

SCHEDULE 25: MAINTENANCE AND REMOVAL OF SIGNS

Maintenance of Signs

- 25.1 Every sign in the Township shall be maintained in good structural condition at all times. All signs shall be kept clean and in good repair, including all metal parts and supports.

Removal of Dangerous Signs

- 25.2 If in the opinion of the Chief Building Official any sign is in such a state so as to constitute an unsafe condition, he shall take immediate action pursuant to the Building Code Act.

Repair or Removal of Defective and Non-Conforming Signs

- 25.3 If any sign does not conform in any respect with the provisions of this by-law, or any other by-law, or if any sign is, in his opinion, in a defective condition, the Municipal Law Enforcement Officer shall give written notice to the owner thereof to remove or repair the sign. Such notice shall require the repair or the removal of the sign within a period of 48 hours. It shall be the duty of such owner to repair or remove the sign in accordance with the notice given. Where repair is not reasonable or practicable within 48 hours, the By-law Office may extend the compliance date. If the sign is not repaired or removed within the specified time period set by the Municipal Law Enforcement Officer the Officer will arrange to have the sign repaired or removed. All costs associated with the repair or removal of the sign shall be charged to the owner.
- 25.4 Notwithstanding the above, and anything else contained in this by-law, where on the day of passing of this By-law a sign existed which was legally permitted, erected, and maintained in accordance with an approved sign by-law, nothing shall prevent:
- a) The continued use of the sign in a manner for which it was originally approved,
 - b) To prevent maintenance of the sign, or
 - c) To prevent a change in copy on the sign.
- 25.5 Where for any reason a sign recognized in Section 24.5 is to be replaced or removed, a new sign shall only be erected in conformity with the provisions of this by-law.

Removal of Signs on Public and Township Property

- 25.6 In the case of a sign erected in contravention of this bylaw on public and/or Township-owned property, the Municipal Law Enforcement Officer may arrange for the sign to be removed without notice. A person or organization responsible for the sign may claim the sign within 5 days. If the sign is not claimed, the Municipal Law Enforcement Officer may order such sign destroyed or disposed of in any way deemed appropriate.

Non-accessory Signs

- 25.7 Except where otherwise specifically provided, no person shall display any sign, the copy of which does not clearly relate to an activity presently conducted, or product or services presently available on the lot where the sign is displayed. When a sign remains in place

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after the activity, business, product or service the sign advertises, is no longer conducted or available on the premises on which the sign is located, such sign is considered to have been abandoned. Removal of abandoned signs shall be pursuant to the process outlined in Section 24 of this by-law.

Removal of Campaign and Real Estate Signs

- 25.8 Election signs which are installed on any property shall be removed within 72 hours of voting day for which the signs are erected, by the owner of such signs or the owner of the property on which the signs are erected, failing which the Municipal Law Enforcement Officer may have such signs removed and destroyed or disposed of in any way deemed appropriate.
- 25.9 Real estate signs and construction/development and promotional signs which are installed on any property shall be removed within 14 days of the termination of the event for which the signs are erected, by the owner of such signs or the owner of the property on which the signs are erected, failing which the Municipal Law Enforcement Officer may have such signs removed and destroyed in any way deemed appropriate.

Cost of Removal and Maintenance

- 25.10 Any person who places or permits to be placed a sign that does not comply with this by-law is required to remove the sign forthwith. If a person required to remove a sign fails to do so, then the Chief Building Official, the Clerk or Municipal Law Enforcement Officer may remove it. The Township may recover the expense for the removal of a sign in like manner as municipal taxes pursuant to the provisions of the Municipal Act.