



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Legislation Text

File #: 17-223, **Version:** 1

REQUEST FOR DECISION

DATE: June 12, 2017

Report No. EPW-17-025

TO: Laurie Hurst, Chief Administrative Officer

FROM: Jeff Miller, Director of Engineering and Public Works

SUBJECT:

445 Head Street Entrance Sign on Municipal Boulevard

RECOMMENDATION:

That Council approves:

- a. The construction of the proposed sign within the municipal boulevard;
- b. That staff negotiate with the Proponent to enter into an encroachment agreement;
- c. That the encroachment agreement does not need to be registered with the Land Title office; and
- d. The design of the proposed sign.

RELEVANT POLICY:

Streets and Traffic Regulation Bylaw, 2005, No. 2607
Sign Regulation Bylaw, 1996, No. 2252

STRATEGIC RELEVANCE:

Key Relationships - Working with First Nations and the Esquimalt community to support economic, social and cultural opportunities.

BACKGROUND:

Over the past several months, the owners of 445 Head Street have been redeveloping the property for use as recreational vehicle (RV) park. As part of this effort, the owners have made application to the Township for permission to alter the landscaping of a portion of the boulevard on the opposite side of the road corridor. This alteration will also include the installation of a sign for the RV park on Township property.

The Proponent has proposed modifications to the boulevard on the opposite side of the road and

includes:

- Removal of the grass
- Installation of the shrubs
- Installation of a sign

The mechanism that will be used to allow this modification of the municipal boulevard is a Boulevard Alteration Permit (BAP). In conjunction with the BAP, the requirements of both the Streets and Traffic Regulation Bylaw and the Sign Regulation Bylaws must also be met. The Proponent has submitted the necessary application forms for this design to be carried out (See Attachment A - Landscape Plan and Attachment B - Revised Sign Graphics).

ISSUES:

1. Rationale for Selected Option

The proposed design has been submitted to Engineering & Public Works and Community Safety Services for review. Each of the requests was circulated to the various departments within the Township and found to be acceptable.

Under the Sign Regulation Bylaw, the location of the sign requires an encroachment agreement with the Township. This encroachment is to be registered with the Land Title Office. However this situation is unique in the Township. The abutting property is part of the Department of Defence lands and as such does not have an address to register against. Staff's recommendation is that the requirement for the encroachment to be registered be suspended. The Proponent will still be required to enter into an encroachment agreement and all other aspects of the Sign Regulation Bylaw will be applicable.

2. Organizational Implications

The proposed encroachment and boulevard modification will not have any significant impact on Township staff. The annual review of the encroachment will be incorporated into the work plans of the appropriate staff. Within the Sign Regulation Bylaw there are mechanisms to deal with maintenance (the Proponent's responsibility) issues and removal of the sign at later date. If these subjects become an issue, staff time will be expended to deal with them.

3. Financial Implications

There are no significant implications for the implementation of the BAP or the sign request and implementation can be accommodated within the current operational budgets for the various departments that will be involved in the issuing of the BAP and encroachment agreement.

4. Sustainability & Environmental Implications

There is no sustainability or environmental implications to the requested BAP and sign request.

5. Communication & Engagement

Once Council has approved the encroachment of the sign within the boulevard, the Proponent will be notified so that the sign can be ordered.

ALTERNATIVES:

1. That Council approves:
 - e. The construction of the proposed sign within the municipal boulevard;
 - f. That staff negotiate with the Proponent to enter into an encroachment agreement;
 - g. That the encroachment agreement does not need to be registered with the Land Title office; and
 - h. The design of the proposed sign.
2. That Council not approve:
 - a. The construction of the proposed sign within the municipal boulevard;
 - b. That staff negotiate with the Proponent to enter into an encroachment agreement;
 - c. That the encroachment agreement does not need to be registered with the Land Title office; and
 - d. The design of the proposed sign.
3. That Council approves:
 - a. The construction of the proposed sign within the municipal boulevard;
 - b. That staff negotiate with the Proponent to enter into an encroachment agreement;
 - c. That the encroachment agreement does not need to be registered with the Land Title office; and
 - d. The basic design of the proposed sign but with changes as per Council's direction.