

**SIGN VARIANCE APPLICATION**

**FILE NO:            SV.11-003**  
**OWNER:            CP RAIL**  
**LOCATION:          WEST SIDE OF HWY 27**  
**(455M NORTH OF MARTIN GROVE ROAD)**  
**LOT 15, CONCESSION 9**  
**WARD 2**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-003, CP Rail, 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 Poster Panel (3<sup>rd</sup> Party Billboard) sign 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)                      Poster Panel Signs shall be located within the limits of the Permitted Employment Areas as shown on Schedule "E".

Section 15.1 h)                      Poster Panel shall be setback 100 meters from lands zoned Residential and all buildings containing residential units.

**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.

## **Conclusion**

The applicant has applied to the City to construct a Poster Panel Sign (3<sup>rd</sup> Party Billboard) outside the prescribed area of the City. The proposed sign is located south side of the bridge on the CPR Right-of way crossing on the west side of Highway No 27 north of Martin Grove Road as shown on the attached plans.

Members of the Sign Variance Committee do not support the application. The proposed sign is located outside the prescribed area for Poster Panels on lands zoned Residential. The area is predominately zoned residential with agricultural zoned land to the west as shown on the attached plan. The proposed sign is directly across the street from a residential plan of subdivision and is setback approx. 70 meters from the nearest building containing a residential unit.

Members of the Sign Variance Committee are concerned with the overall impact of the proposed 3<sup>rd</sup> party sign on the surrounding agricultural/residential area and do not support the application.

Accordingly, Members of the Committee are recommending that the application be refused.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

## **Attachments**

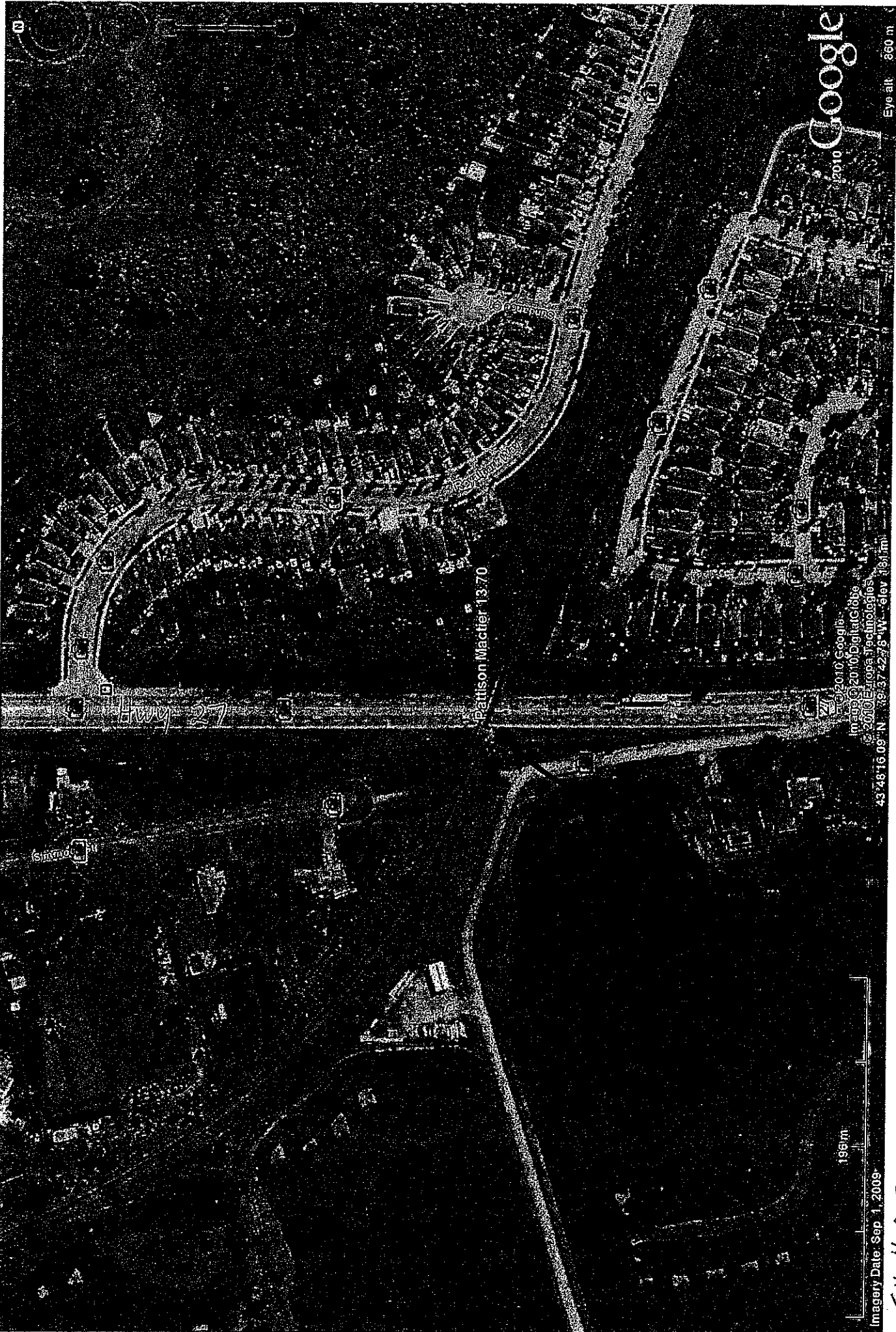
1. Photo – Sign Location
2. City Zone Map – Sign Location
3. Sketch of Sign

## **Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee



Google

Eye alt: 860 m

© 2010 Google  
© 2010 DigitalGlobe  
© 2010 Europa Technologies  
43°48'16.09" N 18°57'42.76" W - elev 181m

Pattison Mäctier 1370

Hwy 27

19cm

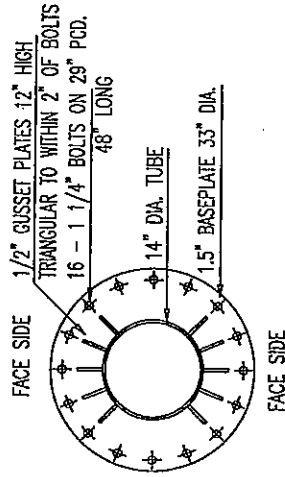
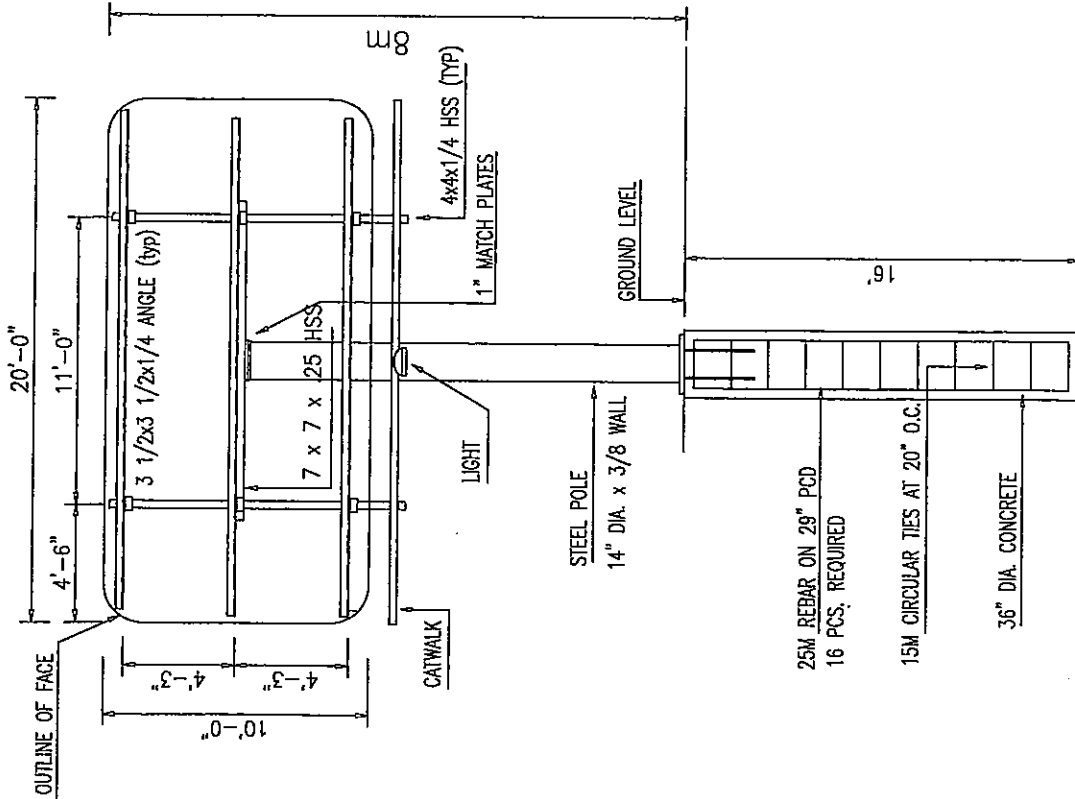
Imagery Date: Sep 1, 2009

SV. 11-00 3



# LOCATION

CHANGES IN THE CONTENTS OF THE "LOCATION" BOX OR WHITEOUTS MAKE THIS DRAWING VOID AND OF NO VALUE. PHOTOCOPIES OF THIS DRAWING HAVE NO VALIDITY IF IN DOUBT TO CONFIRM VALIDITY OF THE DRAWING CALL LEN MAILE



PLAN VIEW OF BASEPLATE

END ELEVATION

### NOTE

THIS DRAWING IS THE PROPERTY OF THIS ENGINEER AND IT MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DRAWING, INCLUDING ANY OMISSIONS, AND/OR PREPARATION OF ANY WORK OR MODIFIED DRAWINGS THEREOF FOR THE ENGINEER'S USE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE SHOWN AND ONLY THE WORK SHOWN ON THIS DRAWING. THE ENGINEER HAS NOT BEEN ADVISED BY THE OWNER OF ANY OTHER WORKS OR CONDITIONS THAT MAY AFFECT THE DESIGN OF THE STRUCTURE SHOWN ON THIS DRAWING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWING.

DESIGN WIND PRESSURES

DESIGN WIND PRESSURE =  $1.49 \times C_e \times C_p \times C_d \times C_t \times C_{pe}$   
 $C_e = 0.7(1/12)^{0.3}$  WHERE  $h$  = HEIGHT ABOVE GRADE IN METERS  
 $C_e$  MUST BE NOT LESS THAN 0.7

FOR TORONTO

HEIGHT (FEET)	$C_e$	DESIGN WIND PRESSURE (LB/SQ.FT.)
20	0.7	25.8
25	0.7	25.8
30	0.7	25.8

FRONT ELEVATION

- NOTES
1. STEEL REBAR DEFORMED 400 MPa
  2. STEEL HSS .....50 KSI YIELD
  3. STEEL TUBE .....45 KSI YIELD
  4. STEEL STRUCTURAL C.S.A. G40.21-44W
  5. ANCHOR BOLTS .....44 KSI YIELD
  6. WELDING C.S.A. W59-03 & W47.1
  7. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING CAP. OF 200 LB/SQ.FT./ FT.DEPTH.
  8. DESIGN IS FOR A WIND VELOCITY PRR. OF 0.49 kPa
  9. BOLTS .....ASTM A325 OR EQUAL
  10. CONCRETE STRENGTH .....32MPa AT 28 DAYS 5% AIR INSTALL TO CAN/CSA A23.1 & A23.2 - M90
  11. DESIGN IS TO REQUIREMENTS OF THE 2006 ONT.BLDG.CODE

**LEN MAILE**  
P.ENG STRUCTURAL ENGINEER  
28 RIVERSIDE BLVD. THORNHILL ON. L4J 1H3  
TEL: 905-881-3729 email: ljm@lenmaile.com

270CT10 6331-1

SU-11-003