

## **COMMITTEE OF THE WHOLE – APRIL 4, 2005**

### **SIGN VARIANCE APPLICATION**

**FILE NO:** SV.05-05  
**OWNER:** RITAJO DEVELOPMENTS INC.  
C/O GIUSEPPE/FRANK MORELLI  
**LOCATION:** SOUTH WEST CORNER RUTHERFORD ROAD AND DUFFERIN ST.  
LOT 15, PLAN NO. 65R-15037, CONCESSION 3

### **Recommendation**

That Sign Variance Application SV.05-05, Ritajo Developments Inc., c/o Giuseppe/Frank Morelli, be APPROVED, on the condition that the proposed sign be removed six (6) months after the commencement of construction on the subject lands.

### **Purpose**

Request to install a Development Sign at the southwest corner of Rutherford and Dufferin Street as shown on the attached site plan.

### **Background- Analysis and Options**

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

- 12.1 (1) (a) Subdivision development signs must be located on lands within the plan of subdivision. For all other developments, the signs must be located on the subject lands.
- 12.1 (1) (b) Such signs may advertise only the development on the lands in which the sign is located, and not the sale of lots elsewhere or the Realtor's, Developer's, or Landowners business in general.

### **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**

The By-law permits a development sign to be located only within the plan of subdivision. The applicant is proposing to install a development sign at the southwest corner of Rutherford Rd and Dufferin St located in Block 17. The proposed development is located to the north of this site in Block 18 (19T-00V14).

The Sign Variance Committee generally had no objections, as the proposed sign is to be located in close proximity to the residential lands being developed. However, committee members felt it was necessary to add a condition requiring the sign to be removed within six (6) months of the commencement of construction of the commercial plaza on the subject lands. This is to address possible complaints and concerns of future tenants of the plaza.

Upon approval of the sign variance by Council, a Sign Permit is required to be issued by the Building Standards Department.

### **Attachments**

1. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

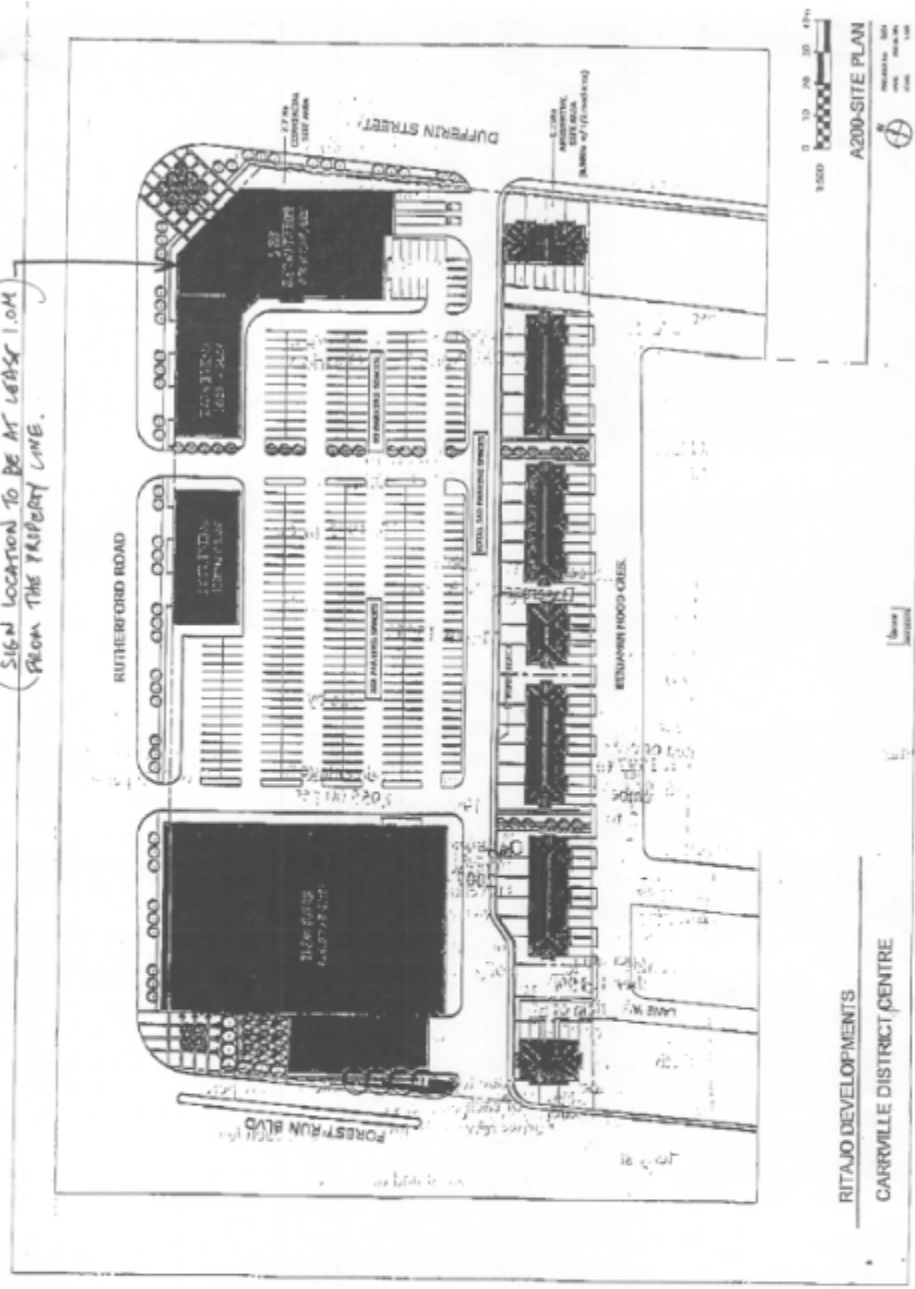
Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/as

EXHIBIT 11

(SIGN LOCATION TO BE AT LEAST 1.0M FROM THE PAVED CURB)



RITAJÓ DEVELOPMENTS  
CARRVILLE DISTRICT CENTRE

1500  
0 10 20 30 40 FT

A200-SITE PLAN

DATE: 10/11/2005  
SCALE: 1/8" = 1'-0"



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**Semi-Detached Homes  
and 38'- 45' Singles**

## **Coming Soon!**

**Greenpark**  
CANADA'S LARGEST HOME BUILDER



Docket #: 436-01	Size: 12w x 10h (Fib is 1/2 600)
Community: Mackenzie Chase	S/S or D/S: S/S
Description: In ground	Colour: 4C
Location: 918 Dufferin/Rutherford	
Order Date: ASAP	