

COMMITTEE OF THE WHOLE – SEPTEMBER 6, 2005

SIGN VARIANCE APPLICATION

FILE NO: SV.05-21
OWNER: ROBERTO CLAUSI
LOCATION: 4855 HIGHWAY NO. 7
LOT 5, PLAN 9831, CONCESSION 7

Recommendation

That Sign Variance Application SV.05-21, Roberto Clausi, be APPROVED, as proposed.

Economic Impact

None.

Purpose

Request to install a wall sign on the north and east elevations having areas of 1.0 sq m and 1.8 sq m respectively and permit the maintenance of an existing ground sign having an area of 1.2 sq m as shown on the attached drawings.

Background- Analysis and Options

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

7.1 (a) A sign containing the name, address and profession of a resident or occupant, not more than 0.2 sq m in sign area and shall not include any commercial advertising.

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 sign area of 0.2 sq m per single sign face. The applicant is proposing a sign area of 1.0 sq m and 1.8 sq m respectively for each of the signs on the north and east elevations. The applicant is also proposing to maintain the existing ground sign having an area of 1.2 sq m for which a permit was issued in error in 1996.

Committee members have no objections to the application as submitted and are of the opinion that the general intent and purpose of the sign by-law is being maintained.

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

Attachments

1. Site Plan
2. Sketch of Sign

Report prepared by:

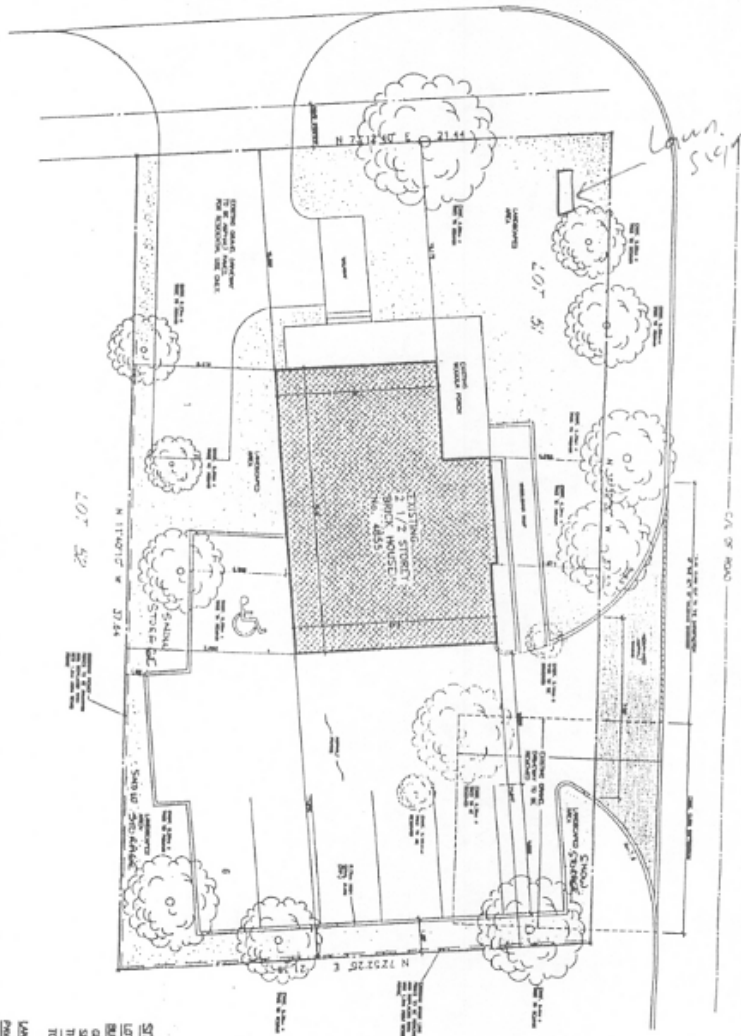
John Studdy, Manager of Customer & Administrative Services

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

HIGHWAY No 7



BRUCE STREET

1/4 OF ROAD

REQUIREMENTS OF THE PLAN
 RECOMMENDATIONS OF THE PLAN
 TOWN OF WATERLOO
 REGIONAL MUNICIPALITY OF YORK
 1981

SITE DEVELOPMENT

BUILDING AREA	LOT AREA	NO. OF CARS	NO. OF CARS
GROUND FLOOR	114.50 SQ.M.	1300.35	50.77
SECOND FLOOR	77.70 SQ.M.	808.55	50.77
THIRD FLOOR	45.30 SQ.M.	497.82	50.77
TOTAL C.A.A.	237.50 SQ.M.	2506.72	50.77
UNDEVELOPED AREA	344.72 SQ.M.	3794.89	50.77
PAVED AREA	347.50 SQ.M.	3811.00	50.77
PROPOSED			
RESIDENTIAL	3 CARS	2 CARS	
HOME OCCUPATION	4 CARS	5 CARS	
TOTAL	7 CARS	8 CARS	

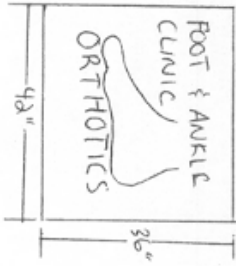
Wall sign
Illuminated
Black on white
East elevation

23 in

FAMILY FOOT CLINIC
Sports Medicine - Custom Orthotics - Surgery

120 in

Neon sign
in window below
skin glass window
North elevation



Respect sign and location
highlighted on building elevation - enclosed