

Part 21

Relaxations

21.1 Relaxation for Unnecessary Hardship

Subject to the provisions of section 21.2 of this by-law, if, in the opinion of the Director of Planning, enforcement of this by-law would result in unnecessary hardship, the Director of Planning may relax:

- (a) the permitted height, sign area, copy area, vertical dimension or width of a sign; and
- (b) the permitted location or number of signs on a site.

21.2 Considerations regarding Unnecessary Hardship

In determining whether or not there is unnecessary hardship sufficient to justify a relaxation under section 21.1 of this by-law, the Director of Planning may consider:

- (a) the size and location of the site or premises;
- (b) the design or construction of a building or a sign;
- (c) the context of the neighbourhood or sign district;
- (d) potential impacts on existing adjacent land uses;
- (e) the heritage value of a sign or building;
- (f) the topography or configuration of the site;
- (g) the submission of any advisory group, property owner or tenant; and
- (h) all applicable Council policies and guidelines.

21.3 Relaxation for Heritage Property and Historic Areas

Subject to the provisions of section 21.4 of this by-law, if a proposed sign is located on heritage property or property in an area identified as a historic area in an official development plan or a zoning by-law, the Director of Planning may relax:

- (a) the permitted height, sign area, copy area, vertical dimension or width of a sign; and
- (b) the permitted location or number of signs on a site.

21.4 Considerations regarding Heritage Property and Historic Areas

In determining whether or not to relax the provisions of this by-law in accordance with section 21.3 of this by-law, the Director of Planning may consider:

- (a) the heritage value of a sign or building;
- (b) the design and construction of a building;
- (c) the context of the neighbourhood or sign district;
- (d) potential impacts on adjacent land uses;
- (e) the topography or configuration of the site;
- (f) the submission of any advisory group, property owner or tenant; and
- (g) all applicable Council policies and guidelines.