



346 Ardagh Rd
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November 18, 2013

City of Barrie
Dawn McAlpine
70 Collier Street
P.O. Box 400
Barrie, ON

Dear Dawn,

Thank you for taking the time to read this letter regarding my request for a variance in the signage by-laws for my office located at 346 Ardagh Rd, Barrie, Ontario, L4N 9C2. At this address I have built a professional chiropractic office to help serve the people of the County of Simcoe. The office uses a portion of the house for it's professional business, as well as part of the overall lot for parking.

The lot was originally used by Reids Homes as their model home and sales office. The house was purchased from Reids Homes in 2009. At the time that Reids Homes was using the property they had several large signs on the house and on the property to advertise their business. Before the home was purchased I approached the City of Barrie's building permit office to discuss the proposed changes that I wanted to make to the property. At the time I was informed that the intended usage of the property should not be an issue and that because there was already signage on the property there should be no issues with my office erecting a small sign to advertise once the office renovations were complete.

During the planning and building process we worked closely with the City of Barrie building department to ensure that we strictly adhered to the building requirements that were laid out for having a business in a residential house. We have met all of the requirements and have been approved and signed off on all phases of office construction. During the renovations a lot of time and money was spent on improving the overall appearance of the house and property to meet expectations for what a professional office should look like, and to blend into the neighbourhood so we did not upset the neighbours.

An issue during construction was with the location of the driveway into the garage of the house. The driveway is located on the right hand side of the lot when looking at the house, however the cut in the curb for exiting the property is located on the left hand side of the lot. This has led to us having to enter the property through the left hand side and traverse across the front of the property to the driveway in front of the garage. In resolving this matter with the City of Barrie it was discovered that the entire house was built without a building permit being obtained or inspections being performed. We tried several avenues to fix the driveway issue but in the end we were granted a variance from the City to leave it as it is today due to a large hydro pole being placed right in the middle of where the driveway should be.

The variance that I am requesting is to allow a ground sign to be erected on a property that the City of Barrie

currently has zoned residential. We have constructed everything within the office to keep that residential zoning, but as the house was built with no permits, and has previous commercial uses, I am asking that I be allowed to erect this sign to inform the people of Barrie where the office is located so that we can help serve them. The property is lined with very large trees on one side and a fence with a large tree on the other making the office location difficult to see unless you know exactly where it is located or with the guidance of a sign at the proposed location. The large natural barriers between properties completely eliminate any visual disturbances for the neighbours, and with the required setback, the sign would not detract from their property in any way, and would not negatively affect passing foot or vehicular traffic. The sign will be erected in the middle of the grass section in front of the house in between the two driveways (see attached). It will be erected on the side of the garden closest to the house to ensure that we are well within the property set back as required. The sign that I have for the office has been manufactured by Mario Design here in Barrie, and was professionally designed by their art department. The sign is approximately 2 feet 6 inches high by 3 feet long, and is mounted on 4x4 pressure treated posts to a height of 46 inches above the ground. The sign will be well maintained and landscaped to keep in standards with the rest of the property.

For the last year I have been in conversations with MPAC regarding this property. A notice was received at the end of 2012 informing us that the classification for taxation purposes was being changed from residential to residential and commercial, and thus increasing our property tax. In speaking with the City of Barrie I have been informed that MPAC classification does not affect the City of Barrie's zoning. I do not understand how one property can be under two different classifications if everything has been done correctly according to the City of Barrie to have a business in a residence, and yet at the same time be taxed as a commercial property by MPAC. Somewhere in the middle there has to be a compromise. I am not looking to have the property rezoned by the City of Barrie but I would like to take advantage of the benefit of a commercially taxed property to put up a ground sign.

I respectfully request that you consider allowing this variance for a sign on the property of our small business so that we may better serve the families of Simcoe.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Sean Kohler". The signature is fluid and cursive, written in a professional style.

Dr. Sean Kohler
Owner of Kohler Chiropractic Centre



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Dawn,

Below left, is an image of what the sign looks like. It will be mounted on 4x4 posts and inset into the ground with landscaping around the entire structure.

The dimensions of the sign are 24" (h) x 48" (w) for the top portion, and 7.5" x 48" for the bottom portion (the hours sign). Once set into the ground the top of the sign will be 45" above the ground.

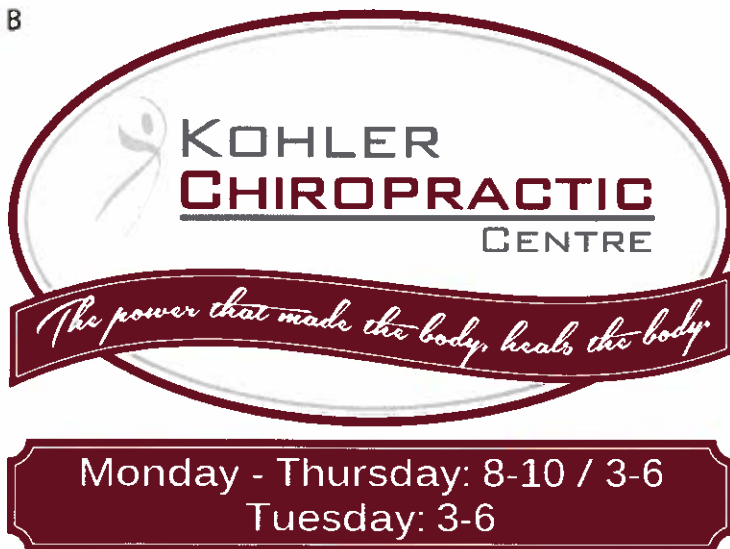
Below right, is a picture of what the sign looks like when assembled. There will not be the 2x4's across the sign when finished. That was just to allow it to set in the proper position.

The sign will be set back 2m from the lot line (behind the garden seen in the attached aerial image), 12m from the sides of the lot and 4m from either driveway.

Thank you for your time and consideration.

Dr. Sean Kohler

B



County of Simcoe



Aerial Photos flown in the spring of 2012

- Highway
- Major Road
- Ramp

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