

Bethany Bahá'í Centre of Learning

The Bethany Bahá'í Centre of Learning (BBCL) is a non-profit educational facility operated under the guidance of the National Spiritual Assembly of the Bahá'ís of Canada, which took possession of this 12 acre property on April 30, 2020.

The property consists of 120 person capacity dormitory and accessory building designed for educational activity.

The BBCL is requesting the approval of a sign encroachment agreement for an existing sign located within the road allowance at Ski Hill Road and Bethany Hills Road.

Background

- BBCL representatives inquired about the legitimacy of an existing sign affiliated with the previous land owner, located within the City's road allowance.
- The Chief Building Official informed us that the Public Works Department were agreeable to allow the sign to remain on their road allowance provided we enter into an encroachment license agreement.
- After commissioning a survey, an application was made to Realty Services.
- On January 23, 2023 we were informed that the Land Management Team could not approve our request as they stated: "only regulatory signs should be located on the road allowance"
- No other objection was noted

Approval Request

The BBCL contests this decision on the following grounds:

- The existing sign is in a location where no regulatory sign would reasonably be installed
- The sign does not present any additional sightline constraints
- There has been no reported collisions attributed to the sign based on available data from CKL
- The sign has been in its present location for at least 15 years

Sign Location



- Approximately 15 M from the edge of pavement on Ski Hill Road
- Approximately 8 M from the edge of pavement on Bethany Hills Road

Sign Location

- Under the Ontario Traffic Manual Book 1B – Sign Design Principles, the basic horizontal mounting offset for signs in rural areas without raised curbs is 2 to 4m from the outside edge of the outer traffic lane
- Sign is located approximately 15m and 8m from traffic lane
- Should a regulatory sign be installed in this area, the request would not present a visual conflict due to its distance from roadway and elevation on a berm
- No reasonable driver would expect road safety information to be located in such a location relative to their travel lane, including regulatory, warning, and green informational signs



Street-view on Ski Hill Road approaching Bethany Hills Road facing south – Shows sign is in a location where no regulatory sign would reasonably be placed.



Street-view on Bethany Hills Road approaching Ski Hill Road facing north – Shows sign is in a location that does not contribute to sightline distance.