

CITY OF SELKIRK
ZONING BY-LAW 4968
VARIATION ORDER FILE NO. 92, 2018
PUBLIC HEARING

As per *The Planning Act*, any person can make a representation on the matter at the meeting.

We are
Listening.

**Public
Hearing**
Monday,
September 24, 2018
6:30 PM
Council Chambers
200 Eaton Ave.
Selkirk, MB

Phone:
(204) 482-3717
1-800-876-5831
Fax:
(204) 482-3799

E-Mail:
info@rrpd.ca

Website:
redriverplanning.com



What is VO 92, 2018 about?

The variance application seeks to allow for a combined sign area totalling **229.07 sq. ft.** from the required **32 sq. ft.** in the “C2” Central Commercial Zone for the placement of two (2) fascia signs and one (1) free standing sign on the subject property.



335 Main St.

For more information please contact the Red River Planning District.

Red River Planning District Mon-Fri*
806A Manitoba Ave. Selkirk 8:30-4:15
*excludes all statutory holidays

*NOTE: Property owners are responsible for notifying “Tenants”

Date: September 5, 2018
File: VO 92, 2018
To: Council, City of Selkirk
Prepared by: Ingrid Zarichney, Community Planning Assistant
From: Derek Eno, MCIP, RPP, Senior Community Planner Red River Planning District
Location: Pt. RL 48/49
 335 Main St. (Roll No. 187200)

Zoning: "C2" Central Commercial, City of Selkirk Zoning By-Law #4968

| Variance Request | | Required | Proposed |
|------------------|--------------------------|-----------------------------------|-------------------------------------|
| 1. | Sign Area, Business Sign | 32 sq. ft. (max.) - combined area | 229.07 sq. ft. combined area |

Purpose:

To replace the existing signage on the building with two (2) fascia business signs, and, to replace the sign inserts within the existing free standing sign located on the subject property

Background:

The subject property is located on the southwest corner of the Main Street / Vaughan Avenue intersection, and has an existing commercial building located on it which includes a grocery store and other businesses.

The subject property is located along Main Street which is characterized as a commercial area where properties are generally zoned Central Commercial (C2). West of the subject property the area transitions into a residential neighbourhood where properties are zoned Residential General (R).

The subject building (grocery store) is being re-branded to a CO-OP Food Store, and the applicant wishes to install new signage (two fascia and free standing sign inserts) reflecting this change. As the proposed new signage is over the maximum allowable size, as outlined in the City's Zoning By-law, variance approval is required.

Analysis:

The proposed new signage will have a combined square footage of 229.07sq.ft., and appears to be similar in size to the existing signage currently located on the property. Arguably, because the new signage will be of similar size to the existing signage, there should be little to no additional negative impact onto the surrounding neighbourhood.

Options:

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

Under section 98(1) of *the Planning Act*, in making a variance order under clause 97(1)(b) above, Council may:

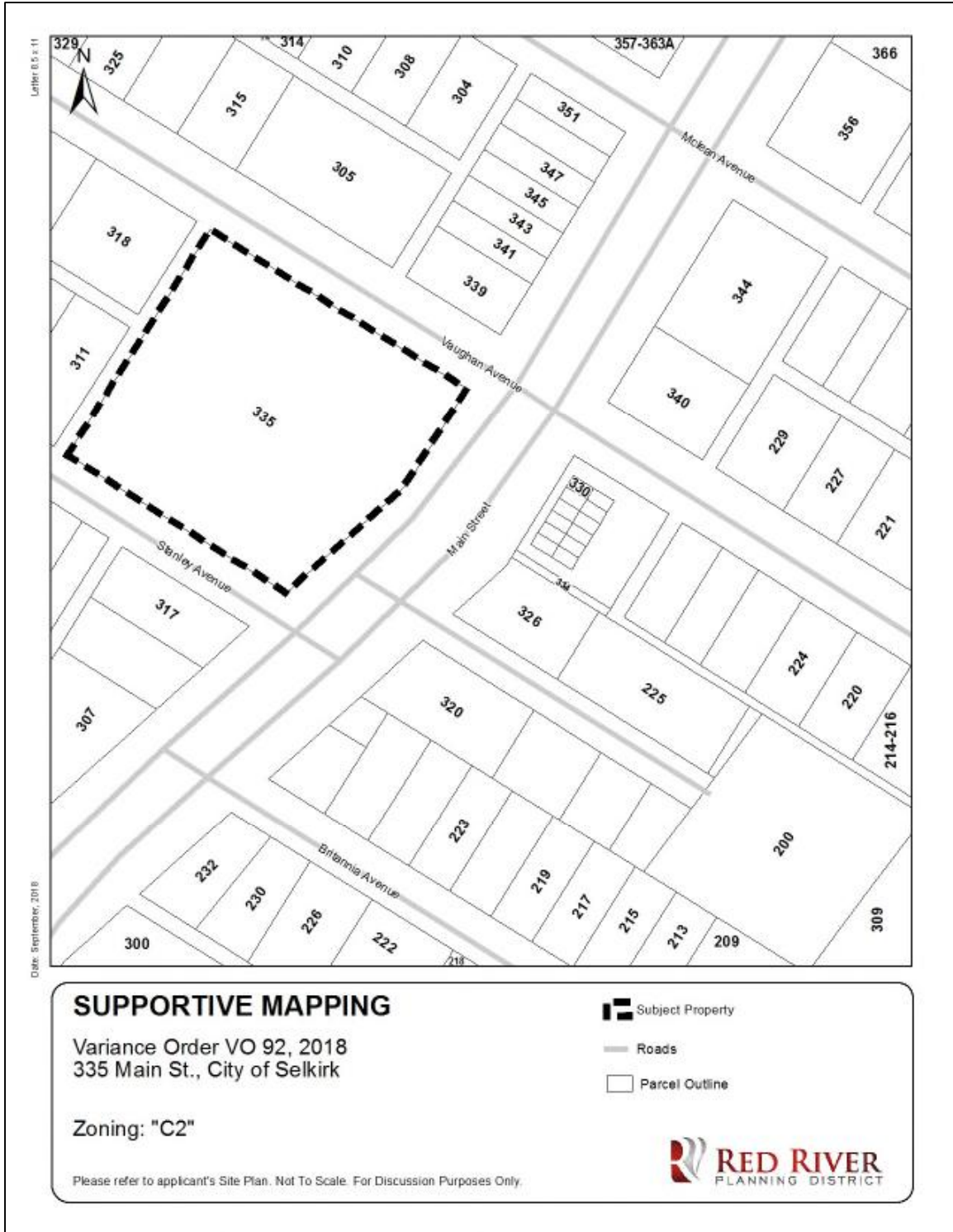
- (a) impose any conditions on the applicant or the owner of the affected property that it considers necessary to meet the requirements of clause 97(1)(b); and
- (b) require the owner of the affected property to enter into a development agreement under section 150.

Recommendation:

Given that the new signage will be similar in size to what already exists, our office recommends that this application could be approved, subject to the following conditions:

1. This variance is limited to the signs as proposed within this application, and any changes in use and / or replacement will require a new variance approval; and
2. Applicant obtains all required permits from the Red River Planning District and the City of Selkirk.

LOCATION MAPS





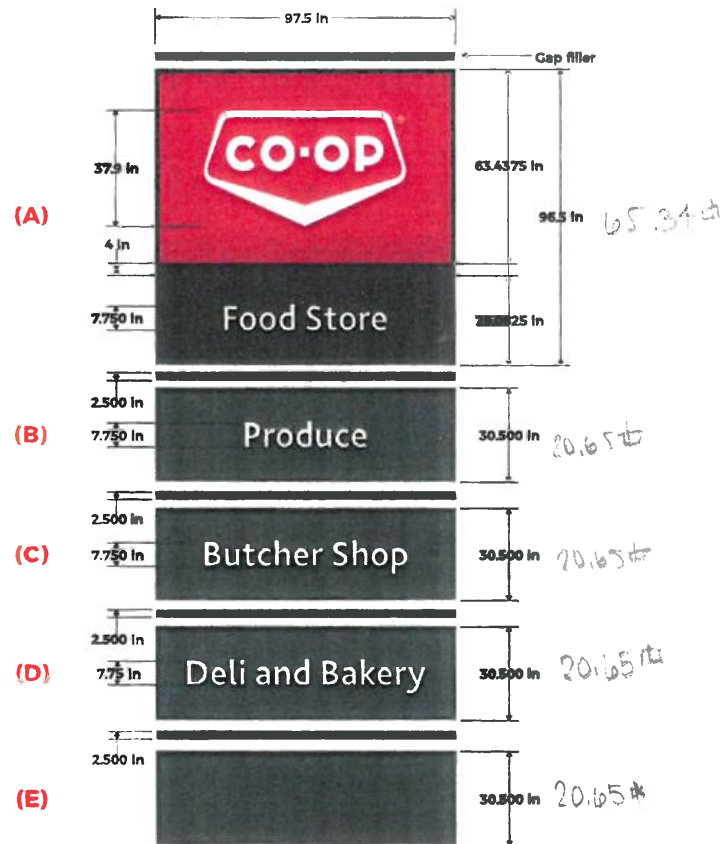
147,94 ±

SELKIRK_CP_P1_R1

S:\1_CORP_CUSTOMERS\CO-OP\Projects\Selkirk, MB\Design



Proposed



PH: 250 489 3321 Fax: 250 426 8852
421 Patterson St W Cranbrook, B.C. V1C 6T5
www.selkirksigns.com



Description

New inserts for existing pylon

*Sizes TBC

Quantity

1

Scale

100%

Revisions

#1
Date: 6/29/18 - AD
Details: additional inserts

#2
Date:
Details:

Single sided

Double sided

Draft

Shop ready

Customer: CO-OP

Address: Selkirk, MB

Project Manager: Tracy Kernaghan

Designer: SC

Date: 6/21/18

(A) CONSTRUCTION: NEW PYLON INSERT
SUBSTRATE: RED 2410 AND BLACK FLEX FACES
CABINET: BLACK CABINET
RETAINER: BLACK FLEX FRAMES W/ 15° COVER
GRAPHICS: ERADICATE COPY LEAVING WHITE FLEX
ILLUMINATION: WHITE LED
POWER: 120 VOLTS LINE IN - 3.3 AMPS

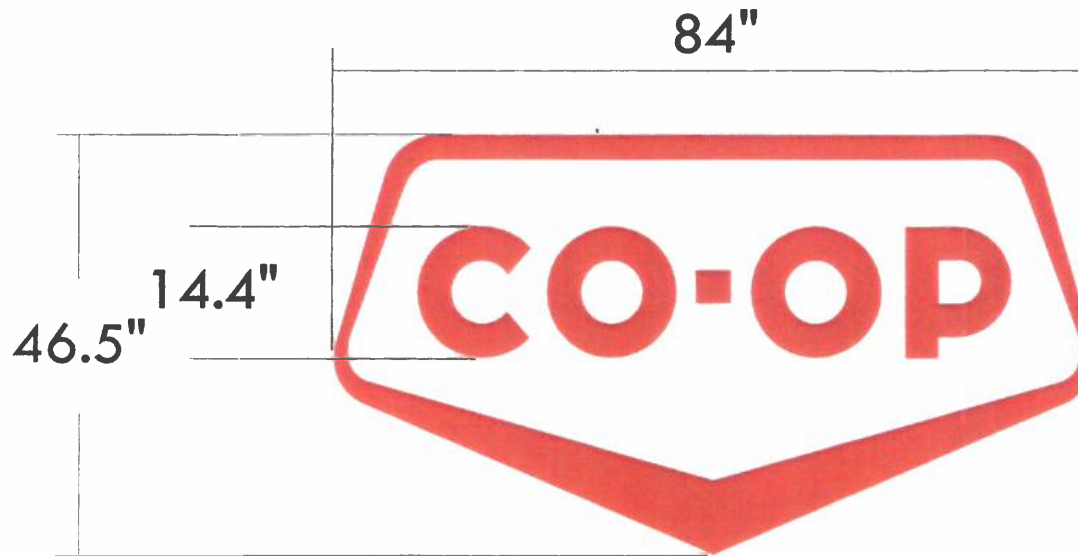
(B-D) CONSTRUCTION: NEW PYLON INSERT
SUBSTRATE: SLATE GREY FLEX FACES
CABINET: BLACK CABINET
RETAINER: BLACK FLEX FRAMES W/ 15° COVER
GRAPHICS: ERADICATE COPY LEAVING WHITE FLEX
ILLUMINATION: WHITE LED
POWER PER CABINET: 120 VOLTS LINE IN - 1.1 AMPS

(E) CONSTRUCTION: NEW PYLON INSERT
SUBSTRATE: SLATE GREY FLEX FACES
CABINET: BLACK CABINET
RETAINER: BLACK FLEX FRAMES W/ 15° COVER
GRAPHICS: NONE
ILLUMINATION: WHITE LED
POWER: 120 VOLTS LINE IN - 1.1 AMPS

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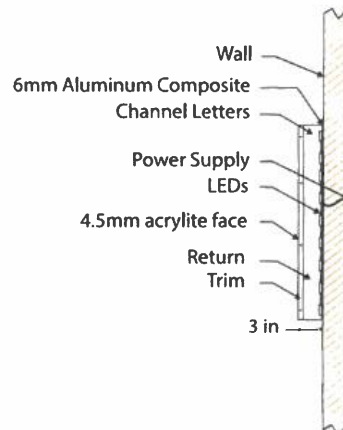
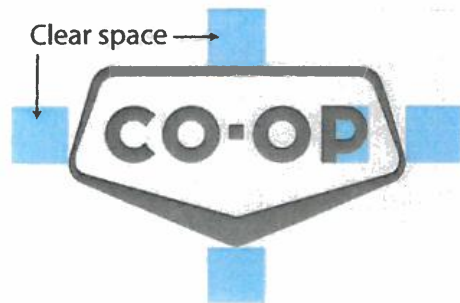
Dimensions and quantities in this drawing are by the designer. Only approximate sizes and dimensions of the signs are being achieved.

84IN_SHIELD_CL



27,125 #

Minimum clear space around shield



SPECIFICATIONS

Channel Letters
 Single Face
 Face: 4.5mm Acrylic - Red 2793
 Illumination: Red LED illuminated
 Returns: 3" Black Returns
 Trim: 1" Black Trim

SELKIRK SIGNS
 & SERVICES LTD.
 Ph 250.489.3321 Fax 250.426.8852
 421 Patterson St.W., Cranbrook, B.C. V1C 6T3
 www.selkirksigns.com

PROJECT DETAILS

Company: CO-OP
 Address: CO-OP
 Designer: Zach S
 Project Manager: Sean Hart
 Date: May 21, 2015

DESCRIPTION

Channel Letter CO-OP Shield

SCALE

1" = 10"
 *Scale up for production

REVISIONS

Revision: #1
 Date:
 Details:
 File Location:
 \CO-OP\SPCS\2014\CHANNELLETTERS\SHIELDS

DRAFT

NOT FOR CONSTRUCTION

CONCEPTUAL

NOT FOR CONSTRUCTION

SHOP READY

CONSTRUCTION POSSIBLE

MEMBERS OF



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