

**COMMITTEE OF THE WHOLE – FEBRUARY 20, 2006**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.04-11  
OWNER: CANADIAN PACIFIC RAILWAY  
LOCATION: N/S RUTHERFORD ROAD  
PART OF LOT 16, CONCESSION 9**

**Recommendation**

That Sign Variance Application SV.06-01, be REFUSED.

**Economic Impact**

None.

**Purpose**

Request to install two Poster Panel signs on the north side of Rutherford Road as shown on the attached plan.

**Background - Analysis and Options**

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

15.2(b) Poster Panel erected in accordance with this sub-section shall: .....

b) be located within the limits of the industrial area of Official Plan Amendment No. 450 as shown on Schedule "D".

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Conclusion**

Section 15.2 of the City of Vaughan Sign By-law provides that one Poster Panel Sign may be erected on a developed lot zoned Industrial or commercial subject to among other siting restrictions that all signs must be located within the Industrial Area of Official Plan No. Amendment 450.

The subject property is presently zoned "A" (Agricultural) under City of Vaughan Zoning By-law 1-88 as amended. The property is presently owned by Canadian Pacific Railway and being used for railway classification/intermodel railway yard. Both the zoning by-law and official plan permit this use.

This application was originally heard by the Sign Variance Committee on January 19, 2005 where it was recommended for approval by the committee. Subsequent to the meeting, additional revised planning comments were received. In their opinion the application is not minor and has the effect of:

- opening up an additional area of the City available for Poster Panels where the by-law restricts all poster panel signs to a specific area of the City. (Schedule "A" to Official Plan Amendment No. 450 being Schedule "D" to the City Sign By-law.)
- permitting additional poster panel signs in an area of the City where the by-law promotes the removal of existing signs with bonusing. (See attached sign by-law history)

The owner was advised of the comments and he indicated that they did not want to pursue the application further. Subsequent to this, the Owner advised the City that the application should be reactivated.

The Sign Variance Committee at it's February 1, 2006 meeting reconsidered the application based on the revised comments received. Committee acknowledged the revised comments and are recommending that the application be refused, as in their opinion, the intent and purpose of the sign by-law is not being maintained.

Should Council find merit in the application, a Sign Permit is required to be issued by the Building Standards Department prior to construction.

#### **Attachments**

1. Site Plan showing the location of the proposed signs
2. A sketch of the proposed sign
3. Plan showing the location of the subject signs related to the permitted areas.
4. Sign By-law history for Poster Panels.

#### **Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

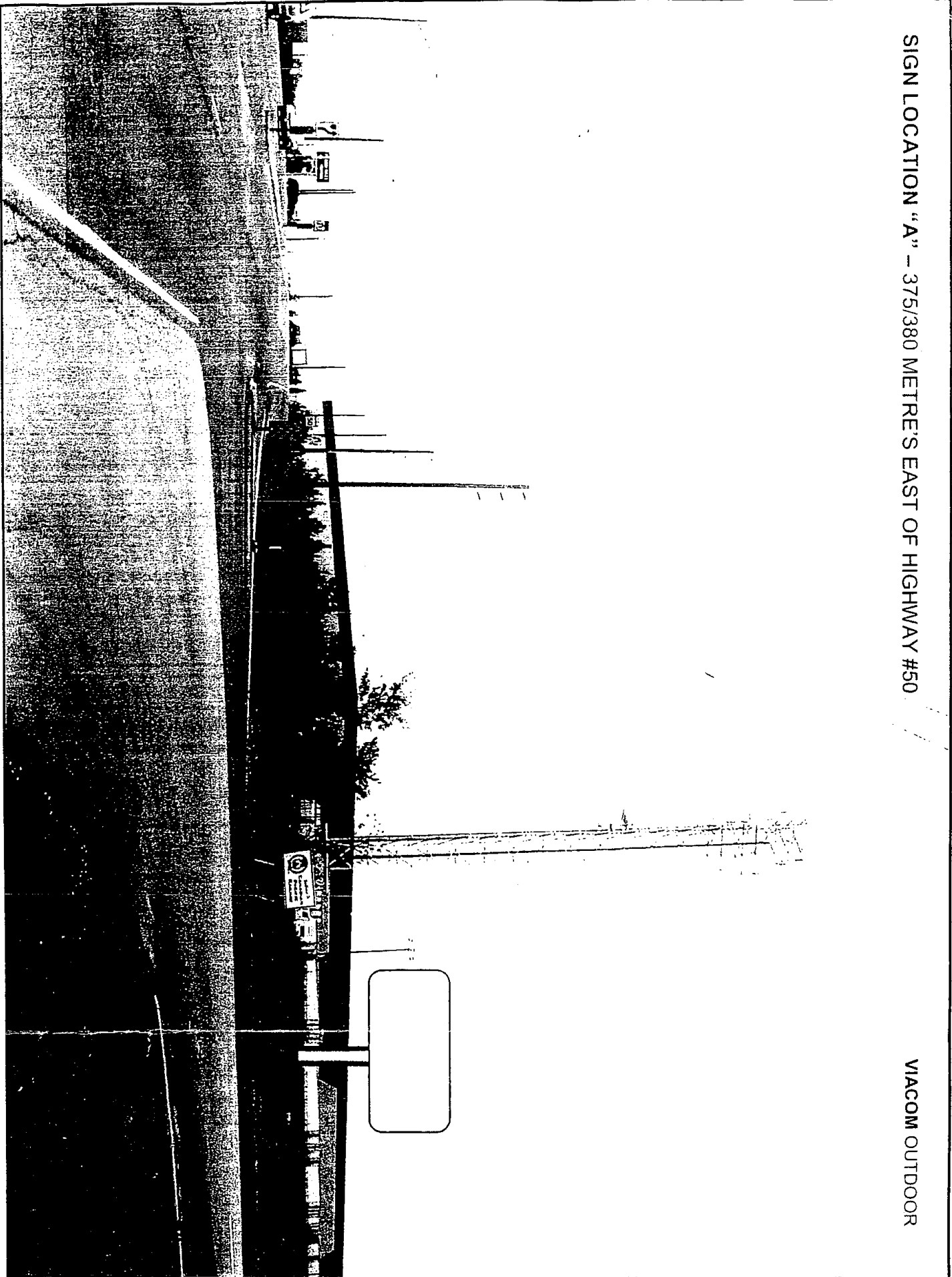
Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

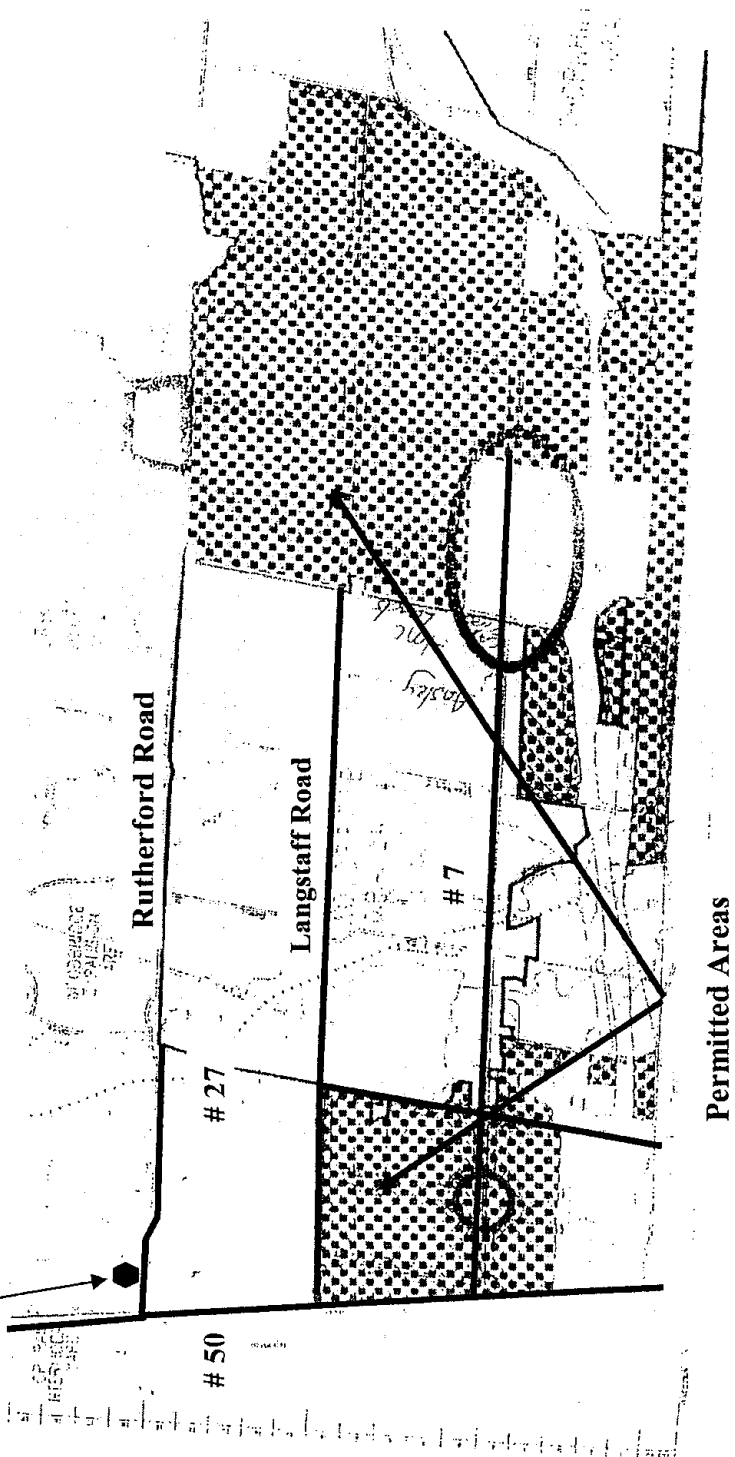


SIGN LOCATION "A" - 375/380 METRES EAST OF HIGHWAY #50

VIACOM OUTDOOR



Approximate  
Location of  
Proposed Signs



Permitted Areas

**History Sign By-Law  
Poster Panel Signs (Billboard Signs 3<sup>rd</sup> Party Advertising )  
City of Vaughan**

| <b><u>By-Law No.</u></b> | <b><u>Date Enacted by Council</u></b> | <b><u>By-Law Summary</u></b>   |
|--------------------------|---------------------------------------|--|
| By-Law 202-94            | June 22, 1992                         | <ul style="list-style-type: none"> <li>- New consolidated sign by-law for the whole city</li> <li>- Repeals previous Town Sign By-Law 77-81.</li> <li>- Poster Panels not permitted.</li> </ul>  |
| By-Law 9-96              | January 15, 1996                      | <ul style="list-style-type: none"> <li>- Removes the probation on Poster Panel signs (Billboard Sign used for 3rd party advertising)</li> <li>- Permits Poster Panel Signs to be erected within all Agricultural, Commercial and Industrial zones plus within utility corridors.</li> </ul>  |
| By-Law 168-96            | June 27, 1996                         | <ul style="list-style-type: none"> <li>- Amends Poster Panel provisions</li> <li>- Restricts Poster Panel signs only on vacant land zoned Industrial or Commercial and utility corridors within O.P.A. 450</li> <li>- Increased setback. separation and location requirements.</li> <li>- Permits a maximum 100 signs within City</li> </ul>   |
| By-Law 19-97             | January 27, 1997                      | <ul style="list-style-type: none"> <li>- Amends Poster Panel provisions</li> <li>- Permits Poster Panels on vacant and developed lands zoned Industrial or Commercial lands and utility corridors with O.P.A. 450</li> <li>- Maintains a maximum 100 signs within City</li> <li>- Introduces bonusing promoting the removal of existing signs located outside the prescribed area at the rate of permitting 3 additional signs for every 2 signs removed.</li> </ul> |
| By-Law 110-97            | May 12, 1997                          | <ul style="list-style-type: none"> <li>- General housekeeping amendments within revised fees.</li> </ul>   |