

SIGN VARIANCE APPLICATION

FILE NO: SV.11-043

OWNER: CANADIAN PACIFIC RAIL

**LOCATION: 6830 RUTHERFORD ROAD
PART OF LOT 16, CONCESSION 10
WARD 2**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-043, Canadian Pacific Rail, 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 two (2) Poster Panel Signs (3rd Party Billboards) on the subject property as shown on the attached drawings.

Background - Analysis and Options

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

Section 15.1 A maximum of one (1) Poster Panel Sign (Billboard) may be permitted on a developed lot zoned industrial or commercial.

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 signs.

Conclusion

The applicant has applied to the City to construct two (2) Poster Panel Signs (3rd Party Billboard) on a lot zoned agricultural and open space. The proposed signs are in addition to three (3) other signs fronting on the south side of Major Mackenzie Drive that have been approved under Sign Variance Application SV.11-004.

The subject property is within the prescribed area of the City for Poster Panel Signs and zoned "A" (Agricultural Zone) under the City's Zoning By-law. The very large property that is being used for industrial purposes by the Canadian Pacific Railways as a intermodal railway yard. The location of the proposed 3rd party signs meets the minimum 600 meters separation between signs, as required by the City's Sign By-law.

Members of the Sign Variance Committee have no objections to the application subject to the minimum 600 meter separation requirement between signs is maintained

Committee Members are of the opinion that 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 Department is required.

Attachments

1. Site Plan
2. Sign Location Details (City Zoning Map)
3. Sketch of Sign

Report prepared by:

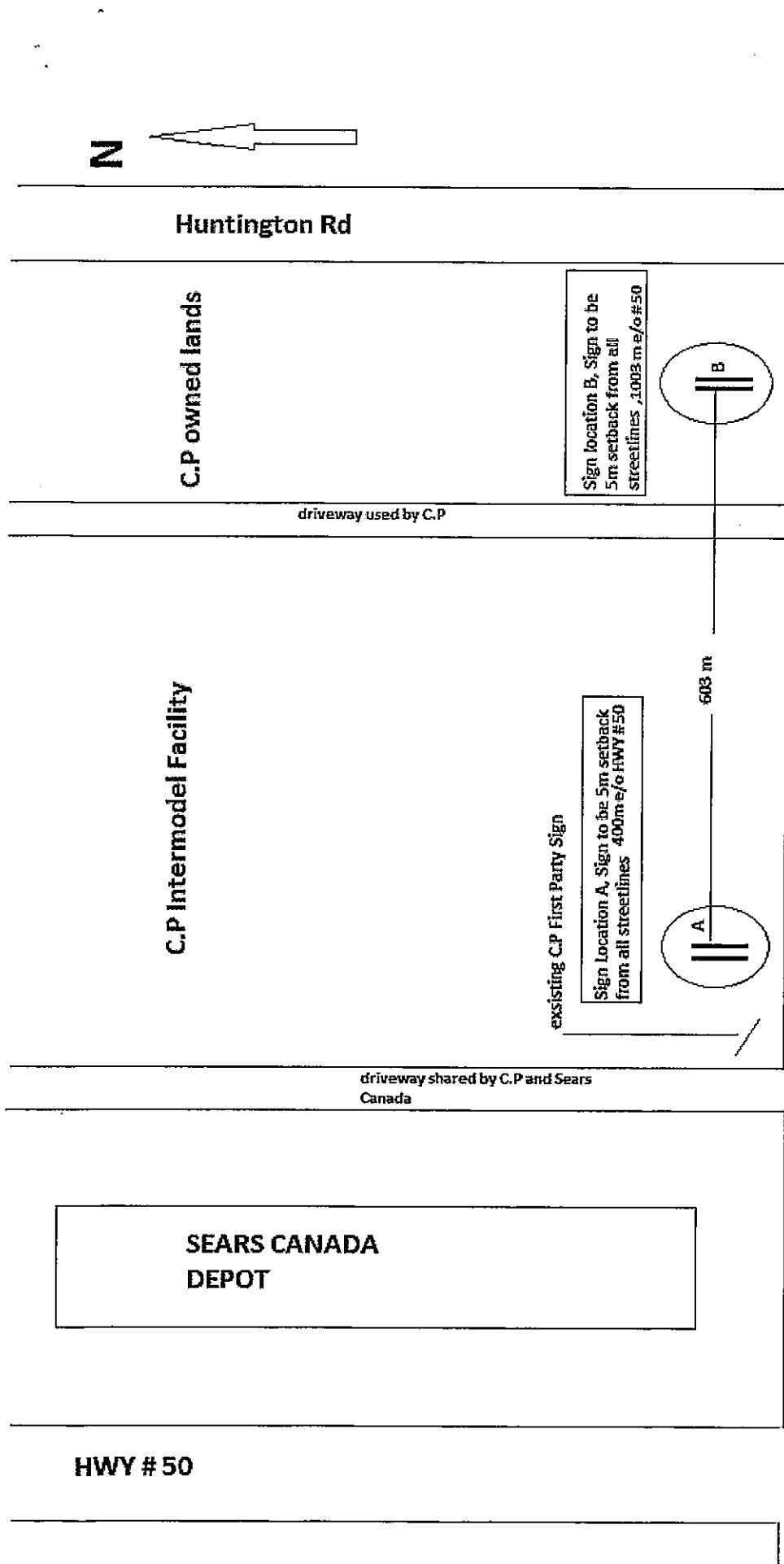
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

SV.11-043

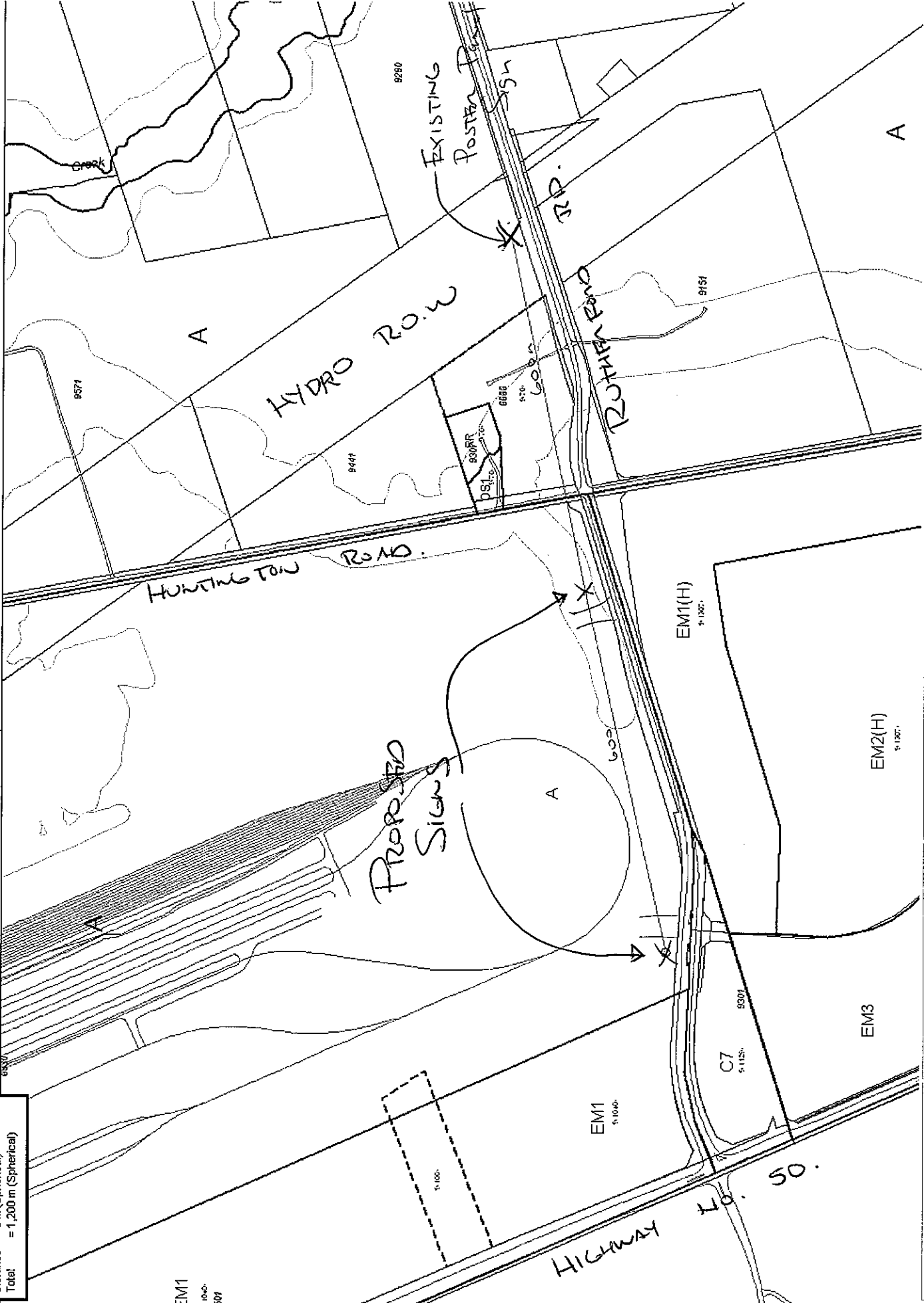


CBS OUTDOOR CANADA PROPOSED SIGNS ON CPR UTILITY CORRIDOR VAUGHAN INTERMODEL TERMINAL -Mile 15.38 MacTier Subdivision

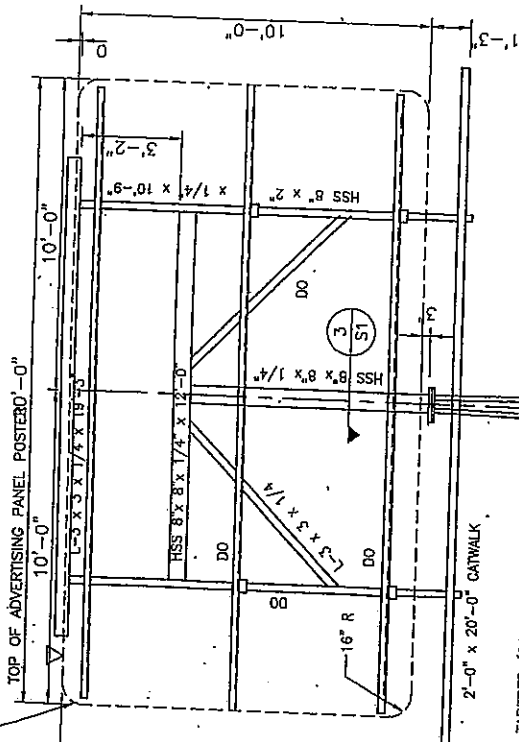
Sign Description: Poster Panel (billboard) 10'x20' double sided, illuminated standard pole construction, sign to be built at maximum 8m height.

Sign Locations : Two (2) signs identified as "sign A" and "sign B". "Sign A" shall be located approx 400 m from Hwy # 50 on the north side of Rutherford Rd and "Sign B" shall be located approx 1003 m from Hwy # 50 on the north side of Rutherford Rd , approx 603 m E/O "Sign A".

Setbacks : The signs shall be setback a minimum of 5 m from any streetlines



OUTLINE OF
ADVERTISING PANEL



SEE SCHEDULE 1.1

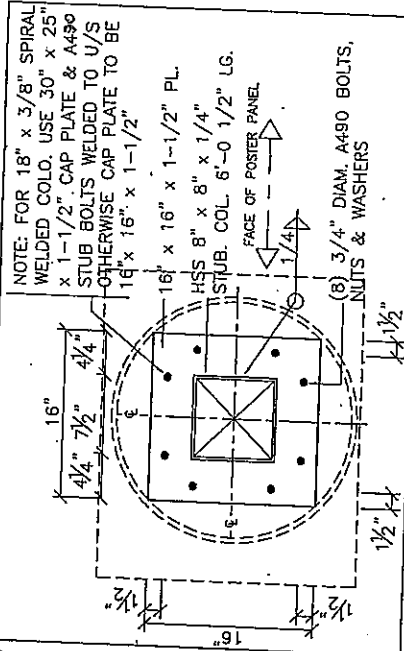
TAPERED (OCTAGONAL) COLUMN
3/8" PL WALL (M350W)
10" OCT. TOP &
SCHEDULE 1.1 OCTAGONAL BASE
(UNLESS NOTED OTHERWISE)

36" DIAMETER
POURED CONCRETE CAISSON

FINISHED
GRADE

FOR VERTICAL REINFORCING STEEL & TIES

CLEAR
COVER



NOTE: FOR 18" x 3/8" SPIRAL
WELDED COLO. USE 30" x 25"
x 1-1/2" CAP PLATE & A490
STUB BOLTS WELDED TO U/S
OTHERWISE CAP PLATE TO BE
16" x 16" x 1-1/2"

16" x 16" x 1-1/2" PL

HSS 8" x 8" x 1/4"

STUB. COL. 6'-0 1/2" LG.

FACE OF POSTER PANEL

(8) 3/4" DIAM. A490 BOLTS,
NUTS & WASHERS

3" CLEAR
COVER

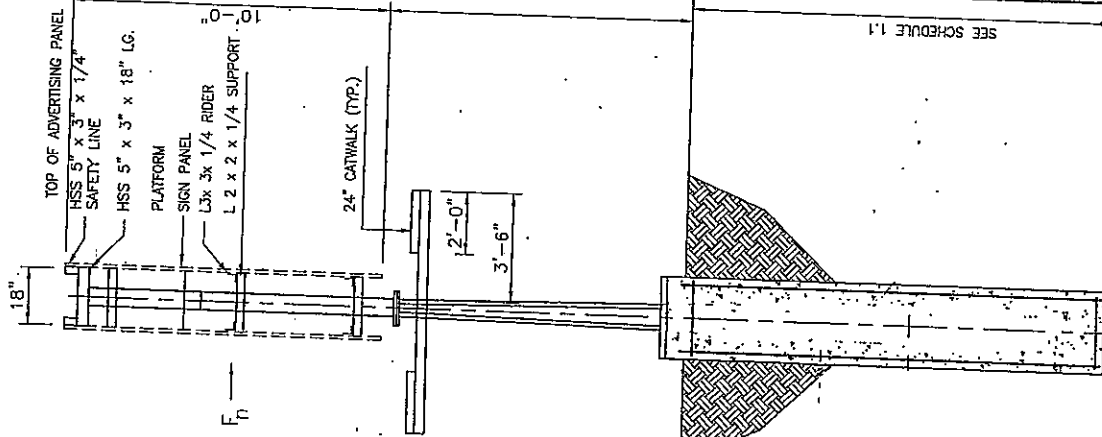
1 SINGLE FACE ELEVATION
1/4"=1'-0"

3 S1

CONNECTION DETAIL AT HSS
1"=1'-0"

2 S1

SECTION
1/4"=1'-0"



TOP OF ADVERTISING PANEL

HSS 5" x 3" x 1/4"

SAFETY LINE

HSS 5" x 3" x 1/4" LG.

PLATFORM

SIGN PANEL

L3x 3x 1/4 RIDER

L 2 x 2 x 1/4 SUPPORT

24" CATWALK (TYP.)

12'-0"

3'-6"

SEE SCHEDULE 1.1

GENERAL NOTES

ALL DIMENSIONS AND SITE CONDITIONS TO BE CHECKED AND
ANY WORK, REPAIRS, ERECTION OF ANY STRUCTURE, OR
BEFORE AND AFTER CONSTRUCTION.

ALL CONSTRUCTION BE CARRIED OUT IN ACCORDANCE WITH
ALL LOCAL CODES AND ALL APPLICABLE MUNICIPAL ORDINANCES.
DRAWINGS MUST HAVE LOCATION AND D.C. NO. FILLED IN
TO BE VALID.

NO.	DATE	BY	DESCRIPTION
1	NOV/07		ISSUED FOR BLDG. PERMIT

STAMP: MUST BE

PROFESSIONAL ENGINEER

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REQUIRED: REQUIRED

TYPE 0701 CM-DS-93

ELEVATION

NOVEMBER 2007

REQUIRED: REQUIRED

AS NOTED

S1

SV.11-043