



# TOWN OF OROMOCTO

## APPLICATION FOR A DEVELOPMENT PERMIT

### JOB SITE DETAILS:

Lot #:	Civic #:	Street Name:	PID:
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### TYPE OF CONSTRUCTION:

<input type="checkbox"/> Accessory Building <18m <sup>2</sup> (Schedule 1) : \$25.00	<input type="checkbox"/> Accessory Bldg (>18m <sup>2</sup> <55m <sup>2</sup> ) (Schedule 1) : \$50.00	<input type="checkbox"/> Deck less than 600mm from ground: \$50.00 (Schedule 2 or 3)	
<input type="checkbox"/> Sign – Fascia: \$50.00 (Schedule 5)	<input type="checkbox"/> Sign – Free Standing: \$75.00 (Schedule 5)	<input type="checkbox"/> Sign – Pylon: \$250.00 (Schedule 5)	<input type="checkbox"/> Temporary Storage Shelter (Schedule 7): \$25.00
<input type="checkbox"/> Pool: \$75.00 (Schedule 4)	<input type="checkbox"/> Fence under 30m: \$25.00 (Schedule 6)	<input type="checkbox"/> Fence over 30m: \$75.00 (Schedule 6)	<input type="checkbox"/> Re-roof (<150m <sup>2</sup> ): \$50.00
Scope of Work:			

### INTENDED USE:

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two Unit Dwelling	<input type="checkbox"/> Storage	<input type="checkbox"/> Other
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### LAND USE:

<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> RMH	<input type="checkbox"/> LUR	<input type="checkbox"/> TC	<input type="checkbox"/> HC	<input type="checkbox"/> LC	<input type="checkbox"/> INST	<input type="checkbox"/> IND	<input type="checkbox"/> TPIND	<input type="checkbox"/> PARK	<input type="checkbox"/> ID
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### STRUCTURE DETAILS/SCHEDULES REQUIRED:

Size/Dimension of Structure: _____(FT) x _____(FT)	Length or Area:
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### CONSTRUCTION TIMELINE / COST:

Proposed start date:	Expected completion date:	Estimate cost of construction:
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### APPLICANT:

Name:	Company Name:	
Mailing Address:	Email:	
City/Town/Village:	Province/Postal Code:	Phone:

### LEGAL PROPERTY OWNER: *or* Same as Applicant

Name:	Company Name:	
Mailing Address:	Email:	
City/Town/Village:	Province/Postal Code:	Phone:

### BUILDER: *or* Same as Applicant

Name:	Company Name:
Office #:	Cell #:

I am applying for a development permit for the above detailed work which will comply with the requirements of the Town of Oromocto Zoning By-Law 522 and my responsibilities thereunder. By signing I also acknowledge that I have been advised of the required inspections. By submitting a complete permit application, the owner grants permission to the building inspector to enter the land, building or premises at all reasonable times for the purpose of conducting inspections associated with the permit.

Signature of Applicant:	Date:
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### OFFICE USE ONLY:

Fee: \$ _____	Received by:	Application #:
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**SCHEDULE 5 (SIGNS)**

<b>SIGN TYPE:</b>				
Free-Standing <input type="checkbox"/>	Electronic Message Board <input type="checkbox"/>	Fascia <input type="checkbox"/>	Portable-on-Premise <input type="checkbox"/>	Misc. <input type="checkbox"/>
<b>METHOD OF DISPLAY:</b>				
Static Copy <input type="checkbox"/>		Electronic Static Copy <input type="checkbox"/>		Electronic Moving <input type="checkbox"/>
Illumination: Yes <input type="checkbox"/> No <input type="checkbox"/>		Brightness Level:		
Back-Lit <input type="checkbox"/>		External <input type="checkbox"/>		LED <input type="checkbox"/>
<b>SIGN FACE DIMENSIONS:</b>				
Length:		Width:		Area:
Electronic Message Board		Area: L _____ x W _____ = _____		
<b>OVERALL SIGN DIMENSIONS:</b>				
Length:			Width:	
Anchoring of Sign:				
Professional Design Required: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Plans Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Site Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>OTHER APPROVALS REQUIRED:</b>				
Dev. Officer <input type="checkbox"/>		PAC <input type="checkbox"/>		None <input type="checkbox"/>
Signature:			Date:	

## **SCHEDULE 5 (SIGNS)**

From Zoning Bylaw 522

### **5.5 SIGNS**

#### **(1) Sign Permit Required**

No *person* shall construct, erect, display, alter, or relocate a *sign* and no *person* being the owner or lessee of property shall permit, suffer, or allow the construction, erection, display, *alteration*, or relocation of a *sign* on such property without a sign permit first having been obtained in accordance with the provisions of this Bylaw.

#### **(2) Signs Not Requiring a Permit**

Notwithstanding the provisions of subsection 1 of this section, a sign permit is not required for:

- (a) real estate, contractor, construction, and subdivision signs as mentioned in subsection 7 of this section;
- (a) resident, no trespassing and *home occupation* signs as mentioned in subsection 3 of this section;
- (b) parking, fire lane and other similar signs as mentioned in subsection 3 of this section;
- (c) advertising specific community events at a location approved by the Town of Oromocto;
- (d) traffic and directional signs authorized by the Town of Oromocto;
- (e) election signs;
- (f) signs posted or exhibited inside a *building*;
- (g) portable on-premises signs as mentioned in subsection 6 of this section; and
- (h) the maintenance and repair or change in display of an existing sign.

#### **(3) Fascia Signs**

- (a) In an R1 Zone, fascia signs must be non-illuminated and are permitted to identify the residents, no trespassing, or a *home occupation* up to a maximum size of 0.2 square metres.
- (b) In all other zones except the R1 Zone, non-illuminated fascia signs identifying parking, fire lanes, and similar other are permitted up to a maximum size of 0.2 square metres.

- (c) In all zones except the R1 Zone, advertising fascia signs are permitted and may be illuminated, provided that the *sign* shall:
- (i) be attached to, painted or erected upon a wall or surface of a *building* with the face of the *sign* parallel to the wall. Fascia signs shall not be painted upon or cover a *fence* or roof;
  - (ii) not exceed 10% of the *building* face;
  - (iii) in the case of multiple occupancy *buildings*, a proportional allocation for each business (*building*) face.

#### **(4) Free-Standing Signs**

- (a) Free-standing signs are permitted in Institutional, Local Commercial, Integrated Development Zone and Transportation and Light Industrial Zone Zones, provided that the *sign* shall:
- (i) not exceed a maximum *height* of 4.5 metres, except when located within 30 metres of the Trans-Canada Highway 2 where it shall not exceed 9 metres and
  - (ii) not exceed a maximum size of 6.0 square metres.
  - (iii) despite subclause (ii), in the case of a *lot* containing three or more businesses, it shall not exceed 12 square metres.
- (b) Free-standing signs are permitted in Highway Commercial, Town Centre and Industrial Zones, provided that the *sign* shall:
- (i) not exceed a maximum *height* of 10 metres, except when located within 30 metres of the Trans-Canada Highway 2 where it shall not exceed 15 metres and
  - (ii) not exceed a maximum size of 10 square metres.
  - (iii) despite subclause (ii), in the case of a *lot* containing three or more businesses, it shall not exceed 20 square metres.
- (c) Free-standing signs are permitted in Park Zones and Residential Three Zones, provided the *sign* shall:
- (i) not exceed a maximum *height* of 3.0 metres and
  - (ii) not exceed a *sign* face area of 4.0 square metres.
- (d) All permitted free-standing signs are subject to the following:
- (i) have the bottom of the *sign* a minimum of 1.2 metres above finished ground level;
  - (ii) not exceed one free-standing sign per 30 metres of *lot* frontage;

- (iii) maintain a minimum 1 metre setback for all front and *side yards*;
- (iv) have a base not more than 762 mm above finished ground level;
- (v) conform to subsection 8 of this section; and
- (vi) be constructed on a permanent foundation with the required frost protection.

#### **(5) Electronic Message Boards**

An *electronic message board display*:

- (a) shall not be located in any Residential Zone;
- (b) is permitted within the design of a free standing sign;
- (c) shall meet all requirements identified under subsection 4(d) of this section;
- (d) shall not exceed a maximum display area size of 4.0 square metres, which may be in addition to the permitted sizes in subsections 4 (a), (b), and (c) of this section;
- (e) shall have no dynamic copy transitions in the digital electronic advertisement copy with a duration less than 10 seconds;
- (f) shall not fade, cut, wipe, or swipe from message to message with a transition exceeding 1.0 second;
- (g) shall use ambient light monitors that automatically adjusts the brightness level of the display area;
- (h) shall not use flashing and pulsing lights;
- (i) brightness level shall not exceed 750 lumens during operation; and
- (j) in areas abutting or adjacent to a Residential Zone, shall be de-energized between 11:00 pm and 7:00 am.

#### **(6) Portable On-Premises Signs**

In all zones, except Residential Zones, portable on-premises signs are permitted provided that the *sign* shall:

- (a) not exceed an area of 1.0 square metre on each of two sides;
- (b) be located on the property;
- (c) in the case of multiple occupancy *buildings*, one *sign* per tenant;
- (d) not obstruct the view of vehicular traffic;
- (e) be non-illuminated; and

- (f) be erected only during the operating hours of the business.

#### **(7) Miscellaneous Signs**

In all zones, the following signs are permitted provided that the *sign* shall:

- (a) in the case of a real estate sign, advertise the sale, rental, or lease of such land, *building*, or *structure* and not exceed a single faced area of 0.56 square metres;
- (b) in the case of a construction sign, advertise the on-site contractor during the period of construction and not exceed a single-faced are of 0.56 square metres;
- (c) in the case of a construction sign, identify a new project and the owner/consultant, and not exceed a single-faced area of 6 square metres;
- (d) in the case of a subdivision sign, identify a new subdivision and owner/developer, and not exceed a single faced area of 6 square metres;
- (e) be non-illuminated and located on the subject property; and
- (f) not exceed one of each type per lot.

#### **(8) Sign Prohibitions**

No *sign* shall be erected, operated, used or maintained that:

- (a) due to its position, shape, colour, format, or illumination, obstructs the view of, or may be confused with, an official traffic sign, signal, or device;
- (b) displays lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance, and other emergency vehicles;
- (c) obstruct the sight line of vehicular traffic; and
- (d) is located within a road right of way, including centre medians, traffic circles, or any islands or medians separating traffic unless approved under subsection 11 of this section.

#### **(9) Non-Conforming Signs**

The provisions of this Bylaw with respect to existing signs that do not conform to the Bylaw at the time of its effective date shall not be construed to have a retroactive effect, except that relocation, *alterations*, or removal of any such non-conforming signs shall render such signs subject to the provisions of this Bylaw. The provisions of this section shall not exempt the owner of a non-conforming *sign* from the obligation for proper maintenance of such *sign*.

#### **(10) Illumination**

Unless otherwise expressly prohibited by this section, all signs may be illuminated subject to the following requirements:

- (a) Lighted from within the *sign*.

- (b) Light shining externally on the *sign* by design or intention.
- (c) Shall not shine or reflect light directly onto neighbouring properties or in the direction of oncoming traffic.
- (d) The illumination shall not exceed 500 lux measured from the property line, during the period between sunset and sunrise.

**(11) Signs Located in a Right-of-Way**

Any *sign* that is proposed to be erected within a right-of-way owned by the Town of Oromocto must be approved by the Town Engineer. The provisions of this section shall not exempt the owner of a *sign* from the obligation for proper maintenance of such *sign*.

**(12) Maintenance**

Every person displaying a sign, shall maintain that sign, so that, at all times, it is structurally sound and free from all hazards caused or resulting from decay or failure of structural members, fixtures, lighting or accessories. All sign area, background, copy, lighting and embellishment shall be maintained in readable, clean and painted condition.