

COMMITTEE OF THE WHOLE – AUGUST 31, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-020
OWNER: MID ONTARIO DIESEL LTD
LOCATION: 2400 KIRBY ROAD
LOT 31, CONCESSION 4
WARD 1

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-020, Mid Ontario Diesel Ltd., be REFUSED.

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 ground sign having a height of 9.14m and a sign area of 16.5 sqm on a single sign face or 33 sqm for all faces combined on the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

- 6.5 (d) No ground sign shall exceed a maximum height of 7.5m from finished grade level at the base of the supporting structure of the said sign.
- 8.1 (a) Except as otherwise permitted in Section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq m in area on a single sign face, or 20.0 sq m of sign area for all faces combined.

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 is proposing to install a ground sign having a height of 9.14m and a sign area of 16.5 sqm on a single sign face or 33 sqm for all faces combined on the subject property as shown on the attached drawings.

The Sign Variance Committee does not support the application as proposed. In the Committee's opinion the proposed sign far exceeds the maximum requirements of the Sign By-law particularly as it relates to the agricultural area in which the subject property is located. Further, the proposed ground sign appears to advertize a product rather than the proposed service facility itself.

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,

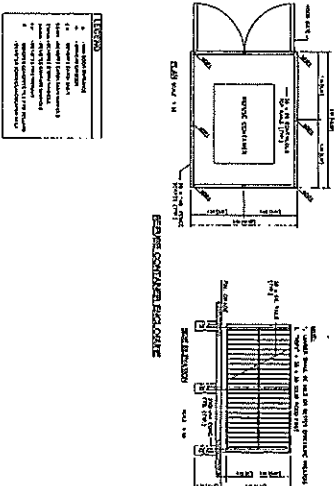
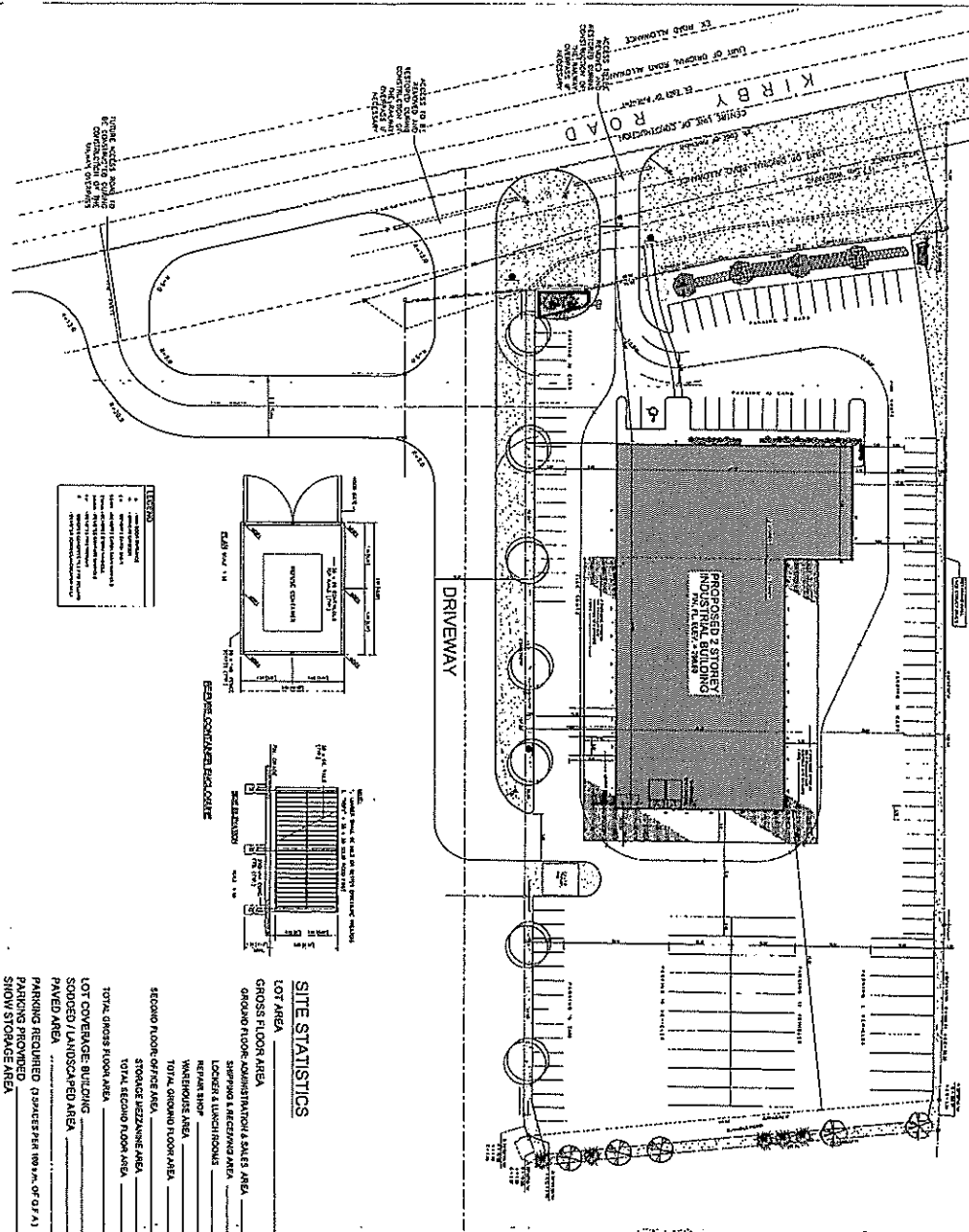
John Studdy
Chair, Sign Variance Committee

/pa

SV-10-020

CANADIAN NATIONAL RAILWAYS

NOTE: TO DRAWINGS PREPARED BY REFER TO ENGINEERING INC. FOR SITE GRADING & SITE SERVICES



SITE STATISTICS

LOT AREA	11334.00 sq. m. (4371714.0)
GROSS FLOOR AREA	46118.5 sq. m. (1237142.0)
GROUND FLOOR ADMINISTRATIVE & SALES AREA	25613.5 sq. m. (622841.0)
LOBBY & LUNCH ROOMS	4182.5 sq. m. (104241.0)
REAR SHED AREA	1380.0 sq. m. (34854.0)
HYDROPOUR AREA	2140.0 sq. m. (54271.0)
TOTAL GROUND FLOOR AREA	25403.5 sq. m. (637112.0)
SECOND FLOOR OFFICE AREA	35741.0 sq. m. (90844.0)
STORAGE MEZANINE AREA	4528.0 sq. m. (115841.0)
TOTAL SECOND FLOOR AREA	71029.0 sq. m. (179841.0)
TOTAL GROSS FLOOR AREA	32500.0 sq. m. (816953.0)
LOT COVERAGE BUILDING	28.7%
SCOPED / LANDSCAPED AREA	14.17%
PAVED AREA	23.51%
PARKING REQUIRED (3 SPACES PER 100 sq. m. OF G.F.A.)	99 SPACES
PARKING PROVIDED	138 SPACES
SNOW STORAGE AREA	28700 sq. m. (71441.0)

APPROVED
CITY OF WILKINSON
MAY 11 2006

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Peter Belka & Associates Ltd.
consulting engineers
1000-10th Street, Suite 100
Winnipeg, MB R2G 1A1
Tel: (204) 786-1111

APPROVED FOR PERMITTING BY THE CITY OF WILKINSON
MAY 11 2006

ZICOM
EQUIPMENT TRUCK SALES
& SERVICE CENTRE
1000-10th Street, Suite 100
Winnipeg, MB R2G 1A1
Tel: (204) 786-1111

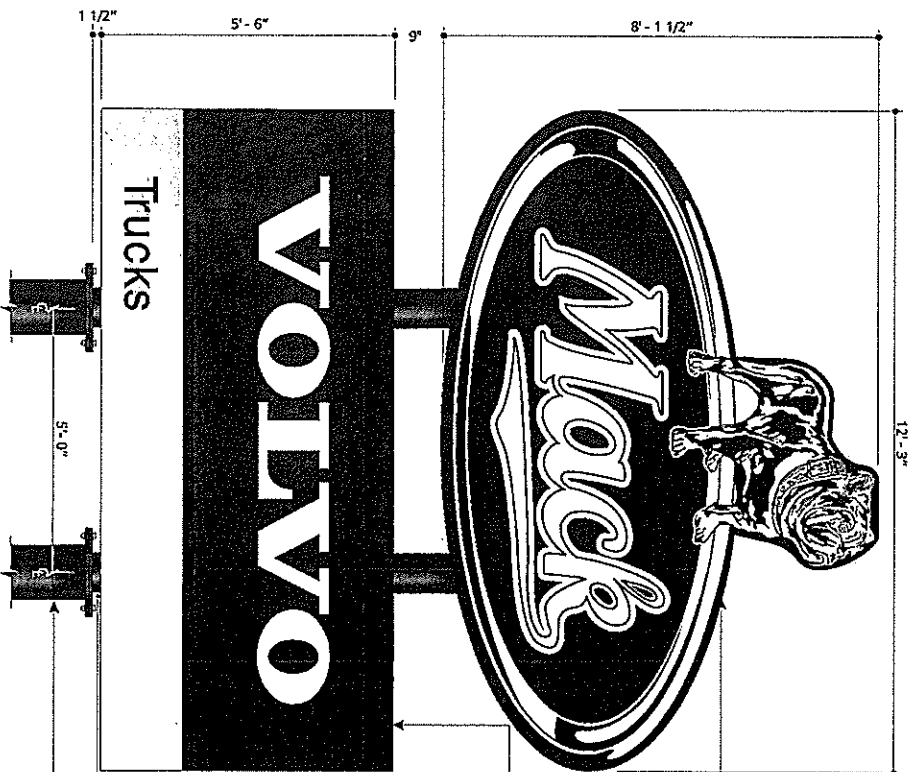
PROPOSED FARM EQUIPMENT TRUCK SALES & SERVICE CENTRE

SITE PLAN

Scale: 1:100
Date: 05/11/06

A1

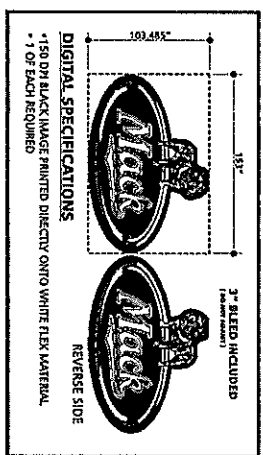
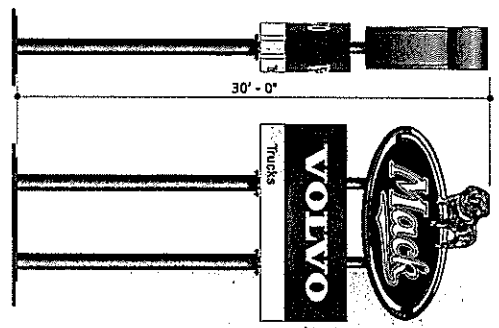
Sheet No. 108



FORMED ALUMINUM SIGN BOX
 -FORMED ALUMINUM REINFORCED AND PITS COVER (FRAMELESS) PAINTED BLACK
 -DIGITAL GRAPHICS PRINTED DIRECTLY TO WHITE FLEX FACE

ILLUMINATED SIGN BOX
 -ALUMINUM CONSTRUCTED SHELL PAINTED BLUE PMS #07Z.
 -BOTTOM PAINTED SILVER PMS #87Z.
 -"VOLVO" TO BE 18mm CLEAR ACRYLIC LETTERS WITH TRANSLUCENT WHITE VINYL APPLIED TO FACE; LETTERS TO BE PUSHED THROUGH ALUMINUM FACE.
 -"TRUCKS" TO BE ROUTED OUT OF ALUMINUM FACE AND BACKED UP WITH 3/16" WHITE ACRYLIC.
 -WHITE ACRYLIC TO HAVE HOPE BLUE INK #368B-87 APPLIED TO 1ST SURFACE.
 -BLACK INK #368B-22 APPLIED SURFACE OF ALUMINUM SHELL.

NOTE:
 SIDES, TOP AND BOTTOM FILLER PIECES TO MATCH FACE COLOURS



- VECTOR ARTWORK REQUIRED.
- DIGITAL IMAGE FOR PRINTING REQUIRED.
- FINAL COLOUR SPECIFICATIONS REQUIRED.
- SITE CHECK REQUIRED.
- PRELIMINARY ARTWORK APPROVED FOR PRODUCTION

CLIENT APPROVAL



VARIOUS LOCATIONS
 CANADA



SALES: JIM FARWELL
 DRAWN BY: T. DOODGE
 DATE: FEBRUARY 9, 2005

REVISION DATE:

SV-10-020

DRAWING NO.
 #MACKVOL-PY30X-12

Sign Area = 13.01 m