



COMMITTEE OF ADJUSTMENT REPORT

DATE: October 17, 2024

REPORT NO: SV2-24-LK

TO: To the Chair and Members of the Committee of Adjustment

FROM: Logan Keen – Junior Planner

APPLICATION TYPE: Sign Variance Application

APPLICATION NO: SV2-24-LK

LOCATION: 231 Grand River Street N, Paris

AGENT / APPLICANT: Chris Hackett, Gould Signs

OWNER: Terry Korchak, GEDSB

SUBJECT: Request for a decision on a Sign Variance Application.

RECOMMENDATION

That Application **SV2-24-LK** from Chris Hackett, Gould Signs, and Terry Korchak, GEDSB of lands described as PLAN 492 BLOCK 23 LOT 2 TO LOT 4 LOT 12 PART LOT 1 CONCESSION PART LOT 29 in the County of Brant, **BE APPROVED.**

The Applicant, Gould Signs, is seeking a minor variance of the County of Brant Sign By-law 121-08 at 231 Grand River Street North. Gould Signs is proposing to remove the existing ground sign and replace it with a new ground sign that includes an LED signage whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage.

Strategic Priority

1. Sustainable and Managed Growth
2. Healthy, Safe, and Engaged Citizens
3. Effective Communications

FINANCIAL CONSIDERATIONS

The Applicant has provided the non-refundable application fee. If Committee should choose to approve this Application, the Applicant will also be responsible for any Sign Permits required from the County.

EXECUTIVE SUMMARY

The Applicant, Gould Signs, is seeking a minor variance of the County of Brant Sign By-law 121-08 at 231 Grand River Street North. Gould Signs is proposing to remove the existing ground sign and replace it with a new ground sign that includes an LED signage whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage. It is important to recognize that the proposed plans submitted with this application note sign messages are to be turned off at 9:00pm, proposed sign is to use scrolling text only, and proposed sign will not emit light in such a way that would disturb abutting residential properties or impact traffic in a negative way.

This planning analysis focuses on literature reviews of applicable policy in consultation with internal departments, an inspection of the subject lands and surrounding neighbourhood, as well as discussions with the Agent.

The proposed variance is appropriate in nature given Staff's proposal to undertake a review of the County of Brant Sign By-Law. The By-Law was approved in 2008 and has not undergone a significant update since. As such, the current standards and trends for signage are not necessarily reflected within the document. Staff are pleased to advise Committee that the Sign By-Law Review project will be initiated in the upcoming year, as part of the Policy Planning Work Plan.

This report recommends that the application be approved based on consideration of the rationale provided by Staff as outlined within this report.

LOCATION

The subject property, civically known as 231 Grand River Street North (Paris District High School) is located on the east side of Grand River Street North, north east of the St Patrick Street and Grand River Street North intersection, within the Town of Paris. The subject lands are designated Institutional and are being used as such.

Abutting the subject lands on all sides are lands designated Urban Residential and are being used for Residential purposes with one N2 zoned property to the west.

The subject lands are irregular in shape, currently have frontage of approximately 177m along Grand River Street North and an area of approximately 14.15 acres (57,263 sq. metres)

BACKGROUND & RELATED APPLICATIONS

Should this Application be approved, Staff could move forward in processing the Sign Permit Application for the one (1) Ground Sign. As the Sign By-Law 121-08 is a legislative document of the *Municipal Act (2001)* any Variances approved for signage are not subject to appeal and any Decision of Committee would come into force and effect once the Decision has been written.

REPORT

CONSISTENCY AND CONFORMITY WITH PROVINCIAL POLICIES & PLANS

The proposal does not have any impact on conformity and/or consistency with regards to the current Provincial Policies and Documents in place as it strictly pertains to signage on the site.

SOURCE WATER PROTECTION

The proposal does not have any impact on source water protection with regards to current Provincial Policies and Documents in place as it strictly pertains to signage on the site.

CONFORMITY WITH COUNTY OF BRANT OFFICIAL PLAN (2012)

The subject lands are identified as 231 Grand River Street North are designated Minor Institutional within the County of Brant Official Plan and located within the Primary Urban Settlement Area Boundary. Section 3.14 Land Use Policies within the Institutional Designation are applicable to these lands. The proposed sign variance is consistent with the existing land use in the form of secondary schools.

As By-Law 121-08 (the Sign By-Law) has been passed pursuant to Section 45(3) of the *Planning Act*, the Committee of Adjustment has the authority to grant variances if the Sign By-Law implements the County of Brant Official Plan. This is set out through Sections 6.8 Committee of Adjustment, 6.8.1 Minor Variances, and 6.14 Legislation Pursuant to the *Municipal Act* within the County of Brant Official Plan and included within this report as follows:

As the Sign By-Law is a Council approved document under the *Municipal Act*, any and all Sign By-Law Variances are heard by Committee of Adjustment through a Sign By-Law Variance Application process, as set out within the document.

6.8 COMMITTEE OF ADJUSTMENT

6.8.1 MINOR VARIANCES

The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the *Municipal Act*, the Zoning By-law, the Sign By-Law, and other By-Laws, as delegated by the County. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the *Planning Act*. The decisions of the Committee of Adjustment shall also conform to the general intent of this Plan and the Zoning By-Law. Pursuant to Section 45(9) of the *Planning Act*, the Committee of Adjustment may impose a time limitation on its decision and may impose any other conditions as the Committee sees fit. Such conditions are set out in the Committee of Adjustment's decision.

6.14 LEGISLATION PURSUANT TO THE *MUNICIPAL ACT*

It is intended that the County of Brant review existing legislation pursuant to the *Municipal Act* governing such uses as recreational trailer parks, automobile salvage/re-cycling yards and signs, and where necessary, amend existing By-Laws or pass new By-Laws as may be required to ensure such uses are properly regulated and controlled.

CONSISTENCY AND/OR CONFORMITY WITH ZONING BY-LAW 61-16

The subject lands are currently zoned Minor Institutional (N1) within the County of Brant Zoning By-law 61-16 which permits the use consisting of a Secondary School, in addition to the uses permitted in the N1 zone. The proposed sign variance application is in conformity with the existing development on these lands.

SIGN BY-LAW 121-08 (AS AMENDED BY BY-LAW 168-09)

Currently the County of Brant Sign By-Law 121-08 permits Fascia, Ground and Portable signs within the Institutional Zone Categories subject to the following requirements:

H. GROUND SIGNS

Where permitted by Section 6, the following regulations apply to *ground signs*:

H-1 Number permitted

One (1) *ground sign* is permitted per *frontage*

Staff note that the fascia signs proposed have been reviewed and the number of signs and is compliant with the requirements as set out above through Section H-1 of By-Law 121-08.

H-2 Location

No *ground sign* shall be located closer than:

- a) 1.0m to a *property* line
- b) 1.0m to a street line
- c) 3.0m to a driveway
- d) 5.0m to a *ground sign* on the same *property*
- e) Where adjacent to any residential zone, no *ground sign* shall be permitted in a rear yard or in an interior side yard.

Staff note that there are surrounding residential properties however, the unit and premise of which the signage is to be erected does not directly abut a residential use and is separated by the surrounding roads.

H-3 Maximum Height

7.5m

H-4 Sign Face Area

22.5m² including a maximum area of 3.5m² for an electronic message display.

Staff note that the fascia sign proposed has been reviewed with respects to size and area and is compliant with the requirements as set out above through Section H of By-Law 121-08 in that all signs are less than 22.5m², including a maximum area of 3.5m² for an electronic message display. Staff have provided a chart with these details outlined below for the Committee's reference:

Location	Number of Signs Proposed	Sign Area Proposed	Electronic (LED) Signage Area	Sign Height Proposed
231 Grand River St North	1	6.6m ²	3.0m ²	3.2m

INTERDEPARTMENTAL CONSIDERATIONS

Agency Comments	
Development Engineering	No comments.
Environmental Planning	No comments.
Building Department	Building permit required for new sign.
Fire Department	No comments.

Public Considerations

Staff visited the subject lands and the Applicant posted the notice sign on 09/30/2024 in accordance with Section 45(5) of the *Planning Act*.

At the time of writing this report, no public comments have been received.

CONCLUSIONS AND RECOMMENDATIONS

In reviewing the application, staff analyzed the application regarding Section 9.7 *Variances* of the Sign By-Law:

- (a) Special circumstances or conditions applying to the property, building or use referred to in the application;
 - *Does not apply to this proposal.*
- (b) Whether strict application of the provisions of this By-Law in the context of the special circumstances applying to the property, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-Law;
 - *Does not apply to this proposal.*
- (c) Whether such special circumstances or conditions are preexisting and not created by the owner or applicant; and,
 - *Does not apply to this proposal.*
- (d) Whether the sign that is subject of the variance will alter the essential character of the area.
 - *As the site is approved for secondary school use and the Sign is in conformity with all other requirements of the Sign By-Law 121-08, there are no detrimental effects to the established character of the area through this application.*

The Applicant, Gould Signs, is seeking a minor variance of the County of Brant Sign By-law 121-08 at 231 Grand River Street North. Gould Signs is proposing to remove the existing ground sign and replace it with a new ground sign that includes an LED signage whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage.

The variance request is submitted at this time to facilitate the placement of one (1) ground sign on the subject lands that fronts onto Grand River Street North, due to the County of Brant Sign By-law 121-08 requiring a comprehensive update. The proposed sign will require a Sign Permit prior to being erected on the property. The current ground sign is to be removed.

As a result of the upcoming Sign By-Law review, Staff is of the opinion that the request is in keeping with the overall intent of the Sign By-Law, and will not have any adverse impact on any adjacent land uses. Staff is recommending approval of the sign variance application.

Respectfully Submitted,



Logan Keen, Junior Planner

Reviewed By: Kayla Deleye, Supervisor of Development Planning

ATTACHMENTS

1. Zoning Map
2. Official Plan Map
3. Aerial Map
4. Detailed Map
5. Sign Elevation Plan
6. Sign Site Plan
7. Circulation Notice

COPY TO

1. Logan Keen, Junior Planner
2. Sarah Dymant-Smith, Secretary Treasurer to the Committee of Adjustment
3. Applicant/Agent

FILE # SV1/23/AA

In adopting this report, is a bylaw or agreement required?

- | | |
|--|------|
| By-Law required | (No) |
| Agreement(s) or other documents to be signed by Mayor and /or Clerk | (No) |
| Is the necessary By-Law or agreement being sent concurrently to Council? | (No) |

APPLICANT: Chris Hackett, Gould Signs.

File No: SV2-24-LK

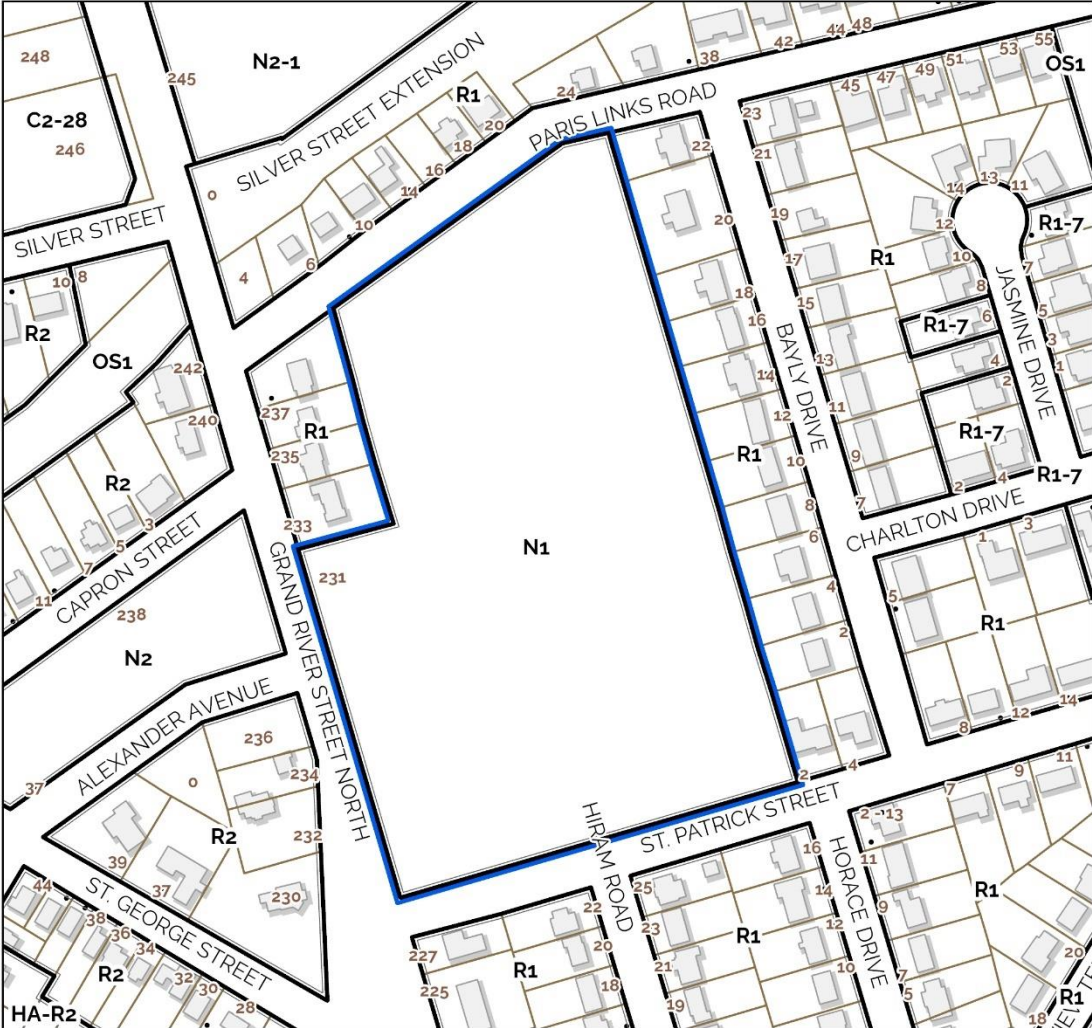
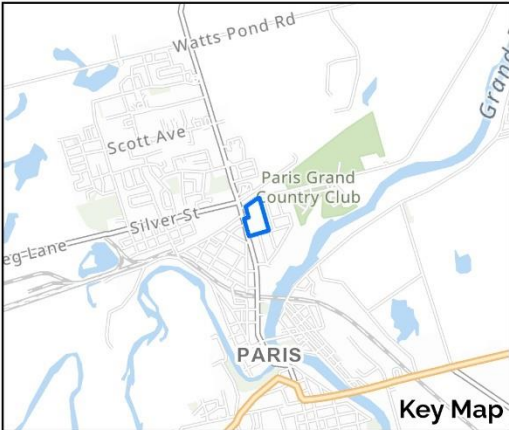
Zoning Map

MAP 1: ZONING FILE NUMBER SV2-24-LK

231 Grand River Street North
County of Brant
Ontario



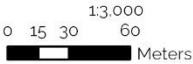
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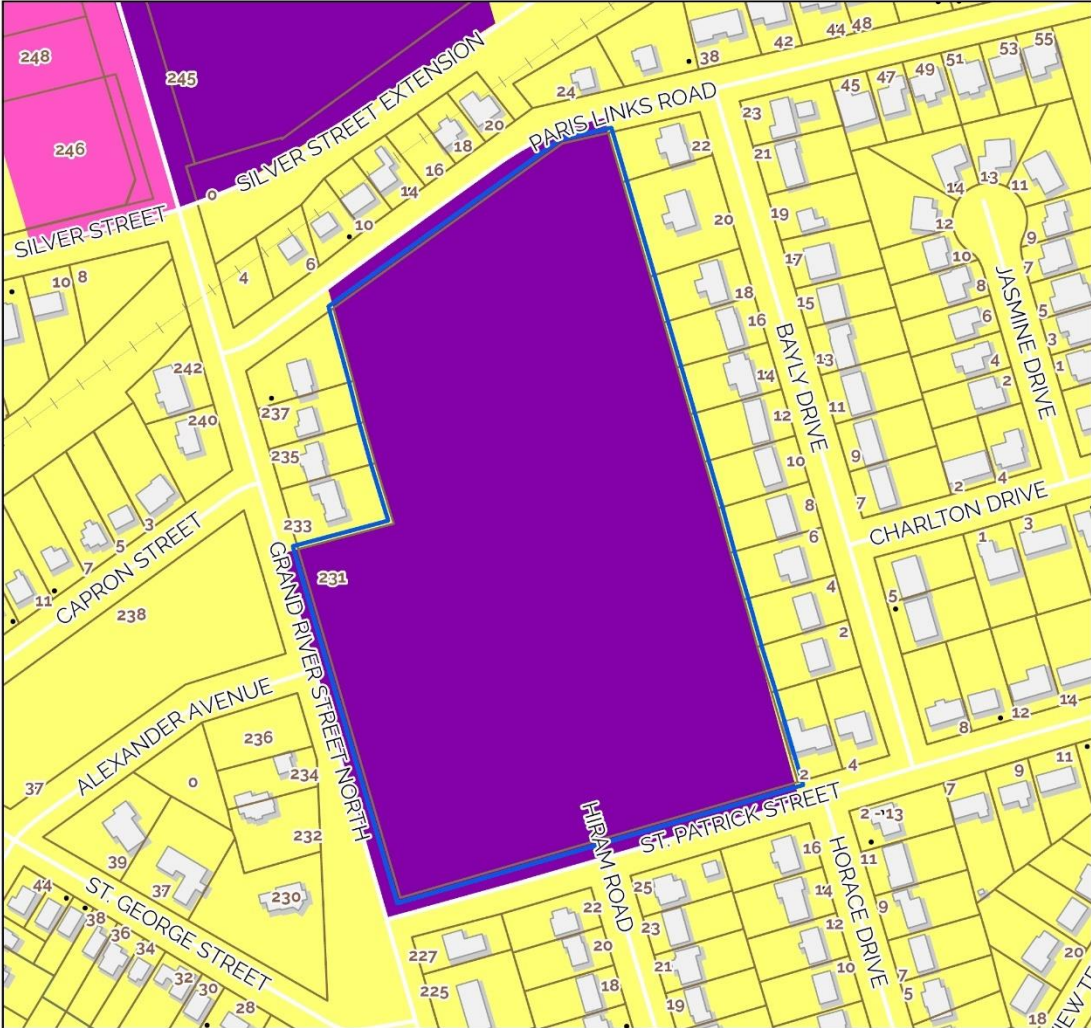
Official Plan Map

**MAP 2: Official Plan
FILE NUMBER
SV2-24-LK**

231 Grand River Street North
County of Brant
Ontario



Date Printed: 2024-09-25



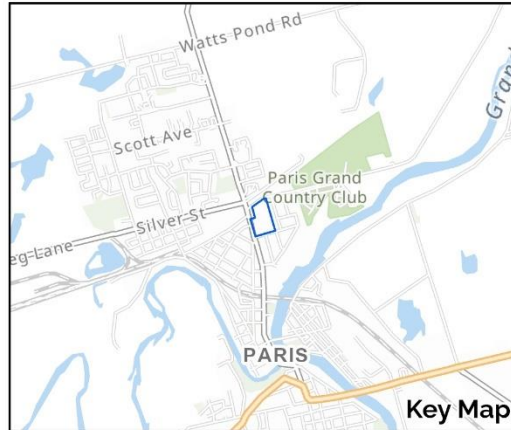
Aerial Map

MAP 3: AERIAL IMAGERY 2022
FILE NUMBER
SV2-24-LK

231 Grand River Street North
County of Brant
Ontario



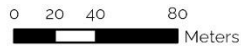
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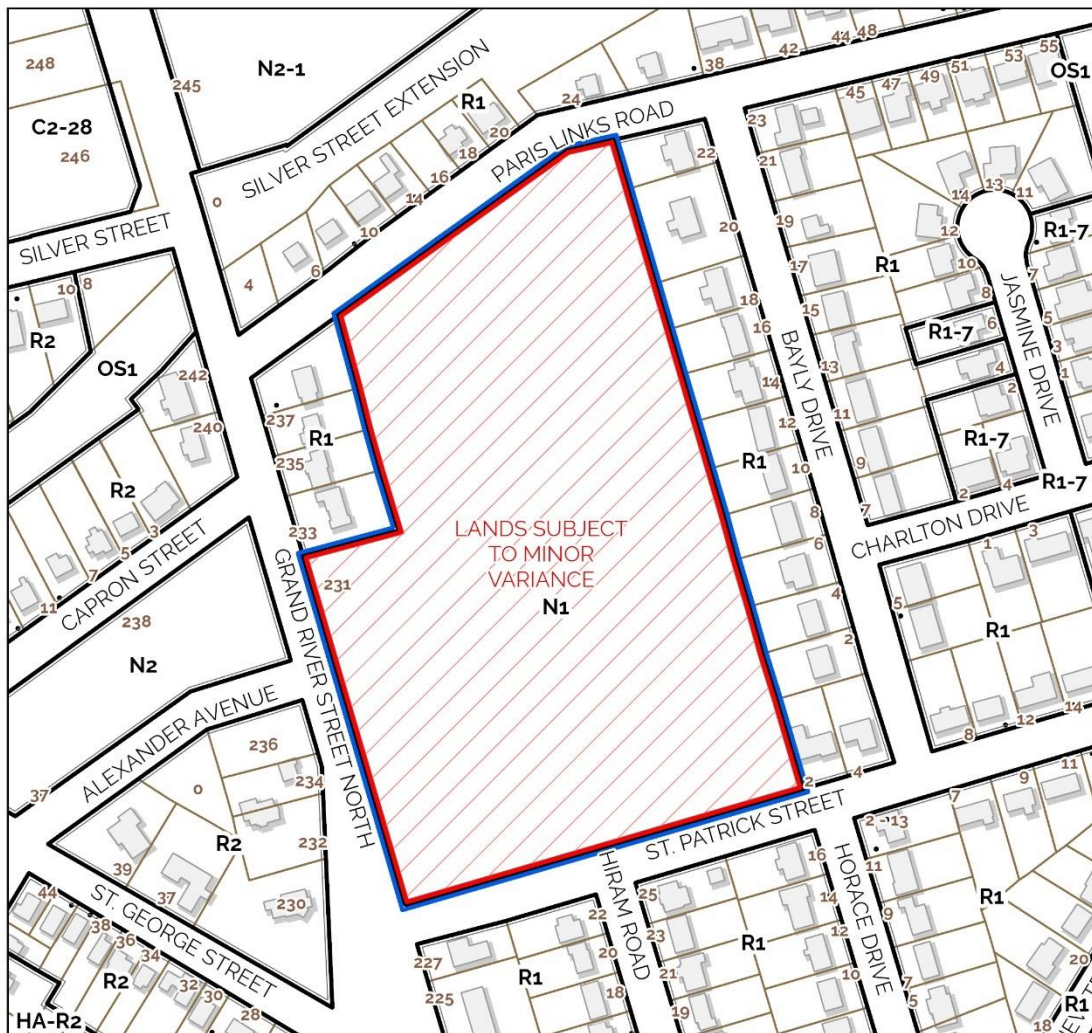
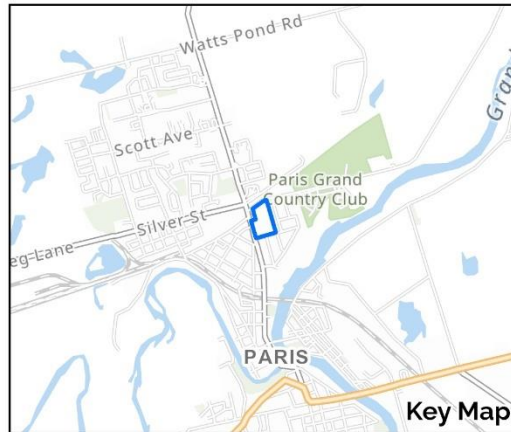
Detailed Map

MAP 4: DETAILED MAP FILE NUMBER SV2-24-LK

231 Grand River Street North
County of Brant
Ontario



Date Printed: 2024-09-25



Sign Elevation Plan

NOTE: MESSAGE CENTRE TO BE TURNED OFF @ 9:00 PM. TO ADDRESS CITY'S DARK SKY COMPLIANT.

SIGN TO USE SCROLLING TEXT ONLY.

SIGN WILL NOT EMIT LIGHT IN A WAY THAT WOULD DISTURB ADJUTING RESIDENTIAL PROPERTIES OR IMPACT TRAFFIC IN A NEGATIVE WAY.

ALL COPY & GRAPHICS TO BE ON 2ND SURFACE OF CLEAR LEXAN.

- COPY "PARIS DISTRICT HIGH SCHOOL" TO BE BLACK ON A WHITE BACKGROUND.
- SCHOOL LOGO TO BE BLACK. (EXACT TO BE DETERMINED)
- ADDRESS & PHONE NUMBER TO BE WHITE ON AN AVERY BLUE PANTONE #3005 (661)
- GRAND EIRE LOGO: COPY TO BE WHITE ON AN AVERY GREEN #355 BAND. TREE TO BE AVERY GREEN #355 W/ WATER TO BE SULTAN BLUE.
- EX 7 ALUM. FRAME, CABINET & POLE ENCLOSURE TO BE PAINTED TO MATCH GREY PMS #428C.
- MESSAGE CENTRE TO BE GEENTAK P10 G5 SERIES, FULL COLOUR OUTDOOR. 64x224W DOTS, WIRELESS CONTROL. (3 YEAR WARRANTY)

ELECTRICAL CONDUIT (ELECTRICAL LINE TO SIGN & CONNECTION BY OTHERS)

Gould Signs
Exterior Sign Systems Corporation
1285 Hubrey Rd. Unit 5, London Ont. N6N 1E2
T: 519.681.1520 F: 519.681.1522
gould@bellnet.ca

PROJECT: GRAND EIRE DISTRICT SCHOOL BOARD
RE: PARIS DISTRICT HIGH SCHOOL
LOCATION: 231 GRAND RIVER ST. N. PARIS ONTARIO

NO.	REVISION	DATE
1	CHANGE LAYOUT AS PER CUSTOMERS	SEPT.5
2	CHANGE LAYOUT AS PER CUSTOMERS	SEPT.9

- TO SUPPLY & INSTALL ONE DOUBLE SIDED ALUMINUM SIGN W/ CLEAR LEXAN FACES.
- TOP SECTION TO BE INTERNALLY ILLUMINATED USING LEDS.
- BOTTOM SECTION TO BE MESSAGE CENTRE BY GEENTAK.
- COLOURS & COPY AS INDICATED.

DATE: APRIL 29/24
FOLDER: PARIS-5-5
DWG. #: C24-022

APPROVED BY: _____
FOR PRODUCTION

3M Commercial Graphics
Recognized Fabricator/Applicator

3M OUTDOOR LED MESSAGE DISPLAYS

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Sign Site Plan

- NOTE: MESSAGE CENTRE TO BE TURNED OFF @ 9:00 PM. TO ADDRESS CITY'S DARK SKY COMPLIANT.
- SIGN TO USE SCROLLING TEXT ONLY.
- SIGN WILL NOT EMIT LIGHT IN A WAY THAT WOULD DISTURB ABUTTING RESIDENTIAL PROPERTIES OR IMPACT TRAFFIC IN A NEGATIVE WAY.

NEW DOUBLE SIDED SIGN LOCATION.
 120FT (36.5M) FROM PROPERTY LINE ON NORTH WEST SIDE.
 23FT (7.0M) FROM PROPERTY LINE ON EAST SIDE.

	PROJECT: GRAND EIRE DISTRICT SCHOOL BOARD RE: PARIS DISTRICT HIGH SCHOOL LOCATION: 231 GRAND RIVER ST. N. PARIS ONTARIO	* LOCATION OF NEW DOUBLE SIDED SIGN INSTALL.	DATE: JULY 3/24 FOLDER: PARIS-5-5 DWG #: C24-022				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">REVISION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>CHANGE LOCATION OF SIGN</td> <td style="text-align: center;">JULY 30</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	CHANGE LOCATION OF SIGN	JULY 30
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1	CHANGE LOCATION OF SIGN	JULY 30					

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