

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

Item 10, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

10

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-004
OWNER: THE GARDEN CENTRE INC.
LOCATION: 12001 ALBION VAUGHAN ROAD
LOT NO. 34, CONCESSION NO. 11
WARD 1**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to a future Committee of the Whole meeting to allow further discussion with staff; and**
- 2) The deputation of Mr. Matt Alexander, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.**

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-004, The Garden Centre Inc., be REFUSED, as digital signs are not permitted in agricultural zones.

Contribution to Sustainability

N/A

Economic Impact

The necessary resources have been allocated from within the existing complement.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The purpose of this report is to present for Council approval the recommendation of the Sign Variance Committee in this matter.

Background - Analysis and Options

The applicant is requesting to install/maintain one (1) digital read-o-graph pylon sign on his property.

Sign By-law Requirements (By-Law 203-92, as amended):

Section 8.1 Ground Signs for Commercial and Industrial Buildings

A ground sign may contain an Electronic Message Display as defined in Section 2 provided;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

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- i) The area of the message display is limited to a maximum of 25%;
- ii) The message display is constructed as an integral part of the ground sign; and
- ii) Every ground sign erected shall display the municipal address assigned to the property on which the sign is located

This Sign Variance Application has been deferred twice to permit the applicant time to discuss the zoning issues of the property with the Building Standards Department, as the applicant is operating a Retail Nursery, which is not a permitted use on the property.

Variance Analysis:

This property is zoned agricultural and would comply to the agricultural section provided it was not a digital sign.

Digital signs are only allowed in commercial/industrial areas with the By-law requirements as listed above.

Therefore, the sign is deemed to be prohibited under City's by-law.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the goals established by Council in the Vaughan Vision 2020/Strategic Plan, in particular:

Service Excellence – Promote Community Safety, Health & Wellness.

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The Sign Variance Committee cannot support the approval of this application since the proposed digital sign is prohibited in an agricultural zone. Digital signage in agricultural zones remains limited to preserve the rural/open-space character of these areas. This application was deferred twice to provide adequate time to address the zoning use issues.

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

Attachments

1. Zoning Search Application #15-0216
2. Zoning Map Satellite Picture of 12001 Albion Vaughan Road
3. Zoning Map 12001 Albion Vaughan Road

Report prepared by:

Dave Madore
Supervisor, Licensing Enforcement /Special Enforcement Unit, Ext. 8679
By-Law & Compliance, Licensing & Permit Services

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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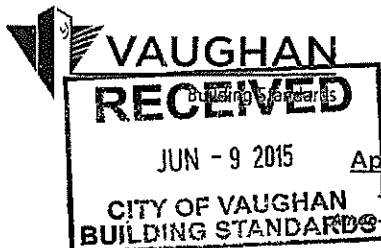
Report prepared by:

Dave Madore
Supervisor, Licensing Enforcement /Special Enforcement Unit, Ext. 8679
By-Law & Compliance, Licensing & Permit Services

Respectfully submitted,

David Madore
Chair, Sign Variance Committee

/as



BSD Application No. 2015 024 55387 ZS
Receipt No.

Attachment 1

Application for Zoning Search and Written Response

CITY OF VAUGHAN
BUILDING STANDARDS

This Zoning Search is not for municipal or provincial licensing approval.
A refundable fee of \$110.00 per lot/municipal address/unit must accompany this application.

To be completed by the Applicant

Application Date: June 9/15

Applicant Contact Information

Applicant's Name: Giuseppe Italiano Contact Name (if different from applicant):
Address: 84 Maria Antonio Rd City/Town: Woodbridge
Postal Code: L4H 2S6 Phone No. (Bus): 416 896 4778 Fax No.:

Property Inquiry Information

Address of Property: 12001 Albion-Vaughan Rd Unit No.:
Legal Description: Lot/Blk. No.: 34 Plan No.: Concession No. 11
Name of Establishment: N/A Proposed Use: GARDEN CENTRE
Is any construction proposed: ☐ Yes ☐ No
Information Requested:

IS A GARDEN CENTRE A PERMITTED USE ON THIS
PROPERTY?

Note: A Building Permit is required for any new construction or material alteration to the subject property. Permit requirements may be discussed with the Department's Application Expeditors.

Please indicate preferred method of delivery of completed response: ☒ Call for pick-up ☐ Mail ☐ Fax

Signature: [Signature] Date: June 9, 2015 ☐ Owner ☒ Agent

For Office Use Only

City of Vaughan consolidated by-law 1-88 as amended Zone: A - AGRICULTURAL Exception No.: N/A
Response, based solely on the above information: A RETAIL NURSERY IS NOT A PERMITTED
USE IN AN AGRICULTURAL ZONE UNLESS A RETAIL NURSERY
WAS LEGALLY SO USED ON THE LANDS ON SEPT. 19, 1988.
THE BUILDING STANDARDS DEPARTMENT HAS NO RECORD
OF A RETAIL NURSERY USE LEGALLY EXISTING AT THE
ABOVE NOTED LOCATION ON SEPT. 19, 1988, THEREFORE
THE USE IS NOT PERMITTED.

Caution: Every effort has been made to ensure that the response contained herein is correct, but we do not warrant or certify its accuracy. Opinions should be verified and are subject to any contrary ruling of a court of competent jurisdiction.

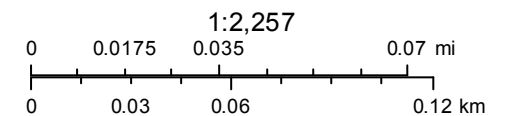
Zoning Examiner: M. COUGHLAN Date: JUNE 10/15 Phone No. (905) 832-8510 ext. 8221

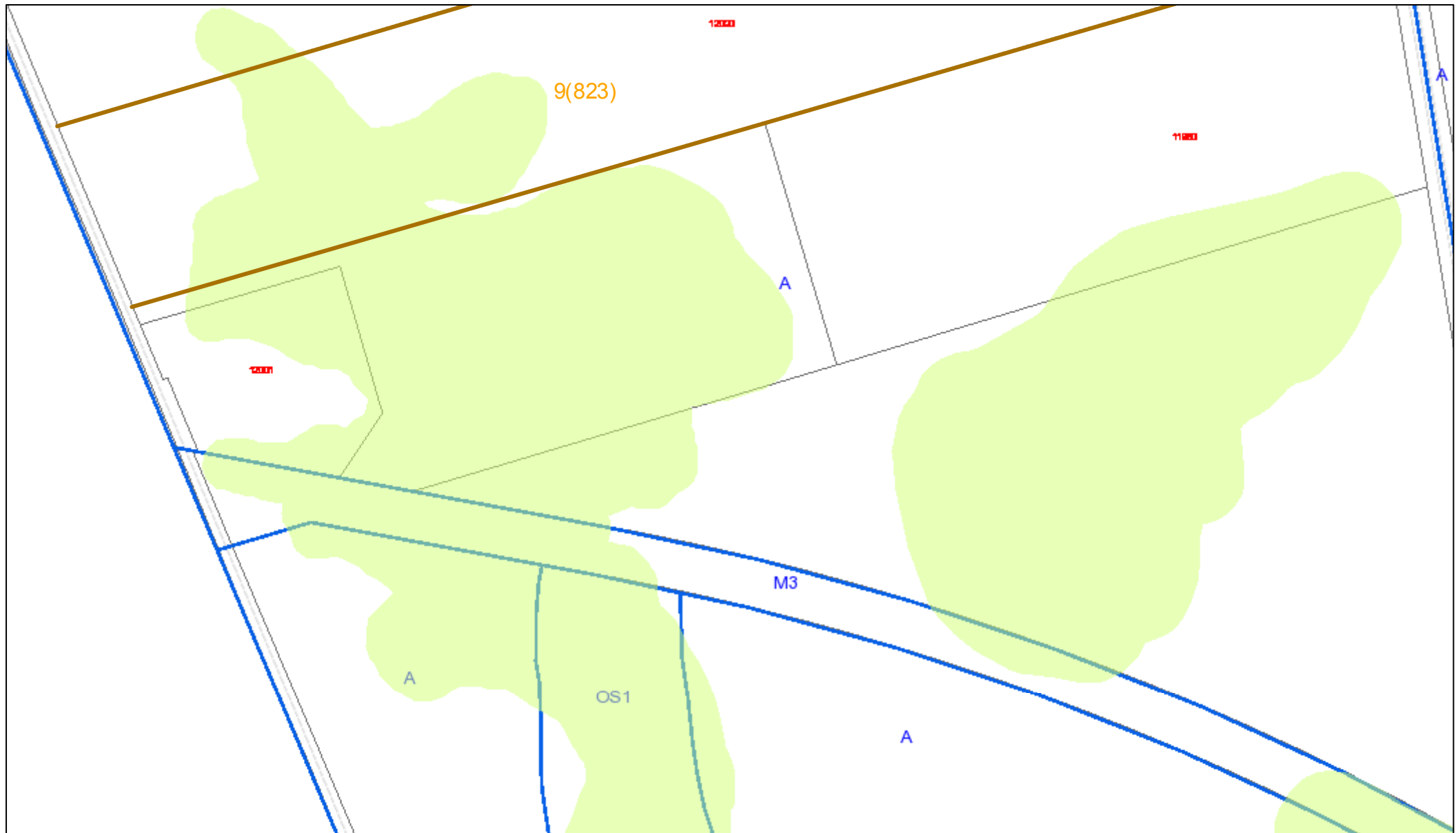
A copy of The City of Vaughan consolidated By-law 1-88 a.a. may be obtained through the City of Vaughan Planning Department (905) 832-8555 and copies of specific by-law exceptions may be obtained through the City of Vaughan Clerk's







July 12, 2016

- Exception Line
- Zones
- Parcel
- 12601 Lot Numbers
- A Address Points





July 12, 2016

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|  Exception Line |  Zones | Lot Numbers |
| Exception Number | Address Points | |
|  TRCA Regulation Limit |  Parcel | |

