

## Markup

A minor text amendment to regulation 27 of the Main Streets Overlay is being proposed by Administration. The original language was too restrictive and did not express the original intent behind the regulation. The intent was to require a Comprehensive Sign Design Plan for all new redevelopment or when significant exterior alterations are proposed for an entire building. Requiring a Comprehensive Sign Design Plan for all new development permits, as the regulation currently states, would be too onerous on applicants applying for a change of use or minor exterior alterations to an existing building. Thus Administration is proposing a text amendment to give better direction to the Development Officer as to when to request a Comprehensive Sign Design Plan.

### Mark-up and Rationale of Proposed Changes

Black Font  <del>Strikethrough:</del>  <u>Underline:</u>	Existing Text in Zoning Bylaw 12800  Proposed deletion from Zoning Bylaw 12800  Proposed addition to Zoning Bylaw 12800	<b>Rationale</b>
	27. A Comprehensive Sign Design Plan, with a focus on pedestrian-oriented signs and promoting building identity, shall be submitted <del>for all new development permits and all exterior alteration development permits</del> <u>with a Development Permit application for:</u>  a) <u>the redevelopment of a Site;</u> b) <u>the construction of new principal buildings;</u> c) <u>the exterior alteration of an entire principal building; or</u> d) <u>any other development, at the discretion of the Development Officer.</u>	This regulation created an unnecessary hardship for applicants through its wording requiring all development permits to submit a Comprehensive Sign Design Plan. The intent was to require this Plan for all significant site redevelopment and exterior alterations. The wording has been changed to reflect the original intent. The wording of this regulation has been updated for clarity.