



Corporate Report

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DATE: August 29, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 18, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended**

RECOMMENDATION: That Mississauga Sign By-law 0054-2002, as amended, be amended to achieve consistency with Mississauga's proposed new zoning by-law and to correct existing minor typographical errors as described in Appendix 1 attached.

That the report dated August 29, 2006 from the Commissioner of Planning and Building be received.

BACKGROUND: The Building Division, Planning and Building Department has identified a need to amend Mississauga Sign By-law 0054-2002, as amended, to reflect the zoning categories contained within the proposed new zoning by-law. Also, since the Sign By-law is being reviewed for necessary amendments, it is also appropriate at this time to correct minor typographical errors. It is important to note that the proposed amendments are purely administrative and not a divergence from the existing by-law.

COMMENTS: Mississauga's Sign By-law 0054-2002 establishes classes of signs and sorts the zoning categories contained in Mississauga's current zoning by-laws for the purpose of directing where various types of signs are permitted.

For example, “Residential and Open Space Signs” are only permitted in residential, open space, flood, greenbelt, harbour, park, parkway belt, institutional school and transition zones, “Commercial Signs” are only permitted in commercial, commercial and manufacturing, manufacturing commercial and restricted commercial zones, “Industrial Signs” are only permitted in manufacturing and railway zones, and, “Agricultural Signs” are only permitted in agricultural zones. These zoning categories are contained within Mississauga’s four existing zoning by-laws for the City of Mississauga, former Towns of Port Credit and Streetsville and, a portion of Oakville.

The new zoning by-law creates zoning categories which are: Residential, Office, Commercial, City Centre, Employment, Open Space, Greenbelt, Parkway Belt and “Other” which include Utility, Institutional, Development and Buffer. These categories are subsequently reduced into base zone symbols, to differentiate, for example between site specific locations which allow detached dwellings from apartments, which do not necessarily correspond with the similarly referenced zoning categories contained in the current zoning by-laws.

Consequently, if adopted, Mississauga’s proposed new zoning by-law will result in a single zoning document with zoning categories which are consistent with Official Plan designations but different from the zoning categories that currently exist. This will therefore result in a situation whereby the current Sign By-law will not set out the appropriate types of signs permitted in the new zoning categories nor the development standards which are to be applied.

To address this issue, staff of the Building Division reviewed the current Sign By-law and identified those sections of the Sign By-law which require deletion or amendment to achieve consistency with the proposed new zoning by-law.

From that review the following amendments and deletions to By-law 0054-2002, as amended, are recommended:

amend clause 4(6)(f) by deleting the words “and 14”,

amend section 9 “ESTABLISHMENT OF THE CLASS OF SIGNS BY ZONING CATEGORY”, by:
deleting reference to Zoning By-laws Nos. 5500, 1227, and 65-30, as amended, and

replacing with the correct reference to Mississauga's new zoning by-law number,

delete the list of zoning categories listed in subsection 9(1) Residential and Open Space Signs, and replace with a revised Table which lists the appropriate proposed new zoning categories,

delete subsection 9(2) Commercial Signs,

delete subsection 9(3) Industrial Signs,

create a new subsection 9(2) Commercial, Office and Employment Signs, which lists the proposed new zoning designations contained within those categories, and

delete subsection 9(4) Agricultural Signs.

Amend section 11 by:

removing references to Industrial, Commercial and Agricultural Signs and replace with the property class "NON-RES" meaning Commercial, Office and Employment Signs,

amending column 2 of the table by deleting the number "14" opposite "Directory" and replacing with "13",

amending column 3 of the table to provide for only "RES" and "NON-RES",

combining the types of signs currently identified as Industrial and Commercial Signs under the heading "NON-RES",

deleting the property class column "AG", and

adding an additional note indicating that Projecting and Sidewalk Signs are only permitted on lands zoned C1, C2, C3, C4 and C5.

Amend section 13 by changing the title to "Commercial, Office and Employment Signs"; delete from the preamble the word "below" and replace with the words "in the following tables"; combine and sort the provisions of the tables contained in sections 13 and 14 by sign type making the necessary deletions to remove duplication of uses and applicable standards; add to Table 1 note 2 and Tables 3, 4 and 5 the

words “in an Employment zone” after the word “sign”.

Delete section 14 Industrial Signs.

Delete section 15 Agricultural Signs.

Amend subsection 16(3) by deleting the words “a commercial or industrial” and replacing with “office, commercial or employment”.

In addition to the above the following amendments are appropriate at this time to correct typographical errors contained in the current by-law, namely:

amend subsection 18(1) Directional Signs by changing the maximum sign area from 0.075 m² to 0.75 m²,

correct the spelling of the word “fascia” where incorrect, and

delete imperial equivalents of metric measures where located within the By-law.

Also, it is necessary to include in the proposed amending by-law, a provision to ensure that the effective date of the proposed amendments coincides with the proposed new zoning by-law.

It is important to note that the only amendments and deletions which are proposed at this time are to achieve consistency with the proposed new zoning by-law. It has been recognized that additional general amendments to the By-law may be presented to Council in the near future to address other concerns, those changes are not being proposed at this time.

FINANCIAL IMPACT: None

CONCLUSION: Mississauga’s Sign By-law utilizes the zoning designations contained within the various existing zoning by-laws to regulate the types of signs permitted within those zoning categories as well as containing some minor typographical errors.

Since many of the existing zoning categories will no longer exist in the new proposed zoning by-law while new categories will be created,

it is necessary to amend the Sign By-law to achieve consistency with the new zoning by-law and also appropriate at this time to correct existing minor typographical errors.

ATTACHMENTS:

Appendix 1: A by-law to amend Sign By-law 54-2002, as amended.

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: John D. Oates, Zoning Administrator
Manager, Permit Administration, Building Division*

A by-law to amend Sign By-law
54-2002, as amended

WHEREAS sections 9 to 11 and 99 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorize municipalities to regulate with respect to signs;

AND WHEREAS the Council of The Corporation of the City of Mississauga wishes to make certain changes to the Sign By-law 54-02, as amended;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. In this By-law, “Sign By-law” means the Sign By-law 54-02, as amended.
2. That subsection 4(6)(f) of the Sign By-law is amended by deleting the words “Sections 13 and 14” and replacing them with the words “Section 13”.
3. That section 9 of the Sign By-law is deleted and replaced with the following section:

9. ESTABLISHMENT OF THE CLASS OF SIGNS BY ZONING CATEGORY

For the purposes of this By-law, the following classes of signs are hereby established by reference to the following zone categories as set out and defined in the City of Mississauga Zoning By-law _____, as amended. Each class of sign shall only be permitted within the areas subject to the zone categories listed for that class below:

- (1) Residential and Open Space Signs:

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16
RM1, RM2, RM3, RM4, RM6, RM8, RM9
RA1, RA2, RA3, RA4, RA5
OS1, PO2, OS3
CCOS
PB1, PB2, PB3
I
U
B
D

- (2) Commercial, Office and Employment Signs:

O
C1, C2, C3, C4, C5
CC1, CC2, CC3
E1, E2, E3

4. That section 11 of the Sign By-law is deleted and replaced with the following section:

11. PERMITTED SIGN TYPES BY SIGN CLASS

The sign types listed in Column 1 of the chart below, shall only be permitted in the property class indicated in Column 3 of the chart below. The By-law section applicable to each sign type listed in Column 1 of the chart below is shown in Column 2 of the chart below:

RES Residential and Open Space Signs
NON-RES Commercial, Office and Employment Signs

COLUMN 1 SIGN TYPE	COLUMN 2 SECTION	COLUMN 3	
		RES	NON-RES
Billboard	20		•
Construction Site	27	•	•
Directional	18	•	•
Directory	13		•
Election	21	•	•
Fascia	17	•	•
Ground	16	•	•
Inflatable	29A		•
Menu Board	13		•
New Home Development	25	•	•
Portable Sign	23	• ¹	•
Pre-menu Board	13		•
Projecting	13		• ²
Pump Island	13		•
Real Estate	26	•	•
Sidewalk Sign ³	24		• ²
Window	19		•

¹ School properties and places of religious assembly only.

² Properties zoned C1, C2, C3, C4 and C5 only.

³ May be located on the adjacent street abutting the specific zone.

5. That section 13 of the Sign By-law is deleted and replaced with the following section:

13. COMMERCIAL, OFFICE AND EMPLOYMENT SIGNS

No person shall erect, display, alter, maintain or allow or cause the erection, display, alteration, or maintenance of any type of sign listed in the following tables in conjunction with the uses listed in Column 1 unless the sign complies with the regulations and standards applicable to that sign type in Column 2 below and with any other provisions of this By-law.

Table 1
Fascia Signs

Column 1 Use	Column 2 Maximum Sign Area
Commercial Undertaking Shopping Centre	20% of the building facade of the first storey and An additional 15% of the building wall of the first storey of the side and rear elevations of the building which does not have a main entrance for the public and faces a parking lot or driveway but does not face a residential use within 100 m of this building facade.

Cinema Theatre	20% of the building facade of the first storey.	
Office ^{1,2} Hotel ^{1,2}	20% of the building facade of the first storey for each occupancy and an additional two fascia signs located between the limits of the top floor and parapet or roof level or located on the structure enclosing the mechanical equipment on the roof, both in total, not greater in area than 2% of the building face on which the sign is located.	
Service Station	Commercial Undertaking	20% of a wall facing a street line or gas pumps.
	Pump Island	4.0 m ² per pump island.
	Car Wash Service Bays	15% of a wall with an entrance. 10% of a wall with an exit or facing gas pumps.
	Gas Bar Canopy	100% of the canopy of which only a maximum of 20% may be "copy" area. 50% of permitted "copy" area can extend above the roof line of the canopy.
Individual Free-standing Industrial Establishment ²	15% of the building façade	
Multi-occupant Industrial Establishment ^{2,3}	15% of the building facade of the first storey for each occupancy. 1 sign permitted per occupancy.	
Special Sign Districts Clarkson Cooksville Lakeview Port Credit Streetsville	15% of the building face of the first storey for each occupancy.	
Notes:		
¹ An office building or hotel over three (3) storeys in height shall be permitted two (2) additional fascia signs per building located between the limits of the top floor and the parapet or roof level, or located on the structure enclosing the mechanical equipment on the roof, both in total, not greater in area than 2% of the building face on which the sign is located.		
² Notwithstanding subsection 17 (5), no person shall erect a sign in an Employment zone that is visible from any land zoned for residential uses and located between Eastgate Parkway and Rathburn Road East.		
³ In a Multi-occupant Industrial Establishment, where the main public entrance to an occupancy does not face a street, the wall through which the main entrance passes may be used as the building facade to determine the permitted sign face area of the fascia sign for the occupancy.		

Table 2
Projecting Signs

Column 1	Column 2
Use	Maximum Sign Area
Special Sign Districts Clarkson Cooksville Lakeview Port Credit Streetsville	Maximum area of 0.8 m ² Minimum 2.5 m clearance from grade.
Note: The owner of a projecting sign that overhangs a public right-of-way shall enter into an encroachment agreement with the City.	

Table 3
Ground Signs

Column 1	Column 2				
Use	Minimum Frontage	Number	Maximum Sign Area	Maximum Height	Minimum Street Line Setback
Commercial Undertaking	25.0 m	1 for each street line	15.0 m ² per sign face	7.5 m	1.0 m
Shopping Centre < 4.0 ha Office Building Hotel Service Station	N.A.	1 for each street line	15.0 m ² per sign face	7.5 m	1.0 m
Shopping Centre ≥ 4.0 ha	N.A.	1 for each street line and additional ground sign may be erected along each street line of a property, providing that each ground sign is a minimum of 100 m from any other ground sign located on the same street line.	28.0 m ² per sign face	7.5 m	1.0 m
Cinema Theatre	N.A.	1 for each street line	20.0 m ² per sign face	7.5 m	1.0 m
Office Hotel	N.A.	1 for each street line	15.0 m ² per sign face	7.5 m	1.0 m
Individual Free-standing Industrial Establishment ¹	N.A.	1 for each street line	15.0 m ² per sign face	7.5 m	1.0 m
Multi-occupant Industrial Establishment ¹	N.A.	1 for each street line	15.0 m ² per sign face	7.5 m	1.0 m
Special Sign Districts Clarkson Cooksville Lakeview Port Credit Streetsville	15.0 m	1 for each street line where the building is setback 4 m from the street line	3.5 m ² per sign face	3.0 m	0.5 m
Notes:					
¹ Notwithstanding subsection 17 (5), no person shall erect a sign in an Employment zone that is visible from any land zoned for residential uses and located between Eastgate Parkway and Rathburn Road East.					

Table 4
Billboards

Column 1	Column 2			
Use	Number	Maximum Sign Area	Maximum Height	Minimum Setbacks
Shopping Centre Office Building Hotel Service Station Motor Vehicle Dealership	1 for each property where there is no ground sign	20.0 m ² per sign face	See Section 20	See Section 20
Individual Free-standing Industrial Establishment ¹	1 for each property where there is no ground sign	20.0 m ² per sign face	See Section 20	See Section 20
Vacant Industrial Property ¹	1	20.0 m ² per sign face	See Section 20	See Section 20
Notes:				
¹ Notwithstanding subsection 17 (5), no person shall erect a sign in an Employment zone that is visible from any land zoned for residential uses and located between Eastgate Parkway and Rathburn Road East.				

Table 5
Pre-Menu Boards and Menu Boards

Column 1		Column 2					
		Pre-Menu Board			Menu Board		
Use		Number	Maximum Sign Area	Maximum Height	Number	Maximum Sign Area	Maximum Height
Commercial Undertaking		1 per drive-through lane	2.0 m ²	3.0 m	1 per drive-through lane	4.1 m ²	3.0 m
Service Station	Commercial Undertaking	Not Permitted	N.A.	N.A.	1 per drive-through lane	2.0 m ²	3.0 m
	Car Wash	Not Permitted	N.A.	N.A.	1 per car wash	2.0 m ²	3.0 m

Table 6
Directory Signs

Column 1	Column 2		
Use	Maximum Sign Area	Maximum Height	Minimum Street Line Setback
Multi-occupant Industrial Establishment ¹	5.0 m ²	4.0 m	7.5 m

Notes:
¹ Notwithstanding subsection 17 (5), no person shall erect a sign in an Employment zone that is visible from any land zoned for residential uses and located between Eastgate Parkway and Rathburn Road East.

6. That sections 14 and 15 of the Sign By-law be deleted.
7. That subsection 16(3) of the Sign By-law is amended by deleting the reference “commercial or industrial” and replacing it with “office, commercial or employment”.
8. That subsection 18(1) of the Sign By-law is amended by deleting the reference “0.075m²” and replacing it with “0.75m²”.
9. That all references to the word “facia” in the Sign By-law be deleted and replaced with the word “fascia”.
10. That all references to the imperial measurements in the following sections and subsections of the Sign By-law be deleted:
 - a) Section 1 – “window sign” definition;
 - b) Subsections 4(2)(c) and (d);
 - c) Subsections 5(6)(d) and (g);
 - d) Section 12;
 - e) Subsections 16(3) and (5);
 - f) Subsection 17(1);
 - g) Subsection 18(1);
 - h) Subsections 20(2)(a), (b), (c) and (d);
 - i) Subsection 20(3);
 - j) Subsection 21(1)(e);
 - k) Subsection 21(3);
 - l) Subsection 22(2)(b);
 - m) Subsection 23(5);
 - n) Subsections 23(6)(a), (b), (b)(i), (b)(ii), (b)(iii), (b)(iv) and (b)(v);
 - o) Subsections 24(3)(a), (c), (d) and (e);
 - p) Subsections 25(2)(a) and (b);
 - q) Subsections 25(3)(b), (c) and (d);
 - r) Subsection 26(2);
 - s) Subsection 27(1);
 - t) Subsection 28(1); and
 - u) Subsection 29(1).

11. This By-law shall be effective on the same date as the City of Mississauga Zoning By-law _____ becomes effective.

ENACTED and PASSED this day of , 2006.

MAYOR

CLERK