

**To:** Warden and Council, Municipality of the District of Yarmouth  
**Submitted by:** Madelyn LeMay, LPP, MCIP  
**Date:** March 25, 2026 Council Meeting  
**Subject:** LUB Amendments: Sign Regulation  
First Reading Report

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### **1.0 LEGISLATIVE AUTHORITY**

Municipal Government Act Section 220.

### **2.0 RECOMMENDATION**

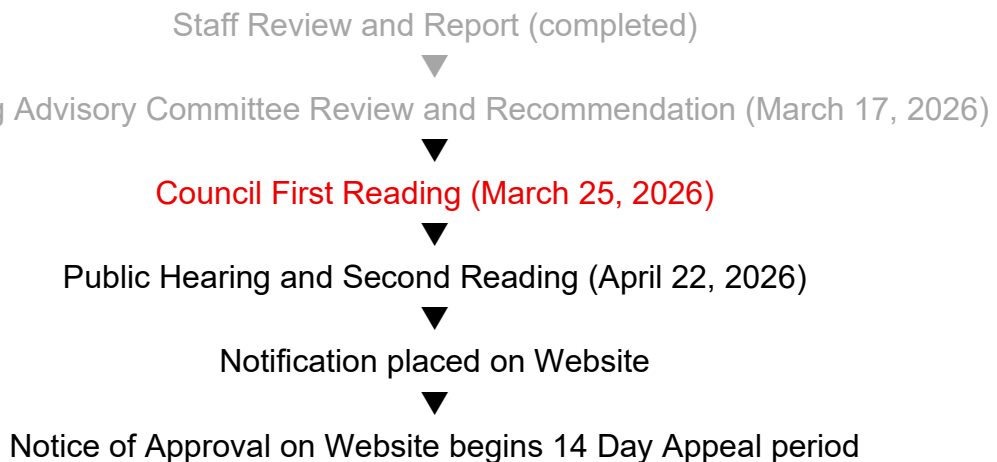
Should Council wish to proceed to a public hearing and second reading, the following motion would be in order:

...that Council gives First Reading and will hold a public hearing to amend the Land Use By-law regarding signs as shown in Attachments EBCM and GBCM of the First Reading report to Council dated March 25, 2026.

### **3.0 BACKGROUND**

On March 17, 2026 staff presented a recommendation report to the Planning Advisory Committee (PAC) (Attachment A). PAC recommended in favour of the amendments proposed in Option 2. Discussion took place regarding signs for home occupations in the Watershed (WS) Zone. Under the present LUB, no signs are permitted in the Watershed (WS) Zone, but dwellings are permitted. Since dwellings are permitted, so are home occupations. Modifications to Option 2 were recommended in order to allow home occupations to have signs.

### **4.0 NEXT STEPS**



## 5.0 ATTACHMENTS

|                 |  |
|-----------------|--|
| Attachment A    | LUB Amendments: March 17 Sign Regulation Report to PAC |
| Attachment EBC  | Sign Provisions for All Zones (Option 2, colour)       |
| Attachment EBCM | Sign Provisions for All Zones (Option 2, formal)       |
| Attachment GBC  | Home Occupations (colour)                              |
| Attachment GBCM | Home Occupations (formal)                              |

Report Prepared by: Madelyn LeMay, LPP, MCIP

Report Reviewed by Victoria Brooks, CAO

## APPENDIX EBC

### Sign Provisions for All Zones

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

#### 9.1 Sign Provisions for All Zones

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

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

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

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

9.1.4 A development permit shall not be required for:

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

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

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

9.1.6 No commercial sign shall be permitted in the Dykelands, (DL) Zone, Floodplain (FP) Zone, Sensitive Environment (SE) Zone or, with the exception of signs associated with a home occupation, in the Watershed (WS) Zone.

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

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

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

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

**Chart key:**

Maximum height: MH

Maximum area of one side: MA

Maximum distance projecting sign can project from wall: MP

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

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

**9.2 Signs Prohibited in All Zones**

...

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

### 9.3 Signs Permitted in All Zones

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

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

### 9.7 Roof Signs

9.7.1 No *roof sign* shall:

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

## APPENDIX EBCM

### Purpose:

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

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

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

associated with a home occupation, in the Watershed (WS) Zone.

6. Add new subsection 9.1.7 as follows:

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

7. Add new subsection 9.1.8 as follows:

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

8. Add new subsection 9.1.9 as follows:

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

9. Add new subsection 9.1.10 as follows:

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

**Chart key:**

Maximum height: MH

Maximum area of one side: MA

Maximum distance projecting sign can project from wall: MP

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

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

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

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

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

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

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

so that subsection 9.3.1 reads as follows:

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

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

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

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

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

## APPENDIX GBC

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

**Proposed Changes:** Additions in blue.

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

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

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

## Appendix GBCM Proposed Amendments

**Purpose:**

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

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

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

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

So that subsection 7.6.1 reads as follows:

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

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

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

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