



Town of Niagara-on-the-Lake

1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 www.notl.com

REPORT #: CDS-24-058

COMMITTEE DATE: 2024-05-01

DUE IN COUNCIL: 2024-05-28

REPORT TO: Municipal Heritage Committee

SUBJECT: Heritage Permit Application – 95 Johnson Street – Signage, Addition of Shed
(File No. HER-01-2024) – CDS-23-130

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 Heritage Permit Application HER-01-2024 for the installation of a projecting signage and acknowledgment of the addition of a shed at 95 Johnson Street be recommended to Council for approval subject to the following conditions that:
- 1.1.1 The alterations be carried out substantially in accordance with the Heritage Permit Application in **Appendix I**.
 - 1.1.2 The colour of the signage is matte finish and not glossy.
 - 1.1.3 The applicant obtains the necessary Sign Permit for the signage.

2. EXECUTIVE SUMMARY

- The applicant for the property at 95 Johnson Street has submitted a Heritage Permit Application (HER-01-2024) to affix a projecting sign for the bed and breakfast establishment (**Appendix I**) and to allow an existing shed (**Appendix II**).
- The property is within the Queen-Picton Heritage Conservation District (HCD) designated under Part V of the *Ontario Heritage Act (OHA)*. A Heritage Permit is required to install signage and to permit the shed.
- Staff recommend approval of the proposed projecting signage and acknowledgment of the shed addition as they are consistent with the policies and objectives of the Queen-Picton Heritage Conservation District Plan (District Plan) and the Sign By-law 4586-12.
- No negative impacts are anticipated to the cultural heritage value of the property or the HCD.

3. PURPOSE

The purpose of this report is to provide a recommendation to Council regarding an application for a Heritage Permit to affix a projecting sign and to acknowledge a previously constructed shed at 95 Johnson Street (subject property). The subject property falls within the HCD and is a Part V designated building under the *Ontario Heritage Act*.

4. BACKGROUND

4.1 Site Description

The subject property is located at the intersection of Johnson Street and Victoria Street within the residential area of the HCD. The area consists of multiple bed and breakfasts and inns.

The original brick section of the subject property was constructed in 1835, by James Blair who was a master mason. The building is a two-storey rectangular structure with a hipped roof. The original brick façade of the building is a simple symmetrical façade and is enriched by a fine entrance with semi-circular fanlight. The building has additions to the north and east of the brick structure.

While the building retains a partial residential appearance, the commercial use is evident in the wide asphalt driveway on the north of the building to access parking at the side of the bed and breakfast establishment. The applicant is proposing the installation of a sign for the advertisement of the bed and breakfast establishment. The applicant has also requested acknowledgment of the existing shed as an accessory building for storage purposes.



Figure 1: Subject Property at 95 Johnson Street

4.2 Policy Context

4.2.1 Ontario Heritage Act

The Property is located within the Queen-Picton HCD, designated under Part V of the *OHA*. Under section 42(1) of the *OHA*, a Heritage Permit is required prior to alterations to heritage attributes identified within a Heritage Conservation District Plan. Signs are identified as a heritage attribute within the commercial area of the HCD.

4.2.2 Queen-Picton Heritage Conservation District Plan, 1986

The Queen-Picton HCD was adopted by Council in 1986 and re-adopted through By-law 4362-10. The Heritage Conservation District Plan ("District Plan") provides policies for alterations within the HCD. The property contains an 'A' building which are considered a valuable and integral part of the heritage conservation district. Policies state:

| | |
|-----------|---|
| Colors | colors used through paint and materials shall be historically accurate colors of quiet, subtle, natural shades. |
| Materials | materials appropriate and typical of the heritage district shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastic. |

Guidelines for signage in sections 29(r) and (t) of the District Plan encourages lettering is to be of a high quality and preferably hand-painted. Plastic signs are discouraged. Objectives for signage in section 6A.9.2 state:

- to provide signs that are complementary to the historic streetscape.
- to provide signs that are functional and easily read by the pedestrians and motorists.
- to encourage signage that is restrained and well-designed.
- to prevent a clutter of signage that detracts from the overall clarity of the streetscape.
- to discourage plastic and back-lighted signs.

4.2.3 Sign By-law 4586-12

The sign by-law contains guidelines for the size, location and specifications of various types of signs in the HCD. For a Projecting or Vertical Sign, the guidelines are as follows:

- No portion of the Projecting or Vertical Sign shall be less than 2.5 metres (8.20 feet) above the Grade or floor level immediately below such Sign and shall generally be located between the first and second Storeys of the building;
- The Sign Area of the Projecting or Vertical Sign shall not exceed 0.75 square metres (8.07 square feet);
- The maximum projection of the Projecting or Vertical Sign shall not exceed 1.0 metre (3.28 feet) from the adjacent Building Face;
- The maximum thickness of the Projecting or Vertical Sign shall not exceed 10.0 centimetres (4.0 inches);
- No portion of the Projecting or Vertical Sign shall be closer than 1.0 metres (3.28 feet) to a Property Line; and
- The maximum weight of a Projecting or Vertical Sign shall be less than 115 kilograms (253 pounds).

4.3 Zoning By-law Amendment Application

An application has been submitted for a Zoning By-law Amendment which proposes to amend the current "Established Residential (ER-12) Site Specific Zone" that permits a 5-room Country Inn on the property to allow an additional guest room (6 rooms total) within the existing dwelling with provisions to recognize the location of an existing accessory structure and to remove the requirement for an employee parking space. No changes are being proposed to the building itself. The heritage permit application has been submitted to recognize the already constructed structure.

5. DISCUSSION / ANALYSIS

5.1 Projecting Signage

The applicant is proposing a bronze sign that would be painted black with gold edging and lettering. The brackets will be black iron. The signage is proposed to be located at the

southeast corner of the subject property at the intersection of Victoria Street and Johnson Street. Further details and dimensions of the sign can be seen in **Figure 2**.



Figure 2: Design of the Proposed Projecting Signage

5.2 Shed Addition

The shed is constructed of board and batten and measures 3.76m by 2.44m and is 2.9m in height. The location of the shed could be seen in the site plan in **Appendix III**. The building is not visible from either Victoria Street or Johnson Street. It is located adjacent to the garbage enclosure and the surrounding parking area (**Figure 4**). The shed is further screened through surrounding landscaping. The design of the shed could be seen in **Figure 3**.



Figure 3: Design of the Accessory Building



Figure 4: View of Shed from the Parking Lot

6. IMPACTS

The size and dimensions of the proposed signage are well under the guidelines of the sign by-law. The materials used as well as the colour and theme of the signage conforms to the guidelines of the HCD study. The proposed signage does not stand out from a streetscape

perspective. There are no negative impacts anticipated from the installation of the proposed projecting sign.

The accessory building is located in the rear parking area at the east side of the site and is not easily visible from Victoria Street or from the single-family dwelling. The colour and design of the shed blend in with the surrounding fence and are constructed of natural materials. There are no negative impacts anticipated from the shed.

7. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

Pillar

1. Vibrant & Complete Community

Priority

1.2 Economic Development & Community Partnerships

Action

1.2 a) Economic Development

8. OPTIONS

Option 1: Approval subject to conditions (***Recommended***)

Option 2: Approve without conditions. Not Recommended as the conditions will ensure compliance with the proposal submitted and the Town's process for signage.

Option 3: Do not approve. Not recommended as the proposal, subject to conditions, meets the intent of the District Plan.

9. FINANCIAL IMPLICATIONS

There is no fee for a heritage permit application and any staff review and administrative costs are covered by the Town.

10. ENVIRONMENTAL IMPLICATIONS

Not applicable

11. COMMUNICATIONS

Once Council has made a decision on the Application, notice of the decision will be given as required in the *OHA*. The decision of Council is subject to a 30-day appeal period following notice of Council's decision. If no appeal is received the decision of Council is final.

12. CONCLUSION

Heritage Permit Application HER-01-2024 for the installation of the projecting signage and the shed addition at 95 Johnson Street be recommended for approval, subject to conditions, as the proposal is consistent with the District Plan policies and no negative impacts are anticipated to the HCD or the subject property.

13. PREVIOUS REPORTS

Not applicable.

14. APPENDICES

- **Appendix I** – Heritage Permit Application – Signage
- **Appendix II** – Heritage Permit Application – Accessory Building
- **Appendix III** – Site Plan

Respectfully submitted:

Prepared by:

A handwritten signature in black ink, appearing to read 'Sumra' with a stylized flourish underneath.

**Sumra Zia, B. Arch., Dipl. Heritage
Conservation,
Heritage Planner II**