

COMMITTEE OF THE WHOLE JUNE 15, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-010

OWNER: FRANK CARINCI (ROYAL EMPRESS GARDENS LTD)

LOCATION: 2900 HIGHWAY #7 WEST

PART LOT 6, CONCESSION 4, PLAN NO. 65R-12013

WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-010, Frank Carinci (Royal Empress Gardens Ltd), be APPROVED subject to the sign being set back a minimum of 5 meters from the property line.

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 two development signs each having an area of 60 sqm per sign as shown on the attached drawings.

Background - Analysis and Options

By-law Requirements (203-92, as amended):

12.1 (1) (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq m.

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 not required for the proposed signs.

Conclusion

The applicant is proposing to install two single sided development signs each having an area of 60 sqm as shown on the attached drawings. (Total Sign Area 120 sqm.)

Members of the Sign Variance Committee have reviewed the application and have no objections to its approval provided that the proposed signs are setback a minimum of 5.0 meters from the front lot line to reduce the impact of the signs. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

Attachments

1. Site Plan
2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

SV-10-010

ROYAL EMPRESS GARDENS LTD.

