

STAFF REPORT: Planning & Building Services Department



REPORT TO: Sign By-law Review Committee
MEETING DATE: February 26, 2015
REPORT NO.: BL.15.06
SUBJECT: Sign By-law Minor Variance Requests - Nantucket & Co. & Furbelows
PREPARED BY: Greg Miller, Manager, Building & By-Law Services/CBO

A. Recommendations

THAT the Sign By-law Review Committee receive Staff Report BL.15.06 entitled "Sign By-law Minor Variance Requests – Nantucket & Co. & Furbelows".

B. Sign By-law Minor Variance Application Requests

1. "NANTUCKET" Clothing Store: 51 Bruce St. E. (PRSV2014-771)

1.1. Background:

Sign Permit Application PRSG2014-461 was received by the By-Law Services Division on July 22, 2014 for the following signs to be located at the above location:

- A Projecting Sign; and a
- Fascia Sign

The Applicant was notified on September 8, 2014 that the proposed signs do not conform to Sign By-law No. 2001-57, as amended. Specifically:

Section 3.01 (8):

Signs which are on, or project over, property owned by the Town of The Blue Mountains are prohibited with the exception of official directional signs and as specifically permitted elsewhere in this By-law are prohibited.

Section 4.04: Signs Permitted in Commercial Core Area

(2) Any one of the following kinds of signs:

- (a) One (1) ground sign per business frontage conforming to the maximum area, height and size provisions;
- (b) One (1) projecting or vertical sign per business frontage conforming to the maximum area, height and size provisions; and
- (c) One (1) fascia sign per business frontage conforming to the maximum area, size and location provisions.

The minor variance request, received in November 3, 2014 is seeking relief to the above Sign By-law provisions.

1.2. Similar Requests: Overhanging Signs

"Cheese Gallery": 11 Bruce Street South (PRSV2014-331)

- On June 23, 2014, the Sign By-law Review Committee considered the Sign Variance Application seeking relief from Section 3.01(8) of Sign By-law and *refused* the request:

*THAT Council refuse a variance to the Town's Sign By-law for the Cheese Gallery to allow for the installation of a projecting/overhanging sign at 11 Bruce Street South, Thornbury, **CARRIED***

- On June 30, 2014, Council granted the variance request allowing the overhanging sign as proposed:

THAT Council of the Town of The Blue Mountains acknowledges receipt of information from The Cheese Gallery requesting a sign variance for an overhanging sign at 11 Bruce Street South, Thornbury;

*AND THAT Council grant the sign variance, as requested, **Carried***

"The Parlour Sign": 43 Bruce Street South (PRSV2014-416)

- On July 29, 2014, the Sign By-law Review Committee considered the Sign Variance Application seeking relief from Section 3.01(8) of Sign By-law and *refused* the request:

*THAT Council refuse a variance to the Town's Sign By-law for The Parlour to allow for the installation of a projecting/overhanging sign at 43 Bruce Street South, Thornbury, **CARRIED***

- At its Council meeting on August 18, 2014, Council considered the variance request and granted the variance as proposed:

*THAT Council allow a variance to the Town's Sign By-law for "The Parlour" to allow for the installation of a projecting/overhanging sign at 43 Bruce Street South, Thornbury, **Carried.***

2. "FURBELOWS": 38 Bruce St. (PRSV20140000836)

2.1. Background

Sign Permit Application PRSG2014-289 was received by the By-Law Services Division on June 6, 2014 for the following signs to be located at the above location:

A 48"x48" billboard sign has been installed, without the benefit of a sign permit, onto the side of the building located at 17 Arthur Street West. The unlawful billboard sign at the subject address advertises the "Furbelow" store located at 38 Bruce Street.

The Applicant was notified on June 11, 2014 that the proposed signs do not conform to Sign By-law No. 2001-57, as amended. Specifically:

Section 3.01 (3):

Billboard signs are prohibited in all districts (paraphrased).

The minor variance request, received in November 24, 2014 is seeking relief to the above Sign By-law provisions so as to allow a billboard sign.

2.2. Similar Requests: Billboard Signs

"Bruce Wine Bar": 8 Bruce Street South (PRSV2012-138)

- On August 29, 2012, the Sign By-law Review Committee considered the Sign Variance Application seeking relief from Section 3.01(3) and granted the request conditionally:

*THAT the Sign By-law Review Committee recommends that Council authorize a minor variance to the Town's Sign By-law so as to permit the installation of a mural on the north side of the building facing Arthur Street, in addition to the fascia sign at the entrance location at the rear of 8 Bruce Street South for a period of three years, **CARRIED***

- Council at its meeting of September 17, 2012 granted the request accordingly.

C. Attached

- C.1. Sign By-law Variance Application PRSV2012-138 ("FURBELOWS")
- C.2. Sign By-law Variance Application PRSV2014-771 ("NANTUCKET")

Respectfully submitted,

Greg Miller, C.E.T., CBCO
Manager, Building & By-law Services
Chief Building Official

Michael Benner
Director, Planning, Building & By-law
Services

Phone: 519-599-3131 x261
Email: CBO@thebluemountains.ca



TOWN OF THE BLUE MOUNTAINS

BUILDING & BY-LAW SERVICES

32 Mill Street, Box 310 THORNBURY, ON N0H 2P0

Telephone: (519) 599-3131 Fax: (519) 599-7723

Toll Free: 1-888-258-6867 www.thebluemountains.ca

APPLICATION FOR SIGN VARIANCE

The undersigned hereby applies to the Sign Variance Committee of the Town of The Blue Mountains for relief, as described in this application, from the Sign By-Law 2001-57:

-Office Use Only-

Variance Application No.: <i>2014-836</i>	Re Sign Permit Application No.: <i>2014-289</i>
Date Received: <i>Nov 20/14</i>	Roll Number: <i>sign located @ 17 13700</i>

Sign Location/Site Data:

Street No.: <i>17</i>	Street Name: <i>ARTHUR ST W</i>	Lot No.: <i>PT PLOTS 26 + 27</i>	Plan No.: <i>-</i>
Lot Area:	Lot Frontage:	Lot Depth:	
Number of Existing Buildings: <i>ACC BLDG ONLY</i>	Building Use: <i>STORAGE</i>		

Nature & Extent of Relief:

By-Law Section	By-Law Requirement	Proposed	Extent of Variance
<i>Section 3.01 (3)</i>	<i>prohibited</i>	<i>allow existing sign to remain</i>	

Explain in detail your reasons why it is not possible to comply with the provisions of the By-Law:

I needed the sign to be large enough to be visible from the Highway.

IF this is an application for a variance for issuance of a permit for modification or restoration of an existing sign, please provide the following:

Existing Sign Dimensions:	Present Zoning of the Subject Land:
Type of Sign:	How Long in Existence:
Reason/Justification for Modification Request (Attach any supporting documentation or additional pages as required):	

Property Owner Information:

Last Name:	First Name:
Company Name (if applicable):	Telephone No.: ()-
Mailing Address:	Apt/Unit No.: Cell No.: ()-
Town/City:	Province: Postal Code:
Email Address:	

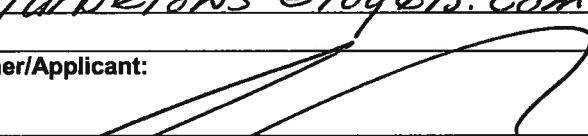
Variance Application No.:	Re Sign Permit Application No.:
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Applicant's Declaration & Information:

I, the undersigned do hereby declare that the information included in this application, attached documentation, plans and/or specifications is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Applicant same as Property Owner

~or~

Applicant's Last Name: <i>Glahak</i>	First Name: <i>Jana</i>
Company Name (if applicable): <i>Furbelons</i>	Telephone No.: <i>(519) 599-5422</i>
Mailing Address: <i>38 Bruce St. S. Box 701</i>	Apt/Unit No.:
Town/City: <i>Thornbury</i>	Province: <i>Ontario</i>
Email Address: <i>furbelons@rogers.com</i>	Postal Code: <i>N0H 2P0</i>
Signature of Owner/Applicant: 	Date(MM/DD/YY): <i>10/28/14</i>

Attachments/Inclusions:

- Site Plan (2 copies) *
- Construction Drawings / Sign Graphic Details (2 copies) *
- Compliance Details as required – Grey County, Ministry of Transportation *
- Owner's Authorization Form (if Applicant is not the Owner) *
- Variance Application Fee: \$75.00

*These documents may already be submitted in conjunction with a related Sign Permit Application. If so, please advise staff at time of Sign Variance Application in order to include copies of documentation with the variance (a photocopying charge may apply if not available electronically.) If documents are different from those submitted with the related Sign Permit Application, a new set of documentation is required to be submitted with the Sign Variance Application. Note that electronic submission of documentation is acceptable.

Additional Notes or Comments:

I placed the sign there for the purpose of advertising my business.

As the building was available to me I choose to use it to benefit my business.

I think it's a very nice & tasteful sign!

RECEIVED

NOV 20 2014

GREY COUNTY MOUNTAINS
PLANNING & ZONING SERVICES

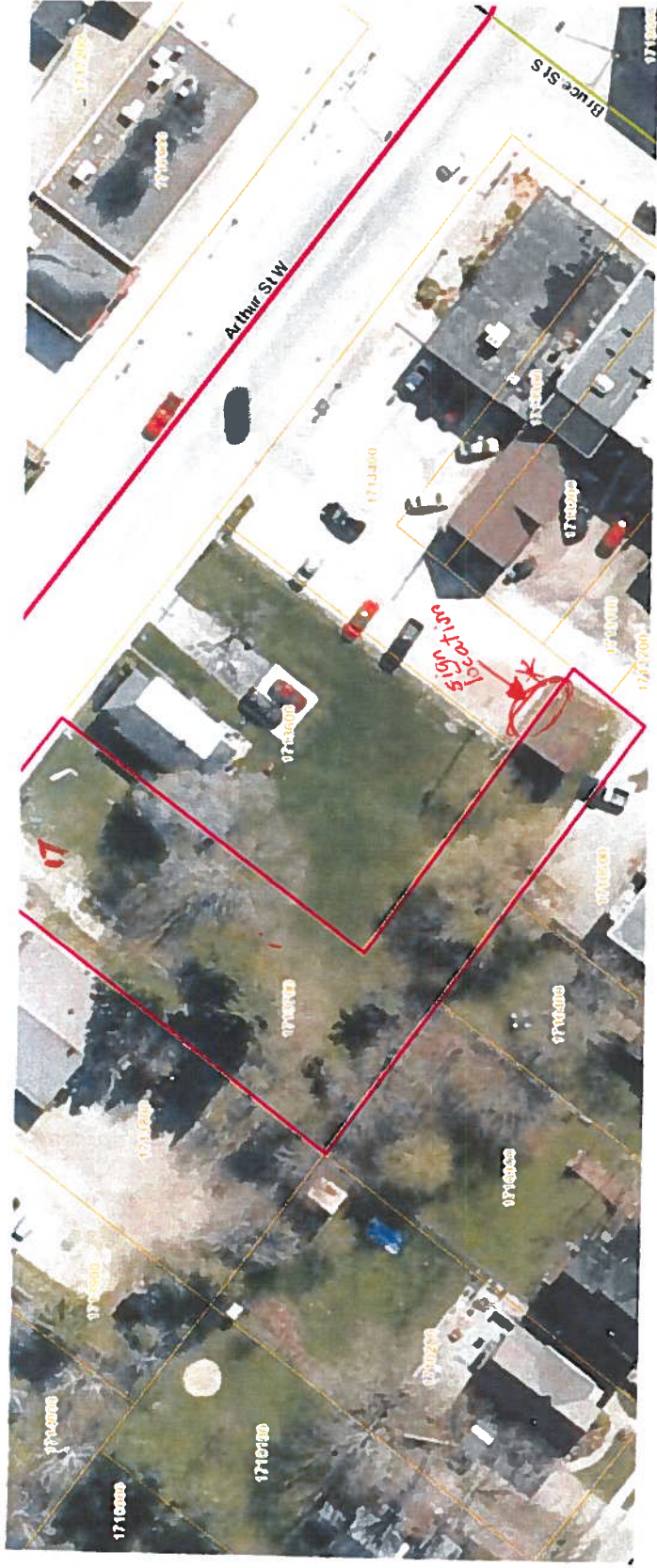


Text height
Furbelows at top 9.75"
If it's in fashion 11.75"
38 Bruce St. 4.75"

RECEIVED

JUN - 6 2014

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____



PRSV 2014-836

LOCATION OF NON-COMPLIANT 'BILLBOARD' SIGN ADVERTISING
'FURBELANS'

(side of existing acc bldg on property known as 17 Arthur St. W.)



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APPLICATION FOR SIGN VARIANCE

The undersigned hereby applies to the Sign Variance Committee of the Town of The Blue Mountains for relief, as described in this application, from the Sign By-Law 2001-57:

-Office Use Only-	
Variance Application No.: 2014-771	Re Sign Permit Application No.: 2014-461
Date Received: NOV 3/14	Roll Number: 17-053-00

Sign Location/Site Data:

Street No.: 51	Street Name: BRUCE ST. S	Lot No.: PT 5	Plan No.: 103
Lot Area:	Lot Frontage:	Lot Depth:	
Number of Existing Buildings: 1		Building Use: RETAIL.	

Nature & Extent of Relief:

By-Law Section	By-Law Requirement	Proposed	Extent of Variance
3.01(8)	Not allowed	Projecting Sign.	- Allow
4.04(2)	Not allowed	Second Sign.	- Allow
			as proposed

Explain in detail your reasons why it is not possible to comply with the provisions of the By-Law:

We have limited visibility for our business which is at the top of the hill and outside the main business block.

IF this is an application for a variance for issuance of a permit for modification or restoration of an existing sign, please provide the following:

Existing Sign Dimensions:	Present Zoning of the Subject Land:
Type of Sign:	How Long in Existence:
Reason/Justification for Modification Request (Attach any supporting documentation or additional pages as required):	

Property Owner Information:

Last Name:	First Name:	
Company Name (if applicable):	Telephone No.:	()-
Mailing Address:	Apt/Unit No.:	Cell No.:
Town/City:	Province:	()-
Email Address:	Postal Code:	

Variance Application No.: <u>2014-771</u>	Re Sign Permit Application No.: <u>2014-461</u>
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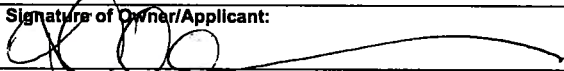
Applicant's Declaration & Information:

I, the undersigned do hereby declare that the information included in this application, attached documentation, plans and/or specifications is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Applicant same as Property Owner

~or~

Applicant's Last Name: <u>McCabe</u>	First Name: <u>Kristine</u>	
Company Name (if applicable): <u>Nantucket & Co</u>	Telephone No.: () - () -	
Mailing Address: <u>51 BRUCE ST</u>	Apt/Unit No.: () - () -	
Town/City: <u>Thornbury</u>	Province: <u>ON</u>	Postal Code:
Email Address: <u>* <i>J</i> krismccabe2@gmail.com</u>		

Signature of Owner/Applicant: 	Date(MM/DD/YY) <u>03/11/14</u>
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Attachments/Inclusions:

- Site Plan (2 copies) *
- Construction Drawings / Sign Graphic Details (2 copies) *
- Compliance Details as required - Grey County, Ministry of Transportation *
- Owner's Authorization Form (if Applicant is not the Owner) *
- Variance Application Fee: \$75.00

*These documents may already be submitted in conjunction with a related Sign Permit Application. If so, please advise staff at time of Sign Variance Application in order to include copies of documentation with the variance (a photocopying charge may apply if not available electronically.) If documents are different from those submitted with the related Sign Permit Application, a new set of documentation is required to be submitted with the Sign Variance Application. Note that electronic submission of documentation is acceptable.

Additional Notes or Comments:

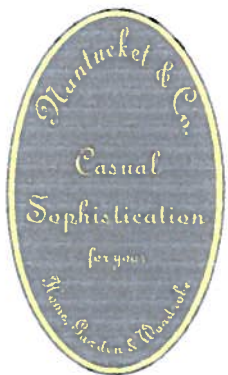
* Please contact Kristine McCabe for all correspondence or queries, and for status advice on app'n, via email.

COPY

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AUG - 1 2014

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____



75cm wide x 100cm high (.75sq meters)
2.4 meters from ground to bottom of the sign
Sign projection from building is 1 meter.
Thickness of the sign is less than 10cm

VETTORELLO, NADIA PRSV2014-771
51 BRUCE ST S ROLL #17-053-00
PLAN 103 PT LOT 5 NOV 3, 2014
"NANTUCKET" VARIANCE B14-0771

COPY

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AUG - 1 2014

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____



48"

57"

Tallest letter "N" in Nantucket 10"

Barb Dooks

From: Barb Dooks
Sent: September-08-14 3:04 PM
To: 'nantucket@golden.net'; krismccabe2@gmail.com
Cc: 'asignofthetimes1@gmail.com'; Wayne Dewitt; Elizabeth Cornish
Subject: Sign Permit Application PRSG2014-461 [Nantucket]
Attachments: 2001-57 Sign By-Law Office Consolidation-Oct 2010.pdf; Checklist _Sign By-law Variance.pdf; TBM Sign Variance Application-Fillable Form.pdf

Tracking:	Recipient	Read
	'nantucket@golden.net'	
	krismccabe2@gmail.com	
	'asignofthetimes1@gmail.com'	
	Wayne Dewitt	
	Elizabeth Cornish	Read: 08/09/2014 3:04 PM

Hi Jennifer & Kris;

The review of your sign permit application has been completed by By-Law Services and we are unable to issue a permit at this time as neither sign as submitted is permitted under the current By-Law (copy attached).

Please note the following:

- Signs which are on, or project over, property owned by the Town are prohibited – see **Section 3.01 (8)** (As you are aware, the public sidewalk is directly outside the entrance to Nantucket, therefore the projecting sign as proposed would be projecting over municipal property.)
- Only one sign is permitted - see **Section 4.04 (2)** - Any one sign is permitted, but not two signs.

Further to your conversation earlier today with Elizabeth Cornish (Comm & Economic Development Coordinator) about “sandwich board” signage as defined under Portable Signs within the By-Law, please review Section 4.04 (3) (a) for those provisions. Again, only one sign is permitted under the By-Law and a variance would be required if you decide to also apply for a portable (sandwich board type) sign.

In order to proceed with your application submitted, a sign variance is be required. I have attached a Checklist and a Sign Variance Application form for your convenience. You would be requesting relief from the **Sections** as noted above of Sign By-Law 2001-57. Alternatively, you may wish to amend your application to be for one conforming sign only.

In the case of all signage, either “portable” or “projecting” on or above Town property, we would require a letter of indemnification and copy of the Certificate of Insurance naming the Town as an insured party (as noted on the attached Checklist).

Once completed, the variance application may be returned to my attention along with the requisite \$75 fee. It will then be submitted to the Sign Variance Committee for review and then in turn, their recommendation(s) are forwarded to council for resolution.

If you have any questions, please do call our office to speak with Wayne DeWitt, or call Wayne directly at 519-599-3131 Ext 243.

Thanks

Barb



COPY

Building Services Division
32 Mill Street
Thornbury, ON N0H 2P0
Tel. 519.599.3131, Ext. 239
Fax: 519.599.7723
Email: buildingpermitinfo@thebluemountains.ca
Web: www.thebluemountains.ca

OWNER'S AUTHORIZATION
(Required only if Party other than Owner is making this application)

For use by Principal Authority
Application number: 2014-461
Permit number (if different): 2014-461
Date received: 8/1/14
Roll number:
AUG - 2014

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES

I/We:

Nadia Vettorello

The Owner(s) of the land being subject to this Application do hereby authorize and appoint,

Kristine McCabe for Nantucket & Co.

as my/our Agent to submit this application on my/our behalf and to conduct all communications on my/our behalf respecting same.

Name: Please print

Signature:

Date: mm/dd/yyyy

Name: Nadia Vettorello
Please print

Signature: Nadia Vettorello

Date: July 30/14
mm/dd/yyyy