, in respect of publicly owned property, permitted by or erected as a result of a direction, decision or law of the elected representatives of the federal, provincial or municipal governments.

"owner" means; a person, lessee or his or her authorized agent in lawful occupation or control of the premises, building, occupancy, sign or other structure or portion thereof under consideration and the purchaser of property under an agreement of sale from the owner.

"permanent advertising signs on private property" means; business signs such as fascia signs, electronic message centre signs, awnings or canopies permanently attached to a building and pylon signs permanently installed with required concrete footings typically provided during the building permit process.

"portable changeable message board" means; a mobile sign or portion thereof greater than 0.6 m² so constructed that the letters or numerals conveying the message thereon may be easily rearranged or changed but does not include an electronic message centre sign.

"property line" means; the boundary line between two adjoining properties.

"public property" means; property owned by the government or one of its agencies, divisions, or entities. Commonly a reference to parks, playgrounds, streets, sidewalks and other property regularly used by the general public.

"private property" means; tangible and intangible things owned by individuals or firms over which their owners have exclusive and absolute legal rights, such as land, buildings, money, copyrights, patents, etc. and includes Railway lands and overpasses.

"pylon sign" means; a freestanding structure with a custom single or multi-tenant sign box supported by one or multiple steel poles (also may be referred to as ground or pedestal sign).

"real estate sign" means a temporary sign, the purpose of which is to advertise for sale or for rent, a building or property, or portion thereof, and may also indicate information as to the real estate agent, the name and location of the sales office for newly developing area, or the location, name and nature of a model home representing an example of the building design available in a newly developing area.

"retail" means a business selling goods or providing services to the public.

"rigid awning" means; a permanent sign affixed to a building, that may be illuminated.

"road allowance" means; an allowance (normally 66 feet in width) for a road laid out by a Crown surveyor, including a road allowance shown on an original township survey and a road allowance included on a Crown plan of subdivision; and is the corridor of land reserved for roadway improvements and under the jurisdiction of the municipality.

"sight triangle" also means '*daylight triangle*' means; a triangle at an intersection formed by the two roads or rights-of-way and a third line which must be kept clear of obstructions such as signs and hedges so that people in one road can see cars approaching on the other. See Schedule "B"

"sign" means an identification, description, illustration, object or device, illuminated or non-illuminated, that is visible from any street and directs attention to a product, place, activity, person, institution, business, or solicitation, but does not include (a) the display of good places inside a window; (b) gravestones or other markers placed for historical or memorial purposes; (c) private celebratory or holiday decorations, unless such decoration is a temporary advertising sign on private property; (d) murals, or (e) traffic control devices.

"temporary advertising signs on private property" means; business related advertising signs greater than 0.6 m² such as portable changeable message boards, portable a-frame, real estate and other portable advertising signs.

3. Interpretations, Administration and Permits

3.1 Interpretations

Where a sign is defined in this By-law, the interpretation of that sign shall not include any other specifically referred to sign definition. Definitions of words and phrases used in this By-law that are not included in the list of definitions in subsection 2.1. and are not defined in another provision of this By-law shall have the meanings that are commonly assigned to them in the context in which they are used, taking into account the specialized use of terms by the various trades and professions to which the terminology applies. Where anything in this By-Law is prohibited, it shall not be authorized by way of minor variance.

3.2 Administration

The Chief Building Official shall be responsible for the administration and enforcement of this By-law on all public and private property within the City.

3.3 Permits

- a) A permit issued by the Chief Building Official as per Building By-Law 150-2016 as amended, is required for any sign erected, located or displayed within the City, except for those signs set out in Section 5.
- b) Once approved, any alterations or changes in design will require another sign permit. The City may revoke a permit under any of the following circumstances:
 - i. Where a permit has been issued in error by the City or on the basis of false, mistaken, incorrect or misleading information
 - ii. Where the sign does not conform to this Bylaw or any condition of approval.
- c) Notwithstanding section 3.3(a), no permit is required for any sign that was erected, located or displayed prior to the date this by-law comes into force and meets with the applicable regulations of this by-law.

4. Prohibitions

No person Shall;

- a) erect, place, construct or alter a sign except as authorized by this By-Law;
- b) maintain or allow any sign to remain on, or be affixed to, the lands or premises of which that person is the owner or occupier that does not comply with this By-law;
- c) erect, locate or display a sign of a type which is not specifically permitted under this By-law;
- d) erect, locate or display any sign that interferes with any electrical or telephone wires or associated supports;
- e) erect, locate or display a sign that is attached, affixed to, or on any traffic signal or traffic control device or the supporting structure appurtenant thereto unless expressly permitted by the City;
- f) erect, locate or display a sign that obstructs the view of any driver of a vehicle, obstructs the visibility of any traffic signal or traffic control device, or interferes with vehicular traffic in a manner that could endanger any person;
- g) erect, locate or display a sign that bears or displays the City logo, crest or seal in whole or in part, without the express written permission of the City;
- h) erect, locate or display a sign that emits sound or odour, or discharges any gas, liquid, or solid;
- i) erect, locate or display a sign that features interactive copy;
- j) erect, locate or display a sign that is temporary sign on a roof;
- k) erect, locate or display a sign that is within a sight triangle except as otherwise permitted under this By-law;
- l) erect, locate or display a sign that is on a vehicle or trailer or painted thereon (except a temporary sales trailer for new construction located on the site of the construction) where the vehicle is not used in weekly operation for

transportation and is parked or located in a manner so as to make the sign visible from a street for the purpose of acting as a sign;

- m) erect, locate or display a sign that obstructs or is within a parking space required by By-law or as part of a Registered Site Plan Agreement;
- n) erect, locate or display a sign that is attached to a tree, fence, gate, or railing unless otherwise permitted in this By-law;
- o) erect, locate or display a sign that is on any accessory structure or painted thereon, except facial or projecting wall signs that relate solely to an occupancy or use carried out in conjunction with the accessory structure;
- p) erect, locate or display a sign that is primarily supported by cables or guy wires external to the sign face or sign box;
- q) erect, locate or display a sign that is located on, or overhangs, a public road allowance or attached to any utility pole or official sign structure, unless such sign is erected by another authority having jurisdiction in the matter;
- r) erect, locate or display Banner signs;
- s) erect, locate or display signs that are moving, swinging, revolving, or rotating, except as specifically permitted by this By-law;
- t) display an abandoned or obsolete sign;
- u) fail to maintain a sign in a proper state of repair so that such sign becomes unsafe or unsightly;
- v) fail to remove, alter, or repair a sign which is not in compliance with this By-law when so directed by a duly authorized municipal official;
- w) erect, locate or display a sign in such a position where any part of said sign is located within three (3) metres to any fire alarm or fire hydrant without first obtaining the permission of fire chief;
- x) contravene an Order made under this by-law;

5. Temporary Advertising Signs on Private Property

- a) Temporary advertising signs on private property must conform to this By-law, the building code or any other applicable regulations and only be on private property and only be installed with written permission of the property owner;
- b) Election signs are permitted and shall conform to all applicable regulations;
- c) Temporary advertising signs are the sole responsibility of the owner and not the City of St. Thomas;
- d) All temporary advertising signs greater than 0.6 m² must apply for a permit through By-Law Enforcement and pay the associated fee as per Schedule 'C' of this By-Law;
- e) All signs in this category must be regularly maintained in good condition by the owner such that they do not constitute a safety hazard, become an obsolete sign, or become unsightly;
- f) Any temporary advertising signs that are not on private property are subject to removal by City staff at the owner's expense in accordance with this by-law;
- g) For each industrial, institutional, or commercial property, more than one double sided temporary advertising sign is permitted as described in section i);
- h) For each residential property, no more than one double sided special event sign (anniversary, birthday or retirement) is permitted to a maximum of 48 hours per premise;
- i) For every industrial, commercial, institutional, or residential property, one double sided real estate sign is allowed in addition to other temporary and permanent signs allowable through this By-law. These signs must be removed within 2 weeks of signing the agreement to sell the property;
- j) Each advertising sign in this section shall not be placed;
 - i. on a property downtown listed in Schedule "A" of this by-law,
 - ii. less than 1.5 m from a municipally owned sidewalk,
 - iii. less than 3 m from any driveway,
 - iv. within a sight triangle at any intersection as per schedule 'B',
 - v. on or over any right of way,
 - vi. within 30m of another temporary advertising sign on the same property to a maximum of 3 temporary signs per property.
- k) Each advertising sign in this section shall not;
 - i. have a sign face area greater than 6 m²,
 - ii. be more than 4 m high,
 - iii. be animated,
 - iv. be inflatable and exceed 12 m. in height.

- l) Temporary advertising signs may be allowed for up to 1 week in advance of significant events run by non-profit agencies by the Director or by the Site Plan Committee.

6. Any Advertising Signs on Public Property

- a) Permanent advertising signs are not allowed on or over any road allowance;
- b) Election signs may not be placed on property leased or owned by the City save and except that election signs may be placed on the public road allowance;
- c) Signs which overhang a highway, street, sidewalk or other public place may be Installed on behalf of the Downtown Development Board, as established in By-Law 20-85, as amended, within the downtown area depicted in Schedule "A" of this By-law subject to the following;
 - i. An application for a sign permit is required under the City's Building By-Law,
 - ii. The location and size of all signs to be installed is subject to approval of the Director.
- d) Signs attached to municipal fences, utility pole, trees or official signs and or posts are not permitted and will be removed at the owners expense;
- e) All signs in this category must be regularly maintained in good condition by the owner and the City of St. Thomas may require that any sign not in a state of good condition be removed immediately at its sole and absolute discretion;
- f) Signs placed on public property are jointly and severally the sole and absolute responsibility of the person placing the sign and the owner of the abutting property;
- g) For By-law enforcement purposes, all signs in this category that are not in compliance are subject to removal by City staff at the owners expense;
- h) For each retail business, no more than one A-frame advertising sign is permitted on the City sidewalk in front of each business, and only permitted during the hours of operation of the retail business;
- i) One real estate open house sign may be installed for up to 48 hours In advance of the event;
- j) No advertising signs of any sort may be placed on or adjacent to City park land or City owned open space;
- k) New development model home advertising signs may be placed temporarily on public property up to a maximum of 3 per location and must be removed immediately following model home closure;
 - i. Temporary New Development directional signage may be placed temporarily on public property after receiving an approval letter from the Environmental Services Department regarding location and must be removed immediately following completion of the development. Temporary new development signs may exceed the limitations in 5.m. at the discretion of Building and Environmental Services.
- l) Each allowable advertising sign in this section shall not be placed;
 - i. Less than 3m from any driveway
 - ii. Within a sight triangle as per schedule 'B' at any intersection,
 - iii. On City sidewalks,
 - iv. On medians, traffic islands or roundabouts.
- m) Each allowable advertising sign in this section shall not;
 - i. Have assign face area greater than 0.6 m2,
 - ii. Be more than 1.1m high,
 - iii. Be animated,
 - iv. Be illuminated.

7. Permanent Advertising signs on Private Property

- a) Permanent Advertising Signs on Private Property must conform to this By-law, the building code or any other applicable regulations and not contain flashing lights or have an arrangement of lights configured in traffic signal colours of red, amber and green;
- b) Permanent Advertising Signs on Private Property must be regularly maintained in good condition by the owner at the discretion of the City of St. Thomas;
- c) All illuminated Permanent Advertising Signs on Private Property must conform the illumination requirements of this by-law and be inspected by the appropriate electrical authority;
- d) Electronic changing copy signs must conform to the requirements of this by-law;
- e) Permanent Advertising Signs on Private Property are the sole responsibility of the owner and not the City of St. Thomas;

- f) Except as permitted in section 6.c., no sign, banner, canopy, marquee, rigid awning or other advertising device shall overhang a right of way, be nearer than one metre of an overhead cable or be installed within a sight triangle;
- g) No more than one double sided 10.67 m high pylon (ground or pedestal) sign having a sign face area of 9.29 m or less shall be erected per building frontage and per property, unless otherwise approved through Site Plan Control;
- h) The following regulations apply to all Permanent Advertising Signs on Private Property. Each sign:
 - i. Shall not be less than 15.0m from the base or support of any traffic signal or traffic control device;
 - ii. Shall not be less than 1.5m from any lot line other than one that abuts a street;
 - iii. Shall not be less than 3.0m from any lot line that abuts a street;
 - iv. Shall not be less than 1.5m of any municipally owned sidewalk;
 - v. Shall not project over the public road allowance or public property;
 - vi. Shall not be less than 30.0m from any third party billboard ground sign or 50.0m from any permanent ground sign on the same lot;
 - vii. Shall not be less than 10.0m from any third party billboard sign on an adjacent lot;
 - viii. Shall not be within a sight triangle;

8. Billboard Signs

No person shall erect or display any permanent third party billboard sign except in conformity with the regulations set out in this section;

- a) Maximum Sign Face area is 33.0 m²;
- b) Maximum Sign Height is 8.0m;
- c) Maximum Changing Copy Area is 100%;
- d) Changing Copy Type may be Manual, Rotating or Electronic which shall be restricted to static copy;
- e) Illumination may be internal or external except that any external illumination fixture shall be located not more than 1.5m from the sign face. Flashing is prohibited;
- f) Any Billboard sign shall not be:
 - i. Shall not be less than 15.0m from the base or support of any traffic signal or traffic control device;
 - ii. Be less than 3.0m from any property line;
 - iii. Be less than 100.0m from another 3rd party billboard sign;
 - iv. Be less than 50.0m to any residential zone except where the residential zone is on the opposite side of a street;
 - v. Project more than 0.6m from the face of the wall to which it is attached if it is a facial sign;
 - vi. Be within a sight triangle;
 - vii. Be permitted on premises zoned residential;
 - viii. Be within 30.0m of a permanent ground sign on the same lot.

9. Electronic Changing Copy

Where this By-law permits a sign to display electronic changing copy, the sign owner shall ensure following requirements are met:

- a) the minimum distance from the nearest residential zone, where there is no mixed zoning use, shall be 50m;
- b) during the message transition, the sign shall not include any blinking, intermittent or flashing light or the illusion of such effects;
- c) all electronic changing copy shall come equipped with functioning automatic dimming technology which will automatically adjust the sign's brightness in direct correlation with ambient light conditions;
- d) electronic changing copy shall not increase the light levels within 10.0m of all points of the sign face by more than 3 lux above the ambient lighting level;
- e) the electronic changing copy or any light emitted from any electronic changing copy shall not exceed 5,000 nits during the period between sunrise and sunset;
- f) the electronic changing copy, or any light emitted from any electronic changing copy shall not exceed 300 nits during the period between sunset and sunrise;
- g) a sign displaying electronic changing copy shall be designed so as to cease operating in the case of a malfunction;
- h) for all first party signs, the rotating or electronic changing static copy duration shall not be less than ten (10) seconds before instantaneously transitioning to the next static copy; and

10. Illumination (Lighting) of Signs

- a) Where this By-law permits a sign to be illuminated, the sign owner shall ensure the following requirements are met:
 - i. illumination which is external shall not be directed toward adjacent lots, public road allowances or into the direction of oncoming traffic;
 - ii. Illumination which is external shall be downcast, or shielded, to minimize reflective impact on the night sky by being ground oriented;
 - iii. The illumination shall not increase the light levels within 10.0m of all points of the sign face by more than 3lux above the ambient lighting level;
 - iv. The illumination shall not exceed 5,000 nits during the period between sunrise and sunset and the illumination shall not exceed 300 nits during the period between sunset and sunrise;
- b) Where this By-law permits a sign to be illuminated, the sign owner shall ensure the sign is not illuminated during the following time periods:
 - i. Between the hours of 9:00 p.m. and 7:00 a.m. where the sign is located in, or within 50m of, a Residential (R) Zone, except where the sign is a first party sign associated with a lawful business which operates during this period, and only while the business is actually in operation;
- c) Signs associated with the following uses may be illuminated and are not subject to sections 10a. and 10b;
 - i. hospitals and emergency treatment facilities;
 - ii. public transit facilities;
 - iii. public water treatment and storage facilities;
 - iv. water and sewage pumping stations;
 - v. emergency response facilities;
 - vi. fire, rescue, and police stations;
 - vii. storage facilities for vehicles or boats used for fire, rescue and police purposes;
- d) The city may at its discretion request a photometric plan as part of the Building Permit.

11. Offences and Penalties

- a) Every person who contravenes any provision of this By-law is guilty of an offence.
- b) Fines for conviction, individuals. Every person convicted under this By-law is liable;
 - i. upon a first conviction, to a maximum fine of \$5,000.00;
 - ii. upon any subsequent conviction, to a maximum fine of \$10,000.00.
- c) Fines for conviction, corporations. Notwithstanding subsection 3.4.2,5.2, where the person convicted is a corporation, the corporation is liable;
 - i. upon a first conviction, to a maximum fine of \$10,000.00;
 - ii. upon any subsequent conviction, to a maximum fine of \$25,000.00.
- d) Order Prohibiting Continuation or Repetition;
 - i. Where a person has been convicted of an offence, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may, in addition to any other remedy or penalty provided for by this By-law, make an order prohibiting the continuation or repetition of the offence by the person convicted, including an order to correct the contravention within a time period the court considers appropriate.

12. Order to Remove or Repair and Removal

- a) An order under this Section shall be known as an Order to Remove or Repair. Such an Order can require a person to remove or repair a sign that contravenes this By-Law.
- b) If an officer is satisfied that this By-law has been contravened, the officer may make an order requiring the person who contravened the By-law, who caused or permitted the contravention of the By-law, or the owner or occupier of the land on which the contravention occurred to remove or repair the contravening sign.
- c) An Order to Remove or Repair shall set out:
 - i. the municipal address of the property on which the contravention occurred;
 - ii. the date of the inspection during which the contravention was observed;
 - iii. the specific contravention of the by-law
 - iv. direction as to whether the sign must be removed or repaired
 - v. the date by which there must be compliance with the Order;
- d) The Order to Remove or Repair may be served personally on the person whom it is directed, posted in a conspicuous location near the contravening sign, or served by regular mail to the last known address of the person, in which case it shall be deemed to have been given on the third day after it is mailed.
- e) Remedial Costs;
 - i. Where an Order to Remove or Repair has not been complied with by the date on which there must be compliance, the City of St. Thomas may cause the sign to be removed at

the sole expense of the Owner and the costs of removal shall be a debt to the municipality and may be added to the tax roll in a like manner to taxes.

- f) Removal without notice, City Property;
 - i. Where a sign is erected or displayed on or over property owned by, or under the jurisdiction of, the City and not in accordance with the regulations of this By-law, the sign may be removed immediately by the City without notice or compensation. The costs of such removal shall be a debt owed by the person that erected or placed the sign to the City.
- g) Removal without notice, Safety Hazard;
 - i. Where a sign is displayed in contravention of this By-law, an officer may immediately remove any sign that he/she determines constitutes a safety hazard or a safety concern without notice or compensation. The costs of such removal shall be jointly and severally a debt owed by the person that erected or placed the sign and the Owner.

13. Inspection

- a) An officer, and anyone under the officer's direction, may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether this By-law, or an Order to Remove or Repair, or an order under section 431 of the Municipal Act, 2001 is being complied with.
- b) For the purposes of an inspection, the Officer may;
 - i. require the production for inspection of documents relevant to the inspection;
 - ii. inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - iii. require information from any person concerning a matter related to the inspection; and,
 - iv. alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples, or photographs necessary for the purposes of the inspection.
- c) A receipt shall be provided for any document or thing removed under Section 3.5.2 and the document or thing shall be promptly returned after the copies or extracts are made.
- d) A person exercising a power of entry shall not enter or remain in any room or place actually being used as a dwelling unless the consent of the occupier is obtained, the occupier first having been informed that the right of entry may be refused, and if refused, may only be made under the authority of an order issued under section 438 of the Municipal Act, 2001, a warrant issued under section 439 of the Municipal Act, 2001, or a warrant under section 386.3 of the Municipal Act, 2001.
- e) The following conditions apply to a power of entry during an inspection;
 - i. shall only be exercised by an Officer;
 - ii. the person with the power of entry must on request and without unreasonable delay display or produce proper identification;
 - iii. the person exercising the power may be accompanied by a person under his or her direction.

14. Liability

- a) Every owner and occupant of the land is jointly and severally liable to ensure that the standards prescribed by the by-law are met.

15. Effective Date

- a) This By-law shall come into force and By-Law 10-2018 be repealed on April 14, 2025.

16. Schedules

Schedule "A" - The downtown area

Schedule "B" – Daylight / Sight triangle information

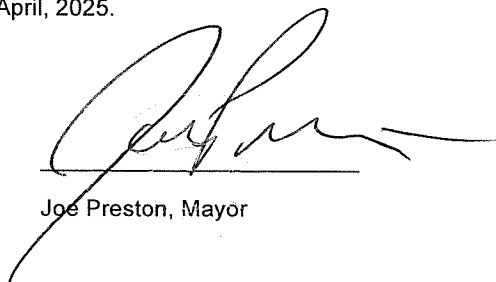
Schedule "C" – Fees

READ a First and Second time this 14th day of April, 2025.

READ a Third time and FINALLY PASSED this 14th day of April, 2025.

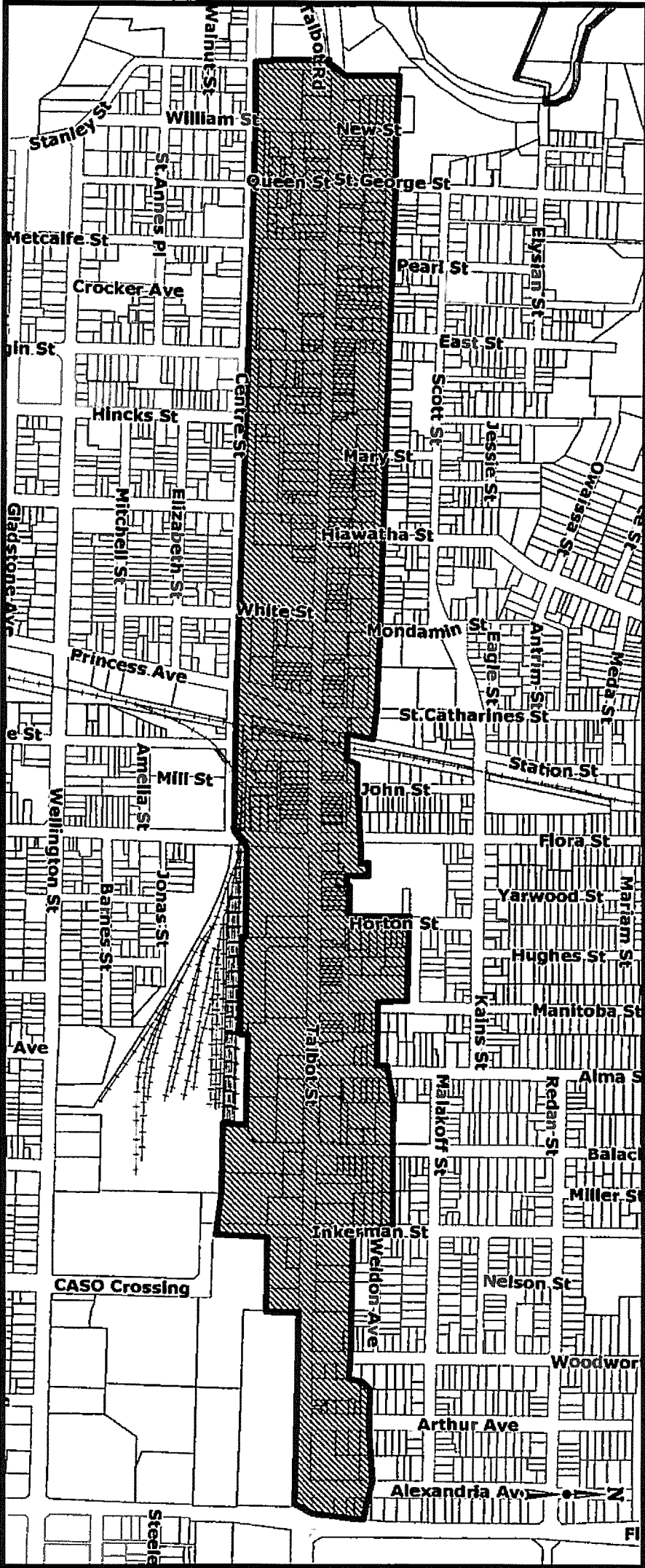


Maria Konefal, City Clerk

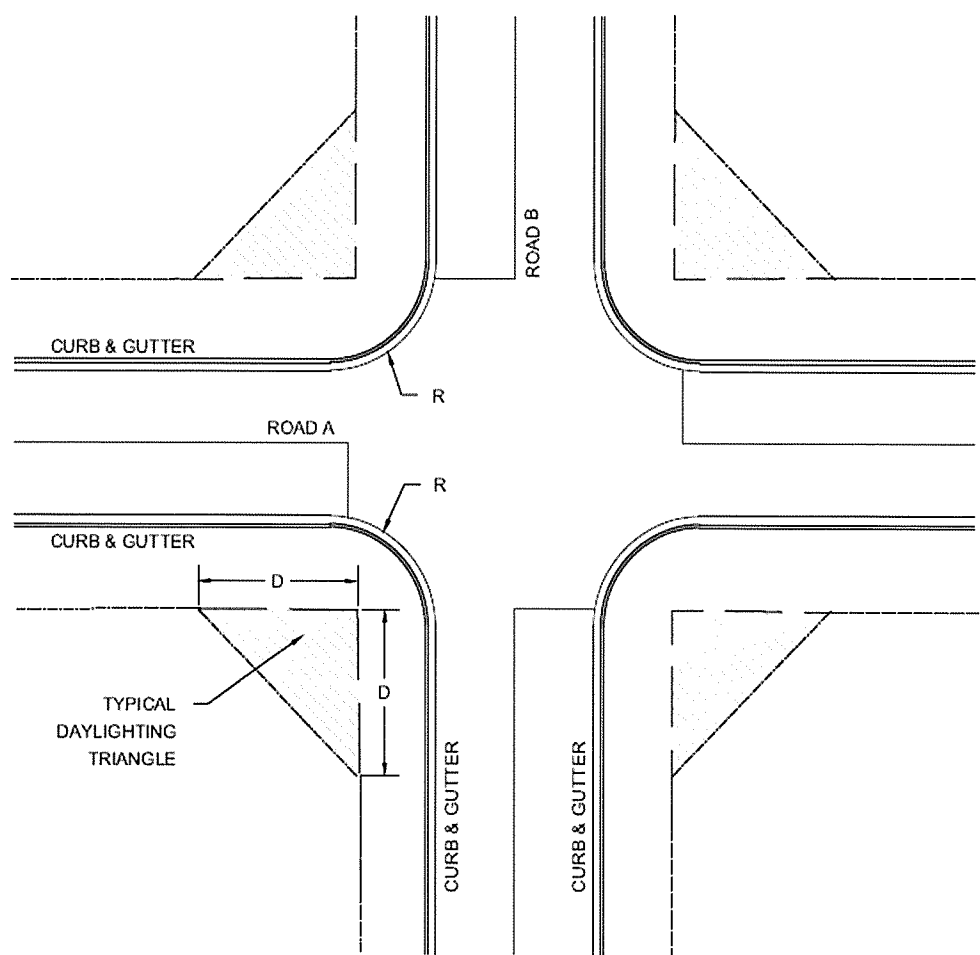


Joe Preston, Mayor

SCHEDULE "A" TO BY-LAW 41-2025
THE DOWNTOWN DEVELOPMENT
BOARD AREA



SCHEDULE "B" TO BY LAW 41-2025



INTERSECTION TYPE ROAD "A" TO ROAD "B"	CURB RADIUS R (M)	D (m)
LOCAL TO LOCAL	7.5	3X3
LOCAL TO COLLECTOR	9.0	5X7
LOCAL TO ARTERIAL	9.0	5X10
COLLECTOR TO COLLECTOR	12.0	7X7
COLLECTOR TO ARTERIAL	12.0	7X10
ARTERIAL TO ARTERIAL	15.0	10X10
INDUSTRIAL TO ANY OTHER STREET	18.0	12X12

- NOTES:
- CURB RADII IN TABLE ARE FROM 90-DEGREE INTERSECTIONS. OTHER INTERSECTION ANGLES WILL REQUIRE DIFFERENT RADII TO ACCOMMODATE THE SAME VEHICLE.
 - DESIGN CRITERIA TO CONFORM WITH MTO DOCUMENT GEOMETRIC DESIGN STANDARDS FOR CANADIAN ROADS (METRIC) AND CITY OF ST. THOMAS DEVELOPMENT GUIDELINES AND DESIGN CRITERIA.
 - ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.

SCHEDULE "C" TO BY LAW 41-2025

Sign Fees

TEMPORARY SIGNS ON PRIVATE PROPERTY

-\$50 PER MONTH