

**COMMITTEE OF THE WHOLE NOVEMBER 10, 2009**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.09-019**  
**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.09-019, ZZen Group, be REFUSED, due to the proposed 320 meter minimum separation between Poster Panel Signs.

**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 a Poster Panel Sign on a parcel of land zoned "A" (Agricultural Zone) and located 320 meters from another Poster Panel Sign located on the same side of the street.

**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.)

Poster Panel Signs shall be setback a minimum of 600 meters from any other Poster Panel located on the same side of the street.

**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. The applicant is further proposing that the minimum separation between Poster Panel Signs be reduced from the required 600 meters to 320 meters.

Members of the Sign Variance Committee do not support the reduction of the separation between Poster Panel Signs. In their opinion the minimum separations required in the Sign By-law should be maintained to provide a distinct separation between the large third party advertising signs (Poster Panel Signs) to reduce the negative impact on the streetscape. For this reason members of the Sign Variance Committee are recommending that the application be refused.

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

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**PLAN 65R-224622**  
REGISTERED  
DATE **JAN 11 2009**  
DATE **JAN 11 2009**  
DATE **JAN 11 2009**

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PART	PLAN	DATE
1	0031	2008
2	0032	2008
3	0033	2008
4	0034	2008
5	0035	2008
6	0036	2008
7	0037	2008
8	0038	2008
9	0039	2008
10	0040	2008

**RECEIVED AND REPORTED**  
**DATE** **JAN 11 2009**  
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8	0038	2008
9	0039	2008
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**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 5 AND 10**  
**INDICATED THEREON**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**  
**SCALE 1:5000**  
**PREPARED BY** BELLAMY LIMITED

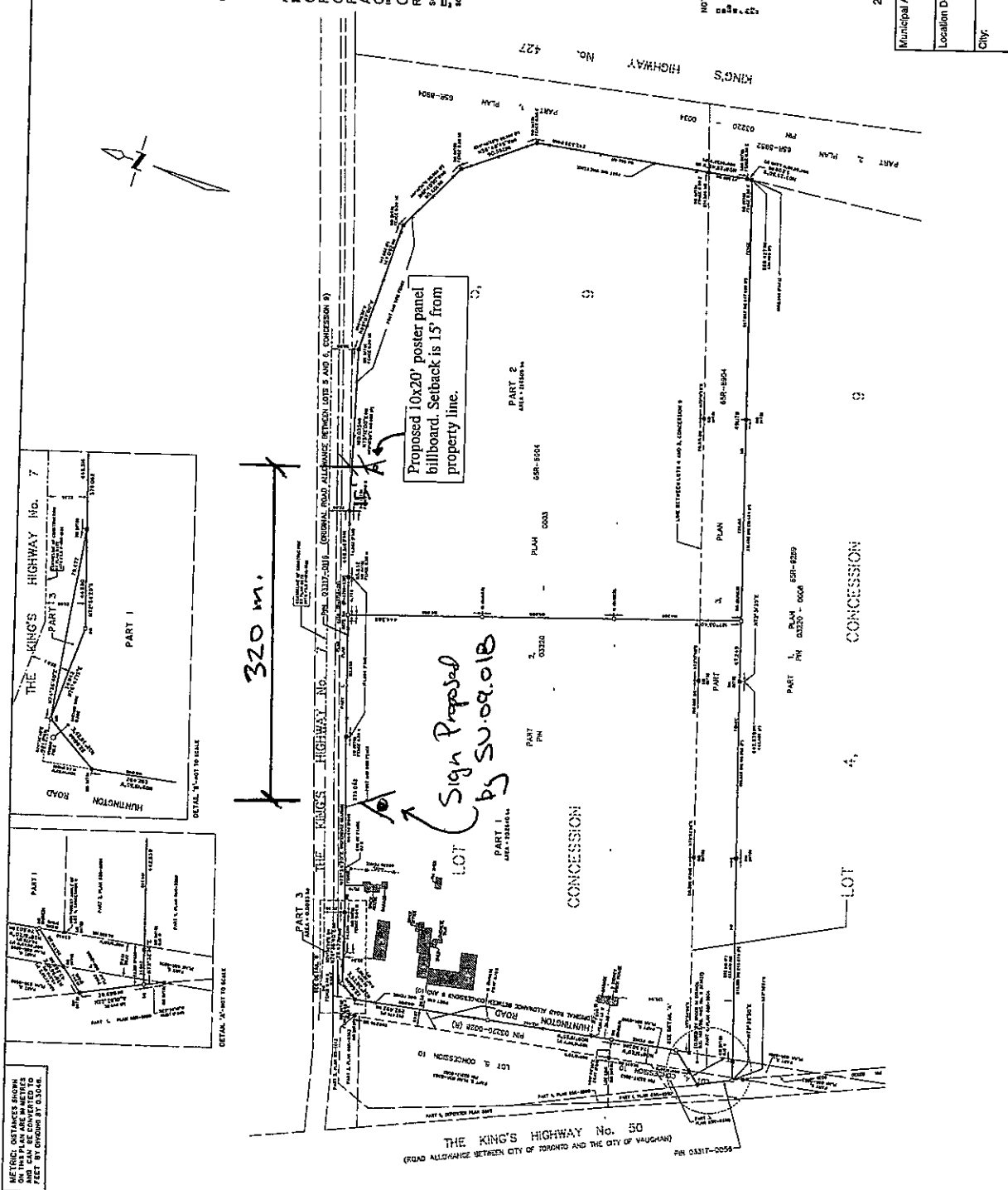
**NOTE**

1. METERS  
2. PLATTED DIMENSIONS  
3. UNPLATTED DIMENSIONS  
4. ALL DIMENSIONS IN METERS  
5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

100m

**PATISON**  
**OUTDOOR ADVERTISING**  
2285 Wycroft Road, Oakville ON L6L 5L7

Municipal Address:  
Part Lot 5, Concession 9  
Location Description:  
HWY 7, W/O 427  
City:  
Vaughan  
Structure:  
10x20  
Drawn By:  
G. A.  
Date:  
Sep. 9, 09



METRIC DISTANCES SHOWN AND CAN BE CONVERTED TO FEET BY DIVISION BY 0.3048.

THE KING'S HIGHWAY No. 50  
(ROAD ALLOWANCE BETWEEN CITY OF TORONTO AND THE CITY OF VAUGHAN) PN 03317-3055

CONCESSION 9

CONCESSION 10

CONCESSION 5

CONCESSION 4

CONCESSION 3

CONCESSION 2

CONCESSION 1

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

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