

**May 30, 2012**

**City Council  
Committee Report**

**To: Planning and Property Committee**

**Fr: Tara Rickaby, Planning Administrator**

**Re: Request for Variance to Sign By-law No. 115-2010 – Q-104**

**Recommendation:**

That Council approves an application for variance, to sections 4.1(r) to permit the attachment of two signs on a roof, 6.12.5 to permit a wall sign to project in excess of .60 metres, of Sign By-law No. 115-2010 to permit the location of a sign on a roof of property at 619 Lakeview Drive, as the approval of same would meet the intent of the by-law for the following reasons:

- 1) the size and location of the signs is appropriate in the Commercial Development Area;
- 2) the proposed signs is compatible with surrounding commercial uses and will not be higher than the existing roof;
- 3) the aesthetic qualities and visual character of the City would be protected and enhanced;
- 4) the location of the proposed signs is consistent with the City's planning, urban design and heritage objectives
- 5) the location of the signs will not create a distraction, or safety hazard, for pedestrians or motorists.

**Background:**

The City of Kenora received an application to locate two signs (one on either side of the building), 1.22m by 9.144 in size, on the side of an existing mansard roof. The application indicates that the sign will be attached appropriately and will face east and west. The location of the sign will not affect the existing views as the signs will not project above the mansard roof.

The variance application was circulated internally and the following comments received:

Planning Department	No objections if not affecting views of Lake of the Woods
Building Department	Building permit required per OBC.
Roads Department	No issues
Sewer & Water Department	No comments received.
Heritage Kenora	No comments received.
Fire and Emergency Services	No objections
Parks Supervisor	No objections
Municipal Engineer	No issues or concerns.

**Budget: No cost to the City**

**Communication Plan/Notice By-law Requirements:**

Licensing, Building, property owner, Operations and notice on the Committee Agenda that variance to Sign By-law approved.