

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 22, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

22

**SIGN VARIANCE APPLICATION
FILE NO: SV.13-017
OWNER: YORK MAJOR HOLDINGS INC.
LOCATION: 1900 MAJOR MACKENZIE DRIVE
BLOCK 5, 65M4061
WARD 4
(Referred)**

The Committee of the Whole recommends that consideration of this matter be deferred pending the applicant's response.

Council, at its meeting of September 17, 2013, adopted the following recommendation (Item 6, CW Report No. 35):

That consideration of this matter be referred to the Committee of the Whole meeting of September 24, 2013, to allow the applicant to provide additional information.

Committee of the Whole recommendation of September 3, 2013:

That consideration of this matter be deferred to the Council meeting of September 17, 2013, and that the applicant be requested to advise Council whether the sign would be permitted in the Regional Road allowance.

Recommendation of the Sign Variance Committee, dated September 3, 2013

Recommendation

The Sign Variance Committee recommends:

- 1) That Sign Variance Application SV.13-017, York Major Holdings Inc., 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

The applicant is proposing to use a portion of an existing ground sign for a business on located on the subject property (Third Party Sign).

Background - Analysis and Options

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 22, CW Report No. 39 – Page 2

Section 6.3 No person shall erect or maintain a sign on a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land.

Section 8.8 Maximum area of a ground sign shall not exceed 20 sq.m.

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 not required for the proposed signs.

Conclusion

The applicant is proposing a 2.5 sq.m. addition to an existing 20.0 sqm. ground sign located at 1900 Major Mackenzie Drive. The sign is to be used for a business located at 211 McNaughton Road - Colaricci Daudlin Tauro Funeral Homes.

Similar to previous applications, members of the Sign Variance Committee do not support sign variance applications for 3rd party signage within the City. In Committee's opinion, all signage for a business premises should be located on the lot where it exists as required by the by-law.

In Committee's opinion, the intent and purpose of the City's Sign By-law is not being maintained and 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. Site Plan
2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

(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.)

COMMITTEE OF THE WHOLE

SEPTEMBER 24, 2013

SIGN VARIANCE APPLICATION

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Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232



110 Sharer Road
Vaughan, ON
L4L 8P4
Tel: 905.264.9924
Fax: 905.264.8721
Toll Free: 1.877.289.9924

DISTINCTIVE SIGN MEDIA

Customer:
YORK MAJOR VILLAGE

Project:
YORK MAJOR VILLAGE

Site:
MCNAUGHTON ROAD
VAUGHAN, ON

Contact Name:

Drawing Title:
ILLUMINATED PYLON SIGN

SITE PLAN

Sales:
JOE CAPUTI

Designer:
U

Scale:
as noted

Date:
26 07 08

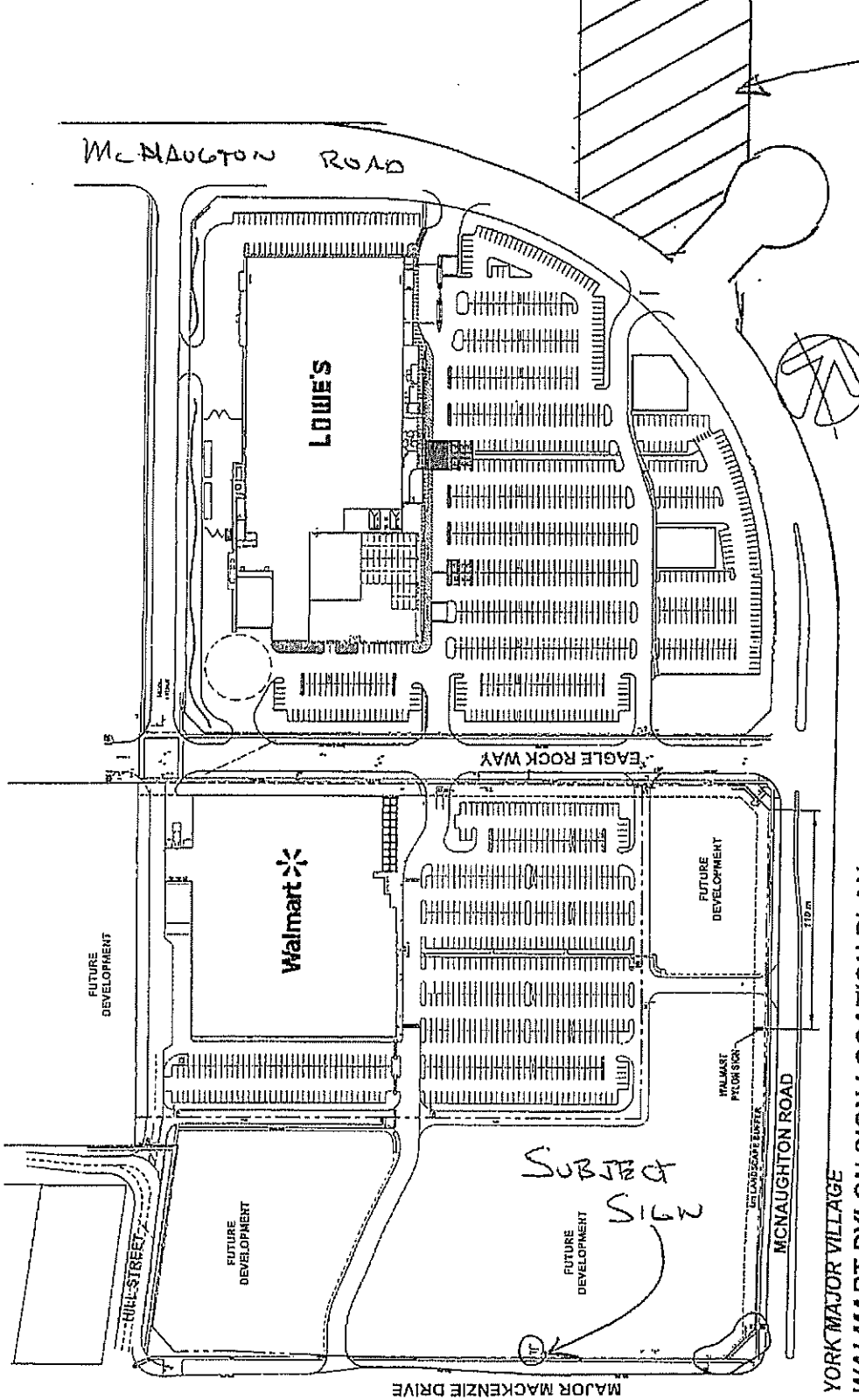
Drawing No.
YORK-1110-PYL-SP-B

APPROVED FOR PRODUCTION

Date:

Name:

Approval:



YORK MAJOR VILLAGE
WALMART PYLON SIGN LOCATION PLAN
MCNAUGHTON ROAD
SCALE 1:2000

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Approx.
Location
of 211
McNAUGHTON
ROAD.



7500 Martin Grove Rd Unit 1
Woodbridge, ON
L4L 8S9

Tel: 905.284.9924
Fax: 905.284.9721
Cell: 416.284.2920
Toll Free: 1.877.260.9924

DISTINCTIVE SIGN MEDIA

Customer:

YORK MAJOR VILLAGE

ନିର୍ଦ୍ଦେଶ:

YORK MAJOR VILLAGE

Sile,
1500 MAJOR MACKENZIE DRIVE
VAUGHAN, ON

Control Plane:

Drawing Tile.

ILLUMINATED PYLON SIGN

EXHIBIT 101

Sales:

How Many?

Designer:

三

Scale:

Date:

June 1

Drawing No.

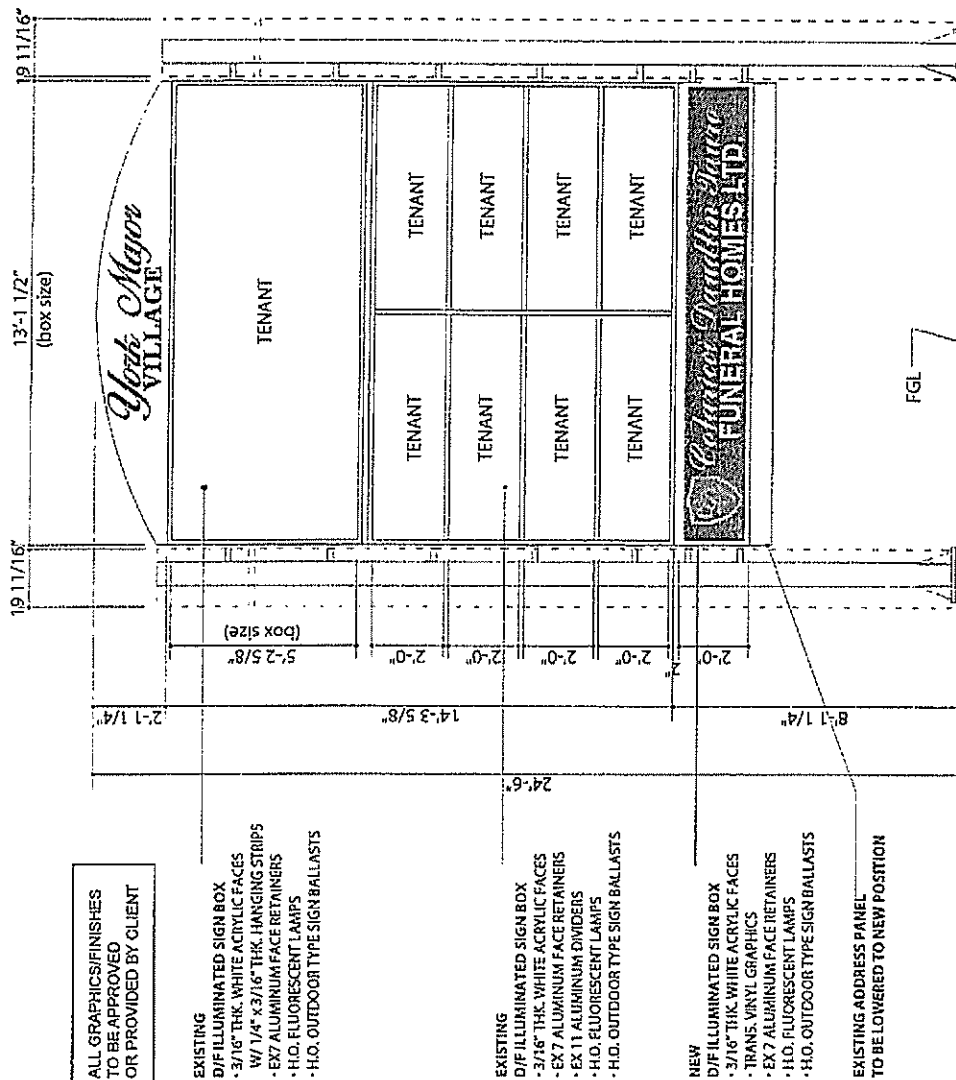
1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the primary photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the most abundant pigment, while Chl b is present in smaller amounts. Both pigments are found in the chloroplasts of green plants.

RENTAL

Page 6

1000

— **“A”** —



Pylon Elevation
Scale: 1/4" = 1'-0"

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