

COMMITTEE OF THE WHOLE NOVEMBER 10, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.09-018
OWNER: ZZEN GROUP
LOCATION: SOUTH SIDE HIGHWAY 7
CONCESSION 9, PART OF LOT 6
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-018, ZZen Group, be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

Request to install Poster Panel Sign on a parcel of land zoned "A"(Agricultural Zone).

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

15.1 One Poster Panel Sign (Billboard) per lot may be permitted on vacant lots zoned Industrial or Commercial .

All Poster Panel signs shall be located within the "Industrial Area" as shown on Schedule "D" to the Sign By-Law. (The Industrial Area of Official Plan Amendment 450.)

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Region of York Engineering approval is required for the proposed sign. (Minimum setback from the centre line of the road only.)

Conclusion

The applicant is proposing to erect a sign on a parcel of land zoned Agricultural that is within the "Industrial Area" as shown on Schedule "D" to the Sign By-law.

Members of the Sign Variance Committee have no objections to the application as submitted. Committee members are of the opinion that as the subject property will be zoned Industrial or Commercial in the future, the intent and purpose of the City's Sign By-law is being maintained.

If Council finds merit in the application, a Sign Permit issued by the Building Standards is required.

Attachments

1. Site Plan

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

Revised To O/S

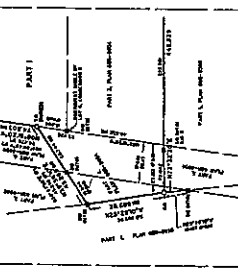
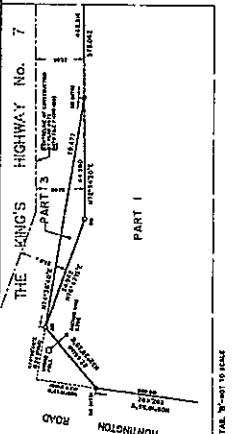
RECEIVED AND REPORTED UNDER THE LAM TRUCK ACT. PLAN 65R-2.2.625

DATE: 2000.10.10.1000. RECEIVED AND REPORTED DATE: 2000.10.10.1000.

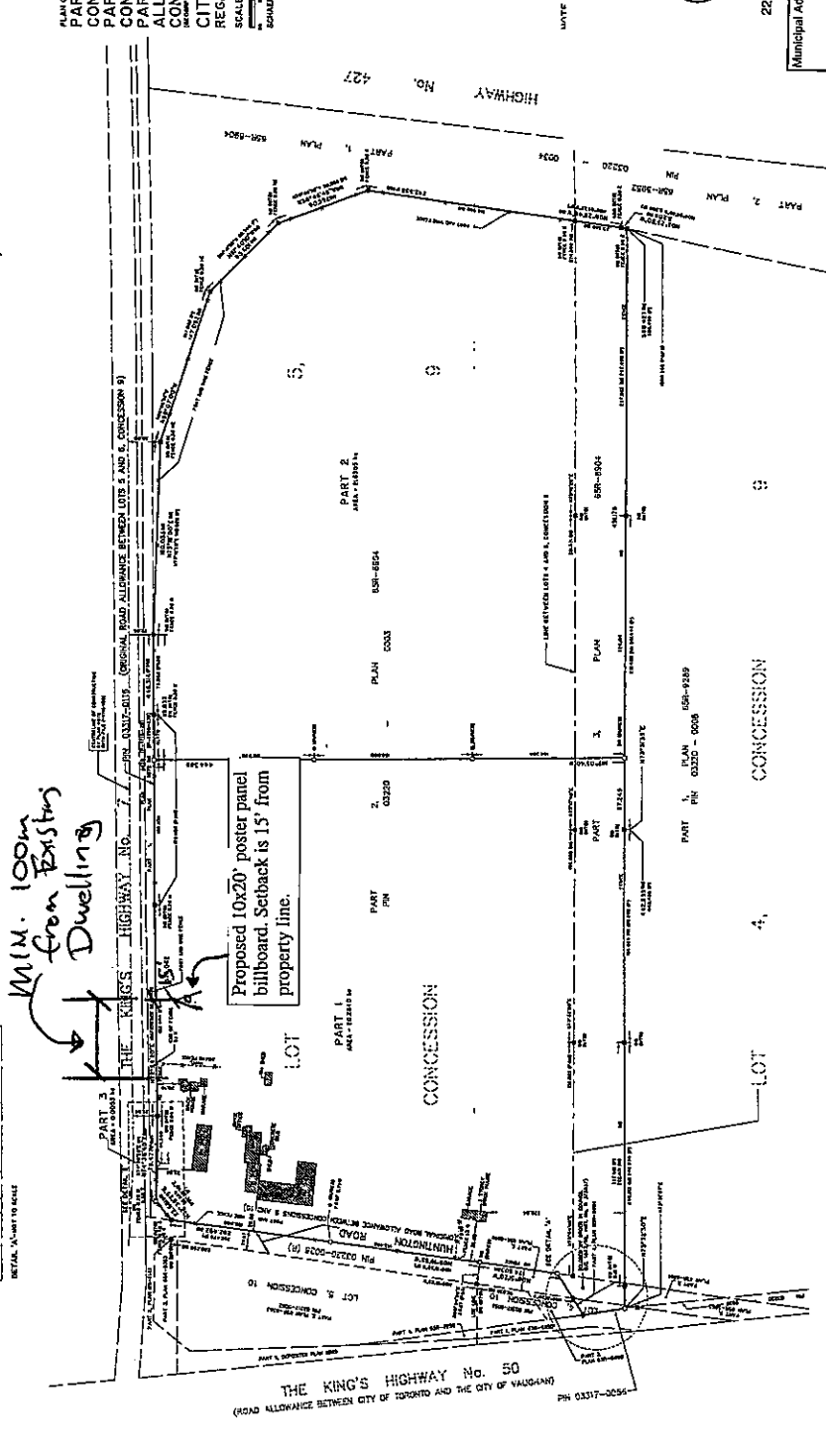
PREPARED BY: [Signature]

SCALE: 1:500

PART	AREA OF LOT	CONCRETE	ALL OF THE
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS FEET BY DIVIDING BY 0.3048.



PLAN OF SURVEY OF PART OF LOTS 4 AND 5, CONCESSION 9, PART OF LOT 4, CONCESSION 10 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10 REGIONAL MUNICIPALITY OF YORK CITY OF VAUGHAN

SCALE 1:5000

SCHAFFNER & STALLOO LIMITED



OUTDOOR ADVERTISING
2285 Wyecroft Road, Oakville ON L6L 6L7

Municipal Address: Part Lot 5, Concession 9

Location Description: HWY 7

City: Vaughan

Scale: N/A

Structure: 10x20

Drawn By: G. A.

Date: Sep. 9, 09