

Staff Report to Council

Title: Sign Bylaw Exemption – 219
Lambton St – Kincardine Royal
Canadian Legion

Report Number: Development Services-2024-
24

Director: Infrastructure &
Development

Manager: Development Services

Meeting Date:
Wednesday, August 14, 2024

Date to be considered by Council:
Wednesday, August 14, 2024

Recommendation:

That the Council of the Municipality of Kincardine grant a sign exemption request from Section 2.17 and 3.0(iv) of Bylaw 2003-106 for the placement of an LED ground sign located at 219 Lambton St. Kincardine – Royal Canadian Legion.

Executive Summary:

A sign permit application has been received for the installation of a new ground sign that will replace the existing sign currently located on-site. The sign will be in the same location along the southerly portion of the lot (adjacent to Lambton St.) and will be 52” high and 67” wide. The current existing sign is not illuminated where the new sign will consist of a programmable LED display. Relief from Sign Bylaw 2003-136, section 2.17 is sought as the site is zoned Residential R1, which prohibits illuminated display signs. In addition, relief from section 3.0(iv) will also be required as the proposed sign will be 2.25 square metres which exceeds the maximum sign area in residential zones of 2 square metres.

Strategic Priorities:

C.10-Support arts, culture and heritage to enrich the lives of residents and attract visitors

Financial Considerations:

All costs associated with a Sign permit and Exemption request as per Kincardine’s Sign Bylaw 2003-136.

Policy:

GG 3.14 Guidelines for Signage on Heritage Properties

Context and Background Information:

A sign permit application has been received for the installation of a new ground sign at the subject site located at 219 Lambton St – Kincardine and is the home of the Kincardine Royal Canadian Legion. The sign will replace the existing read-o-graph sign currently located on-site and will be in the same location along the southerly portion of the lot (adjacent to Lambton St.), measuring 52” high and 67” wide. The current existing sign is not illuminated where the new sign will consist of a programmable LED display. Relief from Sign Bylaw 2003-136 is sought as the site is zoned Residential R1, which prohibits illuminated display signs. In addition, the proposed sign will be 2.25 square metres which exceeds the maximum sign area in residential zones of 2 square metres.

The subject site is unique as the property is suitably aligned with more Commercial/Institutional zoning uses, however a Residential zoning is in place. This zoning designation does employ further restrictions to signage as the designation defaults to the residential standard. Further, the site has been designated under Bylaw No. 4086 to be of Architectural Value. With this designation, consultation with the Heritage Committee was sought as part of the request. The Heritage Committee did review the request of the Legion and had no objections to the sign or the exemption request.

With the designation of the property, surrounding land uses were also reviewed. The adjacent parcels of land consisted exclusively of residential uses. With the proposal being to introduce an LED illuminated sign within a residential zone, concerns were identified regarding the compatibility with surrounding land uses. Particularly lighting glare, intensity and animation.

Based on the proposed location, the sign is approximately 30m from the adjacent residences across the road and approximately 39m from the closest residence east of the subject site. Mr. McDonald, as the representative for the Legion has provided project details that the sign will not remain active overnight.

Consultation Overview:

Heritage Committee

Origin:

Request through the applicant (Royal Canadian Legion) to replace the existing read-o-graph sign with a modern LED programmable sign.

Implementation Considerations:

The operation of the sign and illumination intensity shall conform to all provisions of Bylaw 2003-136 so as to not cause any distractions or hazards to motorist, reduce the effectiveness of any traffic signaling and deflect glare away from any residential building.

Attachments: Site Plan – LED Sign - Royal Canadian Legion
LED Sign example – For visual purposes only

Prepared by: Dwayne McNab CBCO, Development Services Manager/CBO

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