

**STAFF REPORT: Planning & Development Services – By-law Division**



**REPORT TO:** Sign By-law Review Committee  
**MEETING DATE:** October 15, 2015  
**REPORT NO.:** PDS.15.97  
**SUBJECT:** Sign By-law Variance Request  
Manorwood Inc. Development Sign  
at Snowbridge (PRSV2015-636)  
**PREPARED BY:** Greg Miller, Manager Building & By-law Services/CBO

**A. Recommendations**

THAT Council receive Staff Report PDS.15.97 "Sign By-law Variance Request Manorwood Inc. Development Sign at Snowbridge (PRSV2015-636).

**B. Sign Variance Requests**

**1. "MANORWOOD INC.": 242 Arrowhead Road (PRSV2015-636)**

**1.1. Background**

- a. Sign Permit Application PRSG2015-636 was received by the By-Law Services Division on August 21, 2015 for a double sided ground sign to be located on the property of Snowbridge as described below:
  - 10'-0" (3.048m) x 20'-0" (6.096m) with a sign area of 200ft<sup>2</sup> (18.58m<sup>2</sup>)
  - A maximum height of 4'-0" (1.2192m) above finished grade.
- b. The sign as described above is to be located on Grey Road 19 near the northwest corner of the property, as depicted by arrow on the site plan submitted with the Application for Sign Variance (attached as C.1).

The Applicant was notified that the proposed sign does not conform to Sign By-law No. 2001-57, as amended, as the proposed "construction sign":

- i. Exceeds the maximum permitted area of 9 square meters (18.58m<sup>2</sup>); and
- ii. Exceeds the maximum permitted height of 1.5m above finished grade.

**1.2. Sign By-law Reference(s)**

**Section 4.01 (3):**

Construction Sign (multi)

One (1) temporary construction sign (multi), indicating the names of a construction project, the names and addresses of contractors, architects, engineers, and related personnel to the construction project may be erected at the site of the development, for a maximum of twelve months, only following building permit

issuance. The size of a construction sign (multi) shall be limited to a maximum area of 9 square metres on a single sign face in all zones. The maximum height of these signs shall be 3.5 metres above finished grade. No construction sign (multi) shall be located following any occupancy of any dwelling, building or unit within a development project.

The minor variance request is seeking relief to the above Sign By-law provisions.

**C. Attached**

C.1 Sign By-law Variance Application PRSV2015-636 ("Manorwood Inc.)

Respectfully submitted,

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Michael Benner  
Director, Planning & Development Services



# TOWN OF THE BLUE MOUNTAINS

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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.:	Re Sign Permit Application No.:
Date Received:	Roll Number:

### Sign Location/Site Data:

Street No.: 19	Street Name: Grey County Road	Lot No.: Block 170	Plan No.:
Lot Area:	Lot Frontage:	Lot Depth:	
Number of Existing Buildings:		Building Use:	

### Nature & Extent of Relief:

By-Law Section	By-Law Requirement	Proposed	Extent of Variance

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

**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): Skyline Blue Mountains Development Inc.	Telephone No.: ( ) -
Mailing Address:	Apt/Unit No.: Cell No.: ( ) -
Town/City:	Province: Postal Code:
Email Address:	



*Proposed sign on Private Property*

Front Elevation

