

June 3, 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 – Brookes

Recommendation:

That Council refuses an application for variance, to sections 6.6.6 (b) and (c) and Table C to permit the location of a ground sign with a separation distance if less than 200 m and within 1.5 metres of a private driveway and a street of Sign By-law No. 115-2010 to permit the location of a sign in front of property, adjacent to a municipal roadway at 37-610 Lakeview Drive, as the approval of same would not meet the intent of the by-law for the following reasons:

1. the location of the proposed signs is not consistent with the City's planning, urban design and heritage objectives;
2. The location of the signs will create a distraction, or safety hazard, to pedestrians or motorists.
3. The location could conflict with the use of a fire hydrant.

Background:

The City of Kenora received an application to locate a manual reader-board type sign associated with three businesses in a strip office development along Lakeview Drive. The proposal is to use an existing planter box, which formerly also provided foundation for a sign.

The comments from the Roads Supervisor are integral to this application. They are found below.

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

Planning Department	Property lines should be established before decision made.
Building Department	

Roads Supervisor	<p>The fire hydrant is too close to the existing box - .5 of a metre and would cause issues if the hydrant ever had to be used by the fire department</p> <p>The present box is of disrepair and should be removed and does not meet the requirements of the bylaw for proximity to the road way</p> <p>If the street line is at the hydrant then the present box is too close to meet the requirements</p> <p>the proposed sign would block the view of cars backing out looking west of present stall configuration</p> <p>It appears that the present site of the box is within the property limits of the neighbour Salisbury Cruise lines</p>
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.