

**COMMITTEE OF THE WHOLE DECEMBER 9, 2002**

**SIGN VARIANCE APPLICATION**

**FILE NO.:** SV.02-026

**OWNER:** TOWNWOOD HOMES LIMITED

**LOCATION:** 1 BRADWICK DRIVE, PART OF LOT 2-3  
REGISTERED PLAN 65M-2049

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.02-026, Townwood Homes Limited, be APPROVED subject to the applicant obtaining written approval or no objection letter for the sign from the property owner on the east side of the property.

**Purpose**

Applicant is requesting to install two (2) fascia signs, one on the east elevation and one on the west elevation.

**Background - Analysis and Options**

By-Law Requirements (203-92, as amended)

Section 5 – Prohibited Signs

5.8 – Roof Signs and signs erected in part or entirely above the surface of the roof of a building or structure.

Section 6 – General Provisions for all Signs

6.1 (i) Limit on Number of Signs

One (1) only of the following sign types per exterior wall per business premises:

- a) wall sign
- b) canopy sign
- c) soffit sign
- d) window sign
- e) reverse graphics sign
- f) awning

Section 8 – Signs permitted for Commercial and Industrial buildings

8.2 (a) the area of a wall sign shall not exceed 0.75 sq.m. per linear horizontal metre of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centres, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20.0 sq.m. or be limited to less than 2.0 sq.m.

## **Conclusion**

Applicant is requesting to place one (1) fascia sign on the west elevation above the roof line, which size conforms to the sign by-law.

Applicant is also requesting to place one (1) additional wall sign on the east elevation, measuring a total of 35.28 sq.m., which is over other tenant's units, with their permission.

## **Attachments**

1. Sketch of Sign

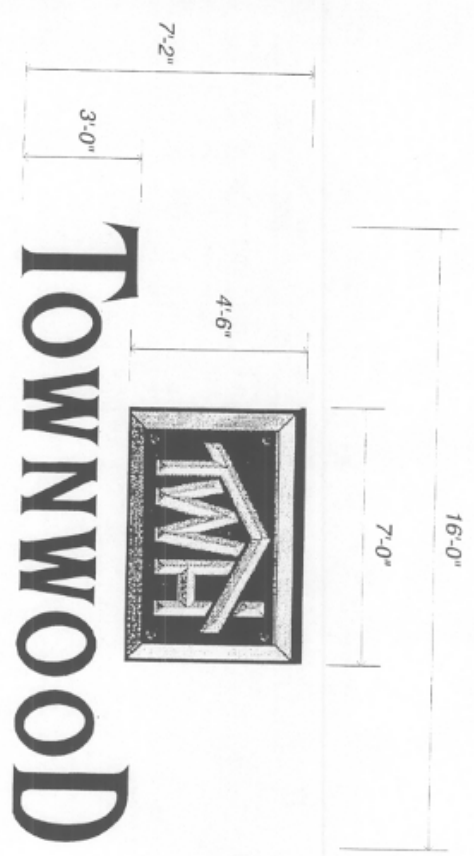
## **Report prepared by:**

Angela Palermo, Cultural Services Co-ordinator

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa



SIGN FOR WEST ELEVATION

SIGNAGE AREA: 79.5 SQ. FT

32'-2"

16'-0"

7'-0"

4'-6"



3'-0"

**TOWNWOOD**

9'-8"

9'

**NEW HOMES • DECOR CENTRE**

SIGN FOR EAST ELEVATION

SIGNAGE AREA: 127.8 SQ. FT