



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2006)

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**DATE:** November 7, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: November 27, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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**RECOMMENDATIONS:** That the Report dated November 7, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested thirteen (13) Sign Variance Applications described in Appendix 1 to 13 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted:**

- (a) Sign Variance Application 06-00904  
Ward 3  
M & M Meats  
3647 Dixie Road

To permit the following:

- (i) One fascia sign on the south elevation having an area of 5.57 sq. m.
- (ii) One fascia sign on the south elevation with changing copy area.



- (iii) One fascia sign on the north elevation having an area of 9.75 sq. m.

- (b) Sign Variance Application 06-01881  
Ward 5  
Rexall  
5965 Coopers Avenue

To permit the following:

- (i) One ground sign having an area of 21.78 sq. m.
- (ii) One ground sign at the rear side of the property adjacent to the Provincial highway.

- (c) Sign Variance Application 06-01052  
Ward 5  
Petro Canada Car Wash  
450 Derry Road West

To permit the following:

- (i) One car wash exit sign located above the upper limits of the car wash.
- (ii) One fascia sign on the car wash wall with an exit, having an area of 9.2 sq. m.
- (iii) One directional sign having an area of 1.26 sq. m. and a overall height of 1.26 m.

- (d) Sign Variance Application 06-00305  
Ward 7  
Hajuna Investments Limited  
3611 Mavis Road.

To permit the following:

- (i) One additional ground sign per street line.



- (e) Sign Variance Application 05-04848  
Ward 9  
Meadowvale West Church Centre  
6945 Meadowvale Town Centre Circle

To permit the following:

- (i) One fascia sign on the west elevation.
- (ii) One fascia sign on the roof of the building.

- (f) Sign Variance Application 06-02524  
Ward 7  
Hyundai  
300 Dundas Street East

To permit the following:

- (i) Two fascia signs located above the upper limits of the roof line.
- (ii) One ground sign having an overall height of 7.5 m and an area of 6.1 sq. m.

- (g) Sign Variance Application 06-01835  
Ward 3  
Rovinelli Holdings Limited.  
4800 Eastgate Parkway

To permit the following:

- (i) One ground sign not located on the property it identifies.

The granted variances are subject to compliance with other provisions of the Sign By-law.



2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 06-01906  
Ward 5  
Rajesh Aneja / KPMR Investments Inc.  
7470 Airport Rd.

To permit the following:

- (i) One ground sign with an overall height of 10.36m.

- (b) Sign Variance Application 06-01113  
Ward 6  
Canadian Pacific Railway  
6744 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 401.

- (c) Sign Variance Application 06-01112  
Ward 6  
Canadian Pacific Railway  
6740 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 401.

- (d) Sign Variance Application 06-01111  
Ward 6  
Canadian Pacific Railway  
4558 Creditview Road

To permit the following:



- (i) One billboard sign located on CPR right-of-way visible from Highway 403.

- (e) Sign Variance Application 06-01110  
Ward 6  
Canadian Pacific Railway  
4552 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 403.

- (f) Sign Variance Application 06-01379  
Ward 8  
Progressive Autobody  
1801 North Sheridan Way

To permit the following:

- (i) One ground sign having an overall height of 7.62 m.
- (ii) One ground sign having an area of 27.87 sq. m. per sign face.

**BACKGROUND:**

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

**COMMENTS:**

The Planning and Building Department has received thirteen (13) Sign Variance Applications (see Appendix 1 to 13) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.



**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

**ATTACHMENTS:**

- M & M Meats  
Appendix (1-1 to 1-9)
- Rajesh Aneja / KPMR Investments Inc.  
Appendix (2-1 to 2-10)
- Rexall  
Appendix (3-1 to 3-7)
- Petro Canada Car Wash  
Appendix (4-1 to 4-7)
- Canadian Pacific Railway  
Appendix (5-1 to 5-6)
- Canadian Pacific Railway  
Appendix (6-1 to 6-6)
- Canadian Pacific Railway  
Appendix (7-1 to 7-6)
- Canadian Pacific Railway  
Appendix (8-1 to 8-6)
- Hajuna Investments Limited  
Appendix (9-1 to 9-6)



Progressive Autobody  
Appendix (10-1 to 10-7)

Meadowvale West Church Centre  
Appendix (11-1 to 11-6)

Hyundai  
Appendix (12-1 to 12-8)

Rovinelli Holdings Limited  
Appendix (13-1 to 13-8)

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor Sign Unit*





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-00904

**RE: M&M Meats**  
**3647 Dixie Road - Ward 3**

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**The applicant requests the following variances to section 13 of the Sign By-law 0054-2002, as amended.**

<b>Section 13</b>	<b>Proposed</b>
Permits a fascia sign on the front (south) elevation of this unit to have a sign area of 5.35 sq. m. (57.58 sq. ft.).	One (1) fascia sign on the front (south) elevation of this unit having a total sign area of 5.57 sq. m. (60 sq. ft.).
Does not permit fascia signs to contain any changing copy area.	One (1) fascia sign on the front (south) elevation with changing copy area.
Does not permit fascia signs on the rear (north) elevation of this unit.	One (1) fascia sign on the rear (north) elevation of this unit.

**COMMENTS:**

1. The proposed fascia sign on the front (south) elevation of the unit is slightly over the permitted size allowed in the Sign By-law. The sign is in keeping with the design of the building elevation and therefore acceptable from a design perspective.
2. The proposed changing copy area as part of the proposed fascia sign on the front (south) elevation of the unit would potentially reduce the amount of window signage on this unit and therefore is acceptable.
3. The proposed fascia sign on the rear (north) elevation of the unit is acceptable from a design perspective and is within the intent of the Sign By-law, as the layout of the plaza exposes the rear elevation of the unit to Burnhamthorpe Road and Dixie Road.



280 HOLIDAY INN DRIVE, CAMBRIDGE, ONTARIO, CANADA N3C 1Z4



TEL: 519.220.0505 FAX: 519.220.0606 WWW.PRIDESIGNS.COM

May 15, 2006

Mr. Jeff Grech  
**City of Mississauga**  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Jeff:

**RE: SGNBLD 06 904 VAR – M&M Meat Shops, 3647 Dixie Road, Mississauga, ON**

Please accept this letter on behalf of our client M&M Meat Shops regarding the variance request for the fascia signs proposed for the North Elevation and South Elevation at our location noted above.

The proposed fascia sign on the North Elevation (rear of the building) is not permitted as it does not face their parking lot and the proposed fascia sign on the South Elevation (Front Elevation) would incorporate a Read-O-Graph portion and as per the Sign-by-Law, Read-O-Graphs are not stipulated under the Fascia Sign Section. In addition, both signs will also be over the allowable sign area by 1%.

We feel due to the situation of the building on the lot, a sign on the North Elevation would provide great exposure for southbound traffic along Dixie Road. This is a highly visible elevation, which is not blocked by adjacent properties, and we feel that because we are the end unit, this exposure would be beneficial to the success of our business.

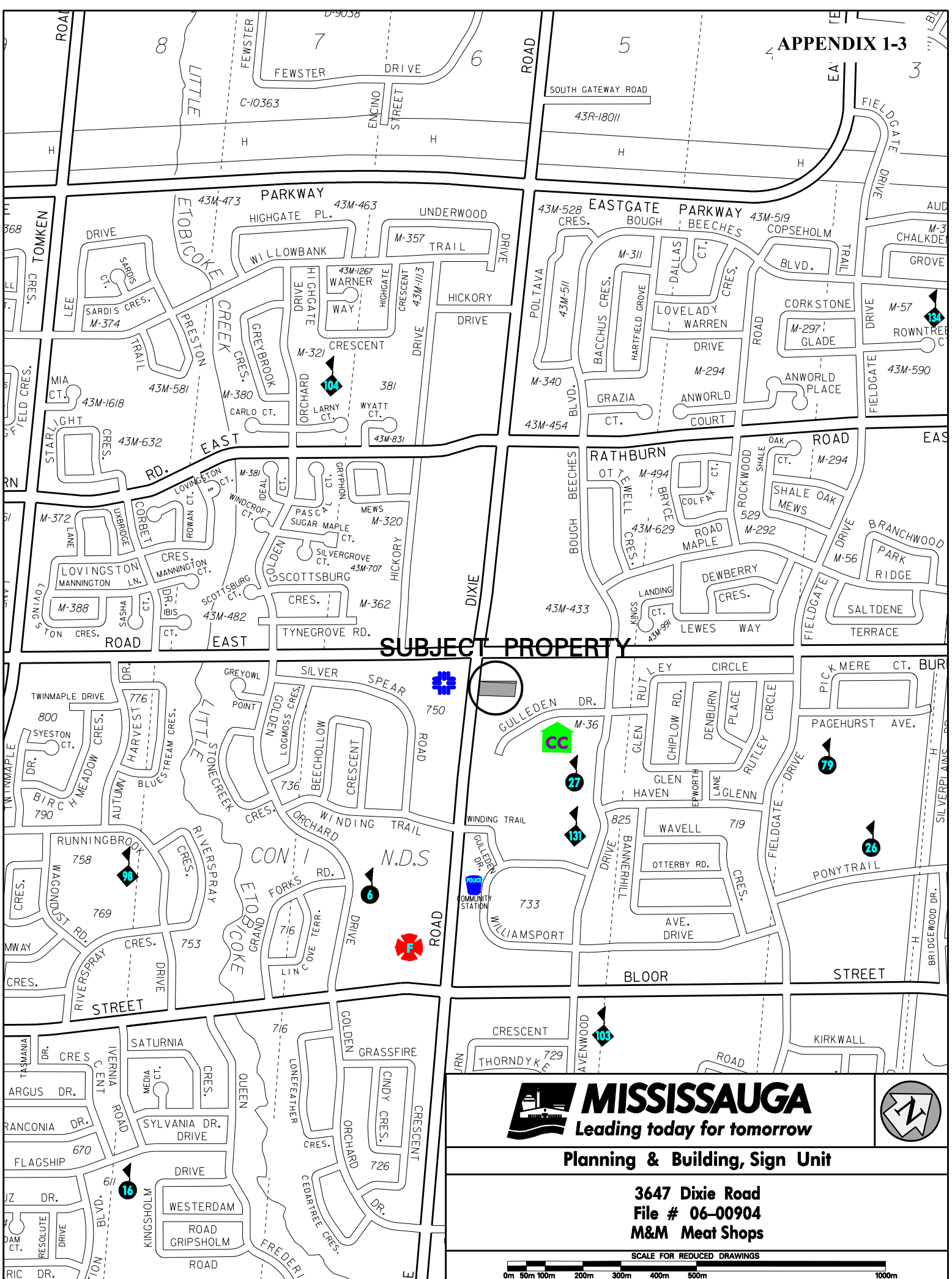
In addition, the proposed sign with the read-o-graph portion on the front elevation would provide a space to advertise specials within the store and also presents excellent exposure to northbound traffic.

Thank you for your consideration of our request, and should you have any further questions or comments, please do not hesitate to contact me.

Regards,

Isabella Cerelli  
Permit Specialist





SUBJECT PROPERTY



**MISSISSAUGA**  
Leading today for tomorrow



**Planning & Building, Sign Unit**

**3647 Dixie Road  
File # 06-00904  
M&M Meat Shops**

SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m



Burnhamthorpe

PROPOSED  
SIGN AGFA = 107.82 m<sup>2</sup>

#2

3647

#1

PROPOSED  
SIGN B

3643

#2

#1

KEY PLAN

COMMERCIAL DEVELOP  
3647 and 3643 DIXIE ROADBERNATT ARCHITECT LTD  
40 Wynford Drive, Ste. 312  
Toronto, Ontario, M3C 1J5  
Tel. (416) 449-8845  
Fax. (416) 449-0103



DRAWING No.

#060233 B

- ☐ P.Q. #  
☐ VINYL COLOURS OPEN

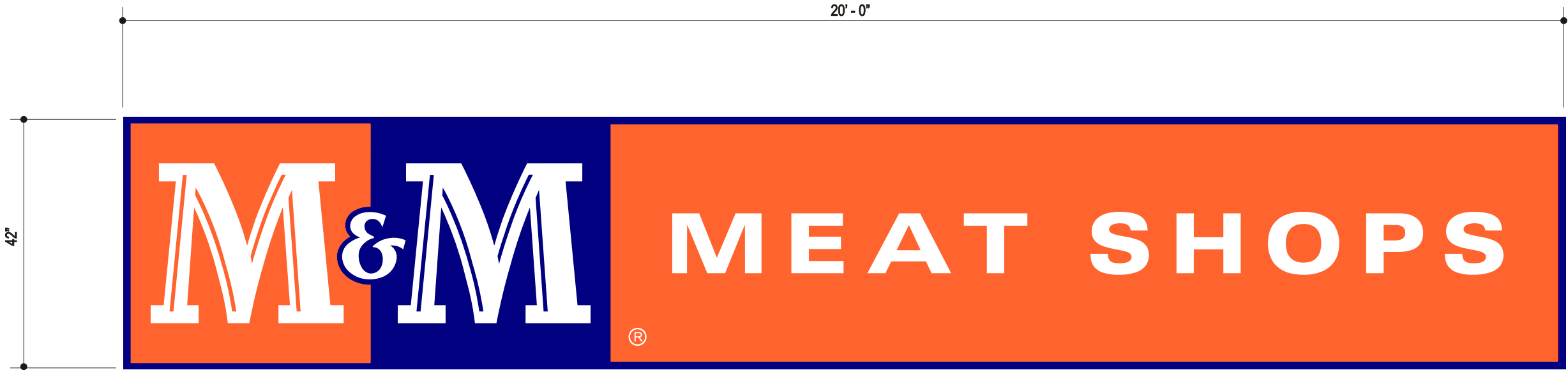
- ☐ VECTOR ARTWORK  
REQUIRED.  
☐ DIGITAL IMAGE FOR  
PRINTING REQUIRED.  
☐ FINAL COLOUR  
SPECIFICATIONS REQUIRED.  
☐ SITE CHECK REQUIRED.

- ☒ PRELIMINARY ARTWORK  
☐ APPROVED FOR PRODUCTION

CLIENT APPROVAL

REVISION DATES:  
April 5, 2006

b. hardy



**New Illuminated Fascia Sign**

- Pride aluminum filler and retainer to be painted blue (pms #2757)
- 3/16" white acrylic face with translucent vinyl graphics applied to 1st surface
- Fluorescent illumination

**Colours:**

**Logo**

- Left side to have a white graphics (orange inlines)
- Right side to have a white image (blue inlines) on a european blue 3M #3630-137background
- “&” to be white with a European blue 3M #3630-137 keyline and background

- “Meat Shops” and registration mark to be white on orange background 3m 3630-137

**SIGN A**



3647 DIXIE RD. - STORE # 82  
MISSISSAUGA, ONTARIO



SALES : JIM FARWELL  
DRAWN BY : B. HARDY  
DATE : MARCH 27, 2006





Front Elevation





**New Illuminated Fascia Sign**

- Pride aluminum filler and retainer to be painted blue (pms #2757)
- 3/16" white acrylic face with translucent vinyl graphics applied to 1st surface and 3 rows of 6" r.o.g. track
- Fluorescent illumination

**Colours:**

**Logo**

- Left side to have a white graphics (orange inlines)
- Right side to have a white image (blue inlines) on a european blue 3M #3630-137background
- “&” to be white with a European blue 3M #3630-137 keyline and background

- “Meat Shops” and registration mark to be white on orange background 3m 3630-137

**SIGN B**

- ☐ P.Q. #
- ☐ VINYL COLOURS OPEN

- ☐ VECTOR ARTWORK REQUIRED.
- ☐ DIGITAL IMAGE FOR PRINTING REQUIRED.
- ☐ FINAL COLOUR SPECIFICATIONS REQUIRED.
- ☐ SITE CHECK REQUIRED.

- ☒ PRELIMINARY ARTWORK
- ☐ APPROVED FOR PRODUCTION

CLIENT APPROVAL





North Elevation - Facing Burnhamthorpe Rd.





**SOUTH  
ELEVATION**



**NORTH  
ELEVATION**





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01906

**RE:** **Rajesh Aneja / KPMR Investment Inc.**  
**7470 Airport Road – Ward 5**

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**The applicant requests the following variance to section 14(1) of the Sign By-law 0054-2002, as amended.**

<b>Section 14(1)</b>	<b>Proposed</b>
The maximum height for a ground sign located in an industrial area is permitted to be 7.5m (24.6 feet)	The height of the proposed ground sign is 10.36m (34 feet).

**COMMENTS:**

The Planning and Building Department acknowledges the concerns with the lack of visibility of their existing sign due to the coniferous trees on the adjacent site. However, the solution could be resolved by relocating the sign away from these trees, rather increasing the height of the sign. In addition, the building and fascia signs provide ample identification of the businesses along Airport Road. The Planning and Building Department can not support the variance requested.



**BY DELIVERY**

July 14th, 2006

**Planning and Building Department  
City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario**

**Attention: Mr. Nabil Assad.**

Dear Sir:

**Re: Application SGNBLD 06 1906, 7470 Airport Road, Mississauga Ontario.**

We own a multi tenant property at 7460-7480 Airport Road.

Our existing tenants, which include Tim Hortons, Quizno's, Lyk N Chicken etc, have mentioned that our existing pylon sign, is not visible to their customers.

Since our neighbor in the North side on Airport Road has several huge bush trees, which over the years have grown over 25 feet, along the Airport Road, and have covered the view of our pylon sign from the north entrance (the only entrance to our property). The closest tree is as close as 12 feet from our pylon sign.

Landlord seeks city's permission to move the existing Pylon sign, from the North corner of the property to the centre of the property, along the Airport Road.

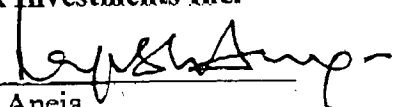
Also, to increase the height of the Pylon sign to 12 Mts. & Width of 3.25 Mts.

Please note that subject property has three municipal addresses i.e. 7460, 7470 and 7480. It also has three stand alone buildings, with several tenants. Current pylon sign is small in size, and would not support the signs of all the tenants, once fully leased.

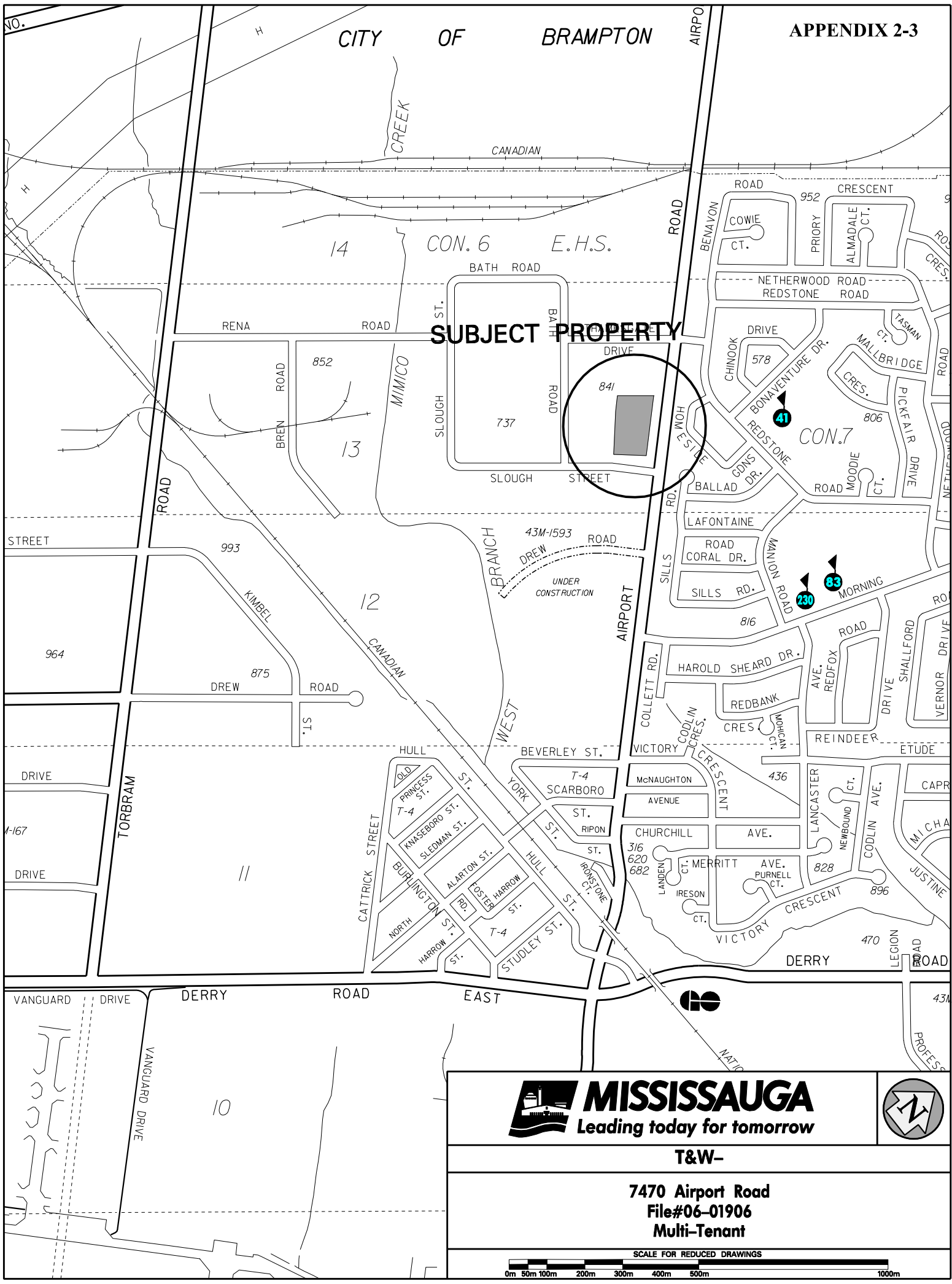
If you have any question, please call the undersigned.

Yours truly,  
**KPMR Investments Inc.**

Per:

  
Rajesh Aneja  
President





SUBJECT PROPERTY



**MISSISSAUGA**  
Leading today for tomorrow



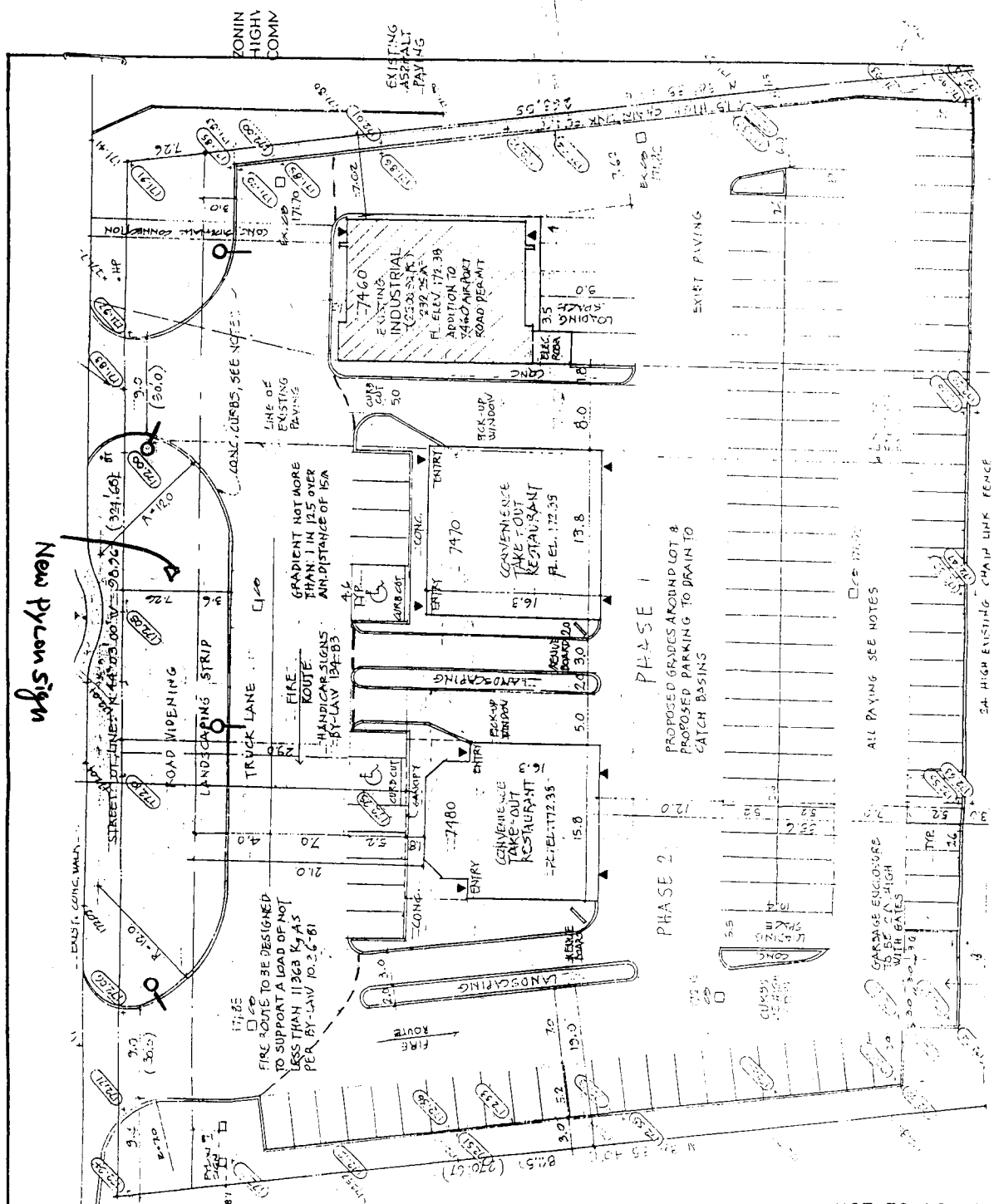
T&W-

7470 Airport Road  
File#06-01906  
Multi-Tenant

SCALE FOR REDUCED DRAWINGS







NOT TO SCALE

LEGEND

APPROXIMATE LOCATION OF PROPERTY LINE

FIRE ROUTE SHOWN AS

FIRE ROUTE SIGN ON STREETLIGHT POLE

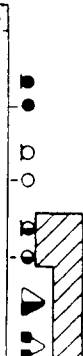
FIRE ROUTE SIGN ON SIGN POST

FIRE ROUTE SIGN ON BUILDING OR STRUCTURE

ENTRANCE TO BUILDING

FIRE(SIAMESE) CONNECTION

- NO STOPPING NO PARKING
- BACK MOUNTED
- END MOUNTED
- BACK MOUNTED
- END MOUNTED
- BACK MOUNTED
- END MOUNTED



NOTE: ALL FR-B SIGNS TO BE EDGE MOUNTED & LETTERED BOTH SIDES.

DRAWING NUMBER 92-1761

DESIGNATED FIRE ROUTE



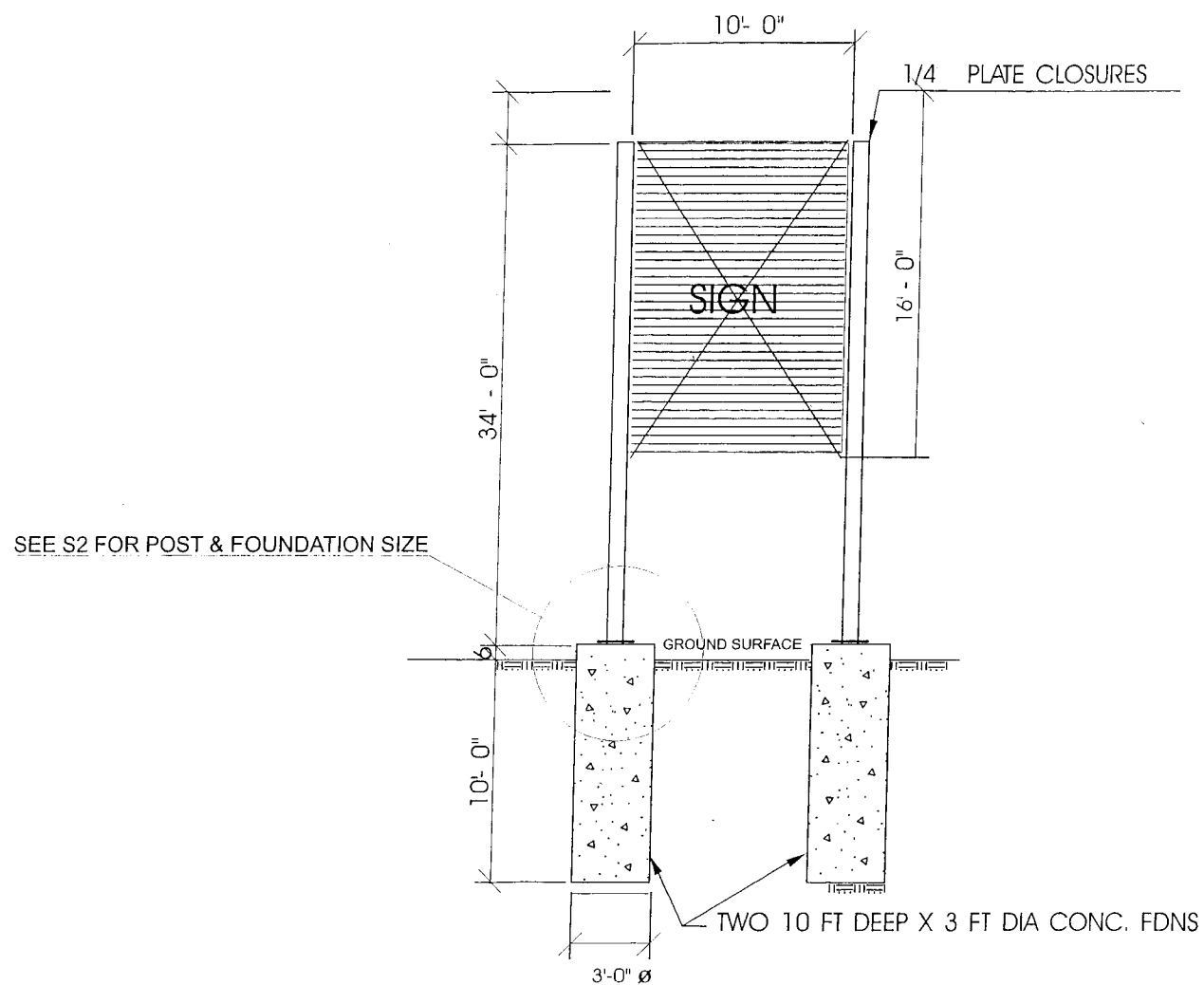
SIGNING

COST: N/A			
TYPE	No.	TYPE	No.
FR-1		FR-5	
FR-2		FR-6	
FR-3		FR-7	
FR-4		FR-8	4

ADVISORY

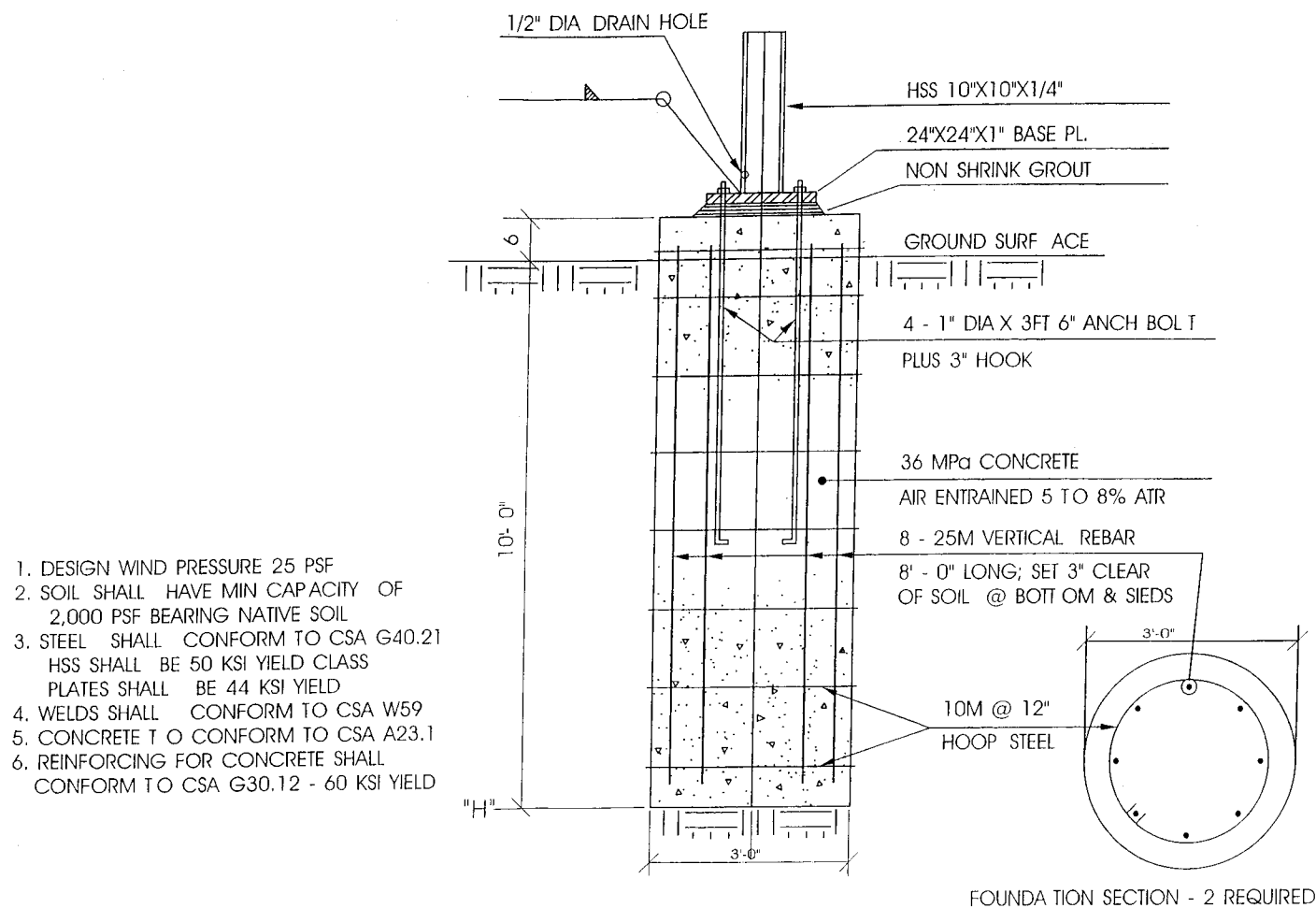
7460-7470 LOCATION





DRAWN BY :	SCALE : 1/4" = 1'-0"	JOB NO. 2006-185A	TITLE 34' FT SIGN ELEVATION	PROJECT 7470 AIRPORT RD. PLAZA MISSISSAUGA ONT	<b>EE</b> EGBERTS ENGINEERING LTD. CONSULTING ENGINEERS. 3311 BAYVIEW A VENUE, SUITE 106 WILLOWDALE - ONT ARIO M2K 1G4	DWG. NO. <b>S1</b> OF -
CHECKED BY :	DATE : JUL Y - 2006					





DRAWN BY : S.M. CHO	SCALE : 1/4" = 1'-0"	JOB NO. 2006-185A	TITLE 34' FT SIGN ELEVATION	PROJECT 7470 AIRPORT RD. PLAZA MISSISSAUGA ONT	EGBERTS ENGINEERING LTD. CONSULTING ENGINEERS. 3311 BAYVIEW A VENUE, SUITE 106 WILLOWDALE - ONTARIO M2K 1G4	DWG. NO. S2 OF -
CHECKED BY :	DATE : JUL Y - 2006					



*Illuminated - Business ID signage  
Ground Pylon sign (Double Face)*



**SIGNBANK CANADA INC.**

41 TORBARRE RD. TORONT ONT. M3L1G5 Bus. 416-520-6438

WWW.SIGNBANKCANADA.COM

E-mail: signbank@naver.com

## PROJECT

**7460-7470-7480**

**7470 AIRPORT RD. PLAZA  
MISSISSAUGA ONTARIO**

### Pylon Sign (Double faced Graphics)

*24' 6"*

~~26 feet~~ Post 8"x8"

8 feet x 12 feet Light box

*96 sq. ft.*

#### - Material

Alum. Box Sign

3/16 plastic face

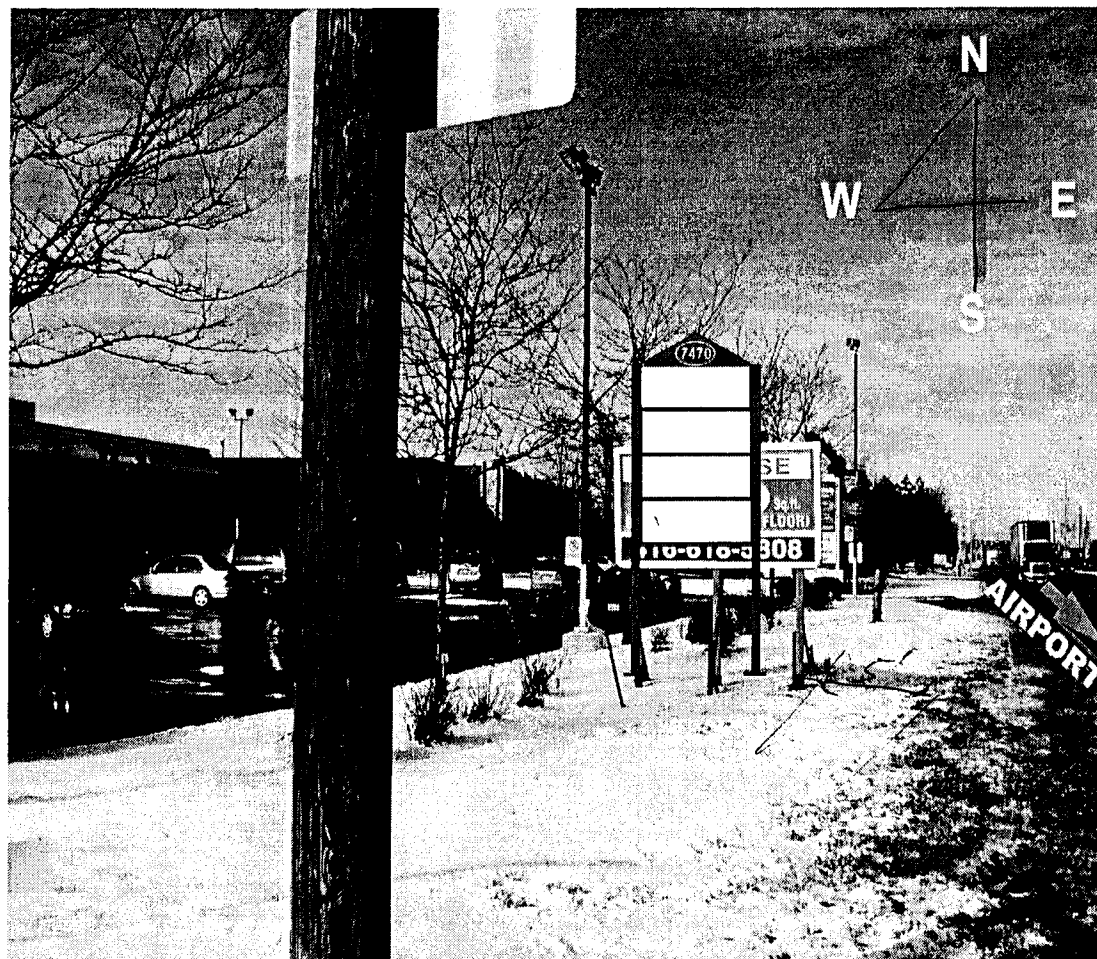
#### - Post

HSS 8"x8"x1/4"

1/4" Plate Closures

96 inch Day light (12 Light bulbs)

496 High out-put Ballast



*Tuffak Polycarbonate Sheet sign Double Face.*

*Removed old Pylon sign 18' x 6' Long. (7480 Airport Rd)*

DESIGNED BY  
SIGNBANK INC.

JOB NUMBER  
2006 - 185

PROJECT  
1120606

7470 AIRPORT RD.  
PYLON SIGNAGE

















**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01881

**RE: Rexall**  
**5965 Coopers Avenue – Ward 5**

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**The applicant requests the following variances to sections 14, 16 of the Sign By-law 0054-2002, as amended.**

<b>Section 14</b>	<b>Proposed</b>
Area of the ground sign shall not exceed 15 sq. m. (161.5 sq. ft.) per sign face.	Area of the ground sign is 21.78 sq. m. (234 sq. ft.) per sign face.
<b>Section 16.6</b>	<b>Proposed</b>
No ground sign shall be located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway.	Ground sign at the rear side of the property and adjacent to a Provincial highway.

**COMMENTS:**

Although the proposed ground sign is along Highway 401, the sign is to replace an existing sign which was previously approved, prior to the enactment of Sign By-law 0054-2002, as amended. The proposed sign is well designed and significantly reduced in size from the previous sign for PharmaPlus. The Planning and Building Department therefore finds the variance acceptable from a design perspective.





Aug 9, 2006

City of Mississauga  
Planning & Building Department  
Sign Unit

Re: Variance Application for 5965 Coopers Ave., Mississauga, ON – Pylon Sign



To Whom It May Concern:,

Katz Group Canada has occupied this location for 10 years now. There was an existing pylon sign on site for the previous tenant that was updated for Pharma Plus Drugmarts. The proposal is to replace the current pylon sign box which measures 8'-1 1/2" x 28' with the new format corporate Rexall logo measuring 8'1/4" x 19'-5 1/4". This proposal will significantly reduce the overall size of the sign that is currently existing.

4145 7<sup>TH</sup> Concession

Windsor, Ontario N9A 6J3

Phone 519-972-9222

Toll Free: 1-800-265-9508

Fax 519-972-9220

e-mail mail@acmesigns.com

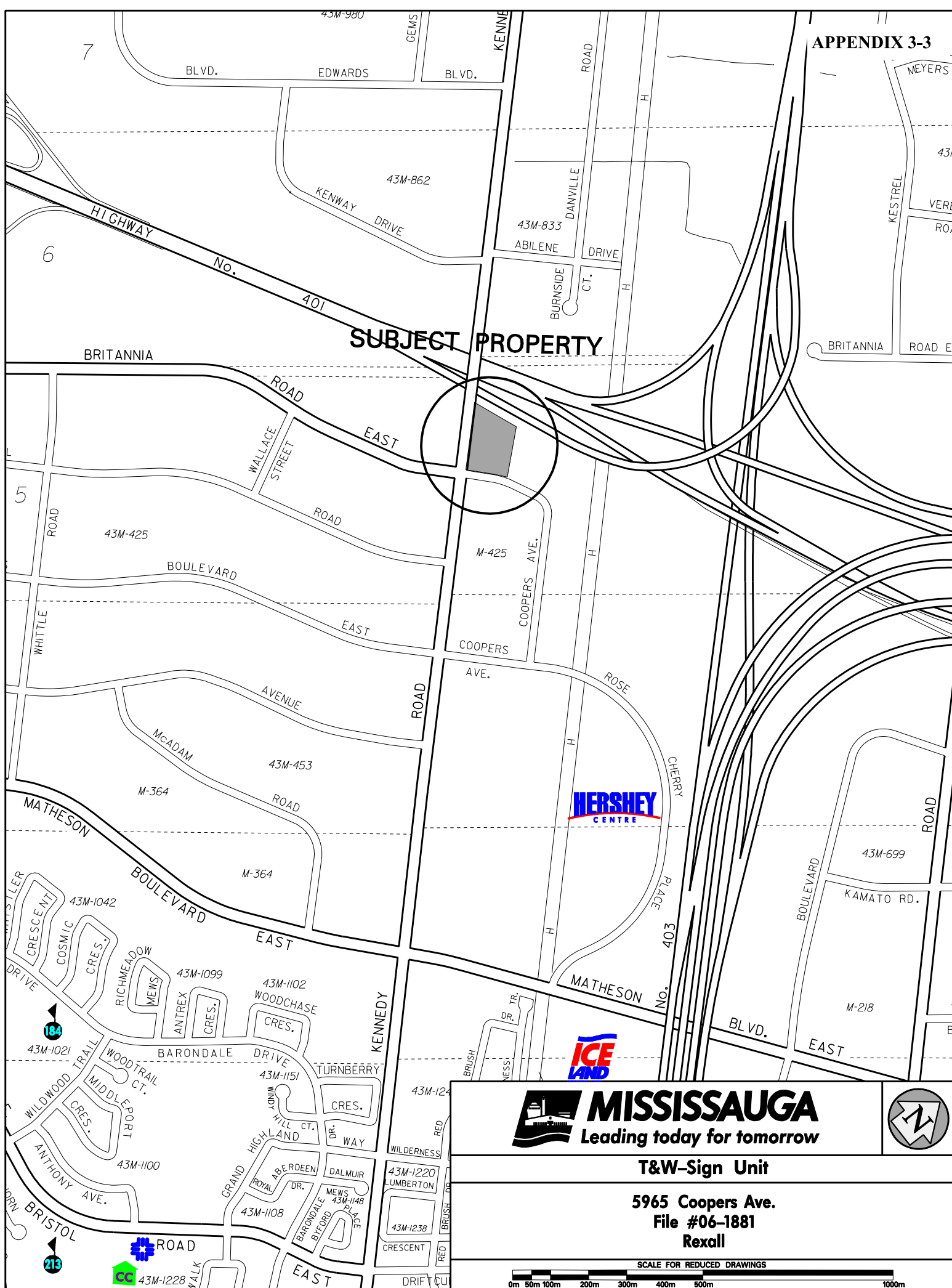
Attached is all the necessary paperwork and drawings to apply for this variance. Should you have any questions or concerns please do not hesitate to contact myself by either phone or email. Thank you in advance.

Best Regards,

A handwritten signature in blue ink, appearing to read "Larry Catton".

Larry Catton  
President  
Acme Signs





**MISSISSAUGA**  
Leading today for tomorrow



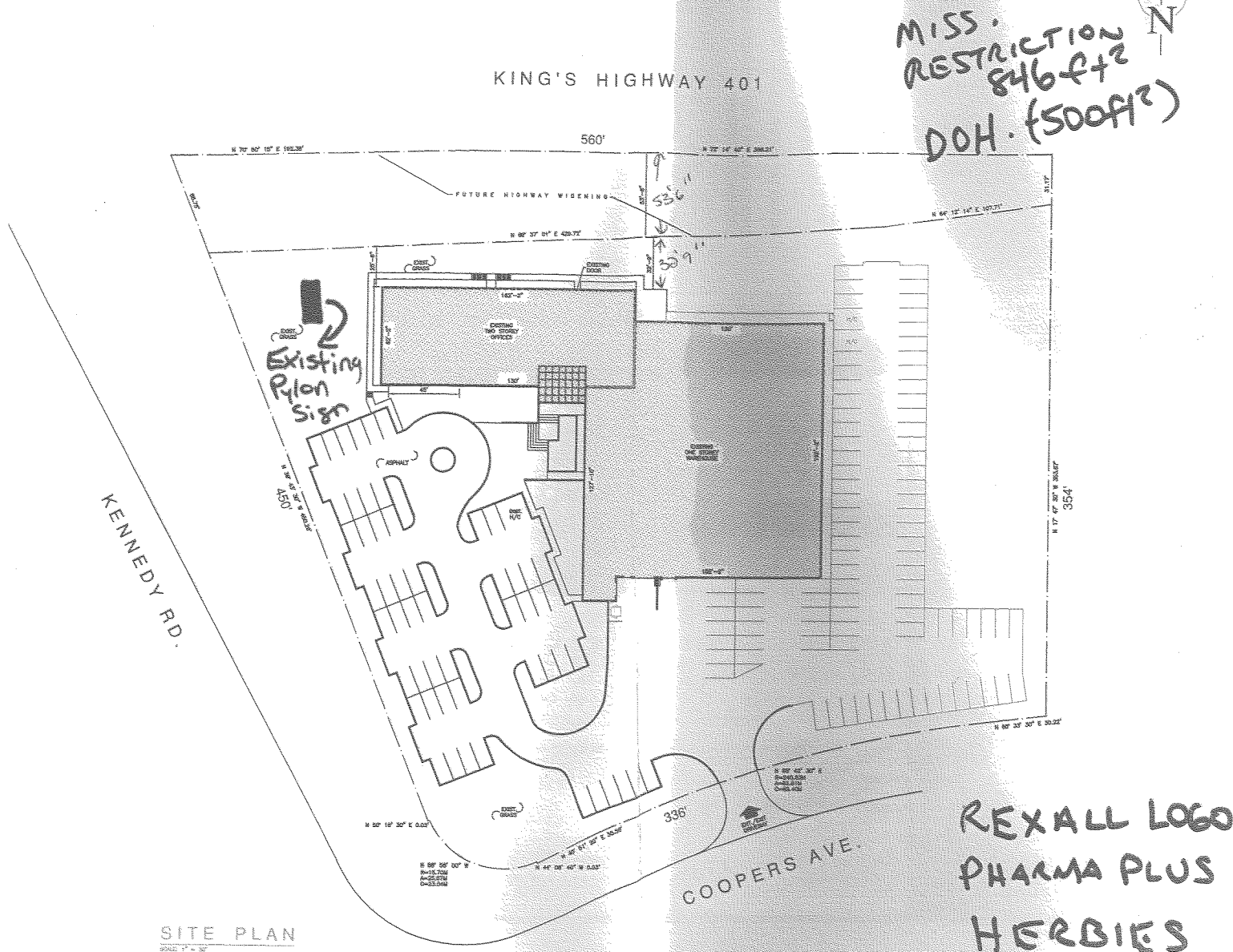
**T&W-Sign Unit**

**5965 Coopers Ave.  
File #06-1881  
Rexall**

SCALE FOR REDUCED DRAWINGS







**FINAL**  
Production Ready Sign Off

**GENERAL NOTES:**

1. ALL SURFACE DRAINAGE EFFECTED BY NEW PARKING AREAS SHALL BE SELF-CONTAINED, COLLECTED & DISCHARGED AT PER CONSULTING ENGINEER'S OFFICIAL SITE DRAINAGE DRAINAGE & PARKING AREA MATERIALS BREAKDOWN WILL BE DESIGNED BY OWNER.
2. SUBSIDIARY SIDEWALKS AND CURBS SHALL REMAIN UNDISTURBED WITH THE PROPOSED WORK AS SHOWN.
3. THE SPREAD PATTERNS OF EXISTING LIGHTING SHALL REMAIN UNCHANGED FROM ORIGINAL AND WILL NOT INTERFERE ON THE ADJACENT PROPERTIES.

\*\*\* PROPOSED NEW PARKING INFORMATION SHOWN AS BOLD ON THIS DRAWING

This drawing must not be used.  
The contractor shall verify all dimensions, details, and levels prior to commencement of work. All errors and omissions to be reported immediately to Pharma Plus Office.

Violations and modifications to work shown on these drawings shall not be carried out without written permission from Pharma Plus Office.



Design and Construction Dept.  
5935 Airport Rd., Suite 500  
Mississauga, Ont. L4V 1W5  
772-0800  
Fax 771-5463

**PROJECT**  
5965 Coopers Ave.  
Mississauga, ON.

**DATE**  
1/1/00

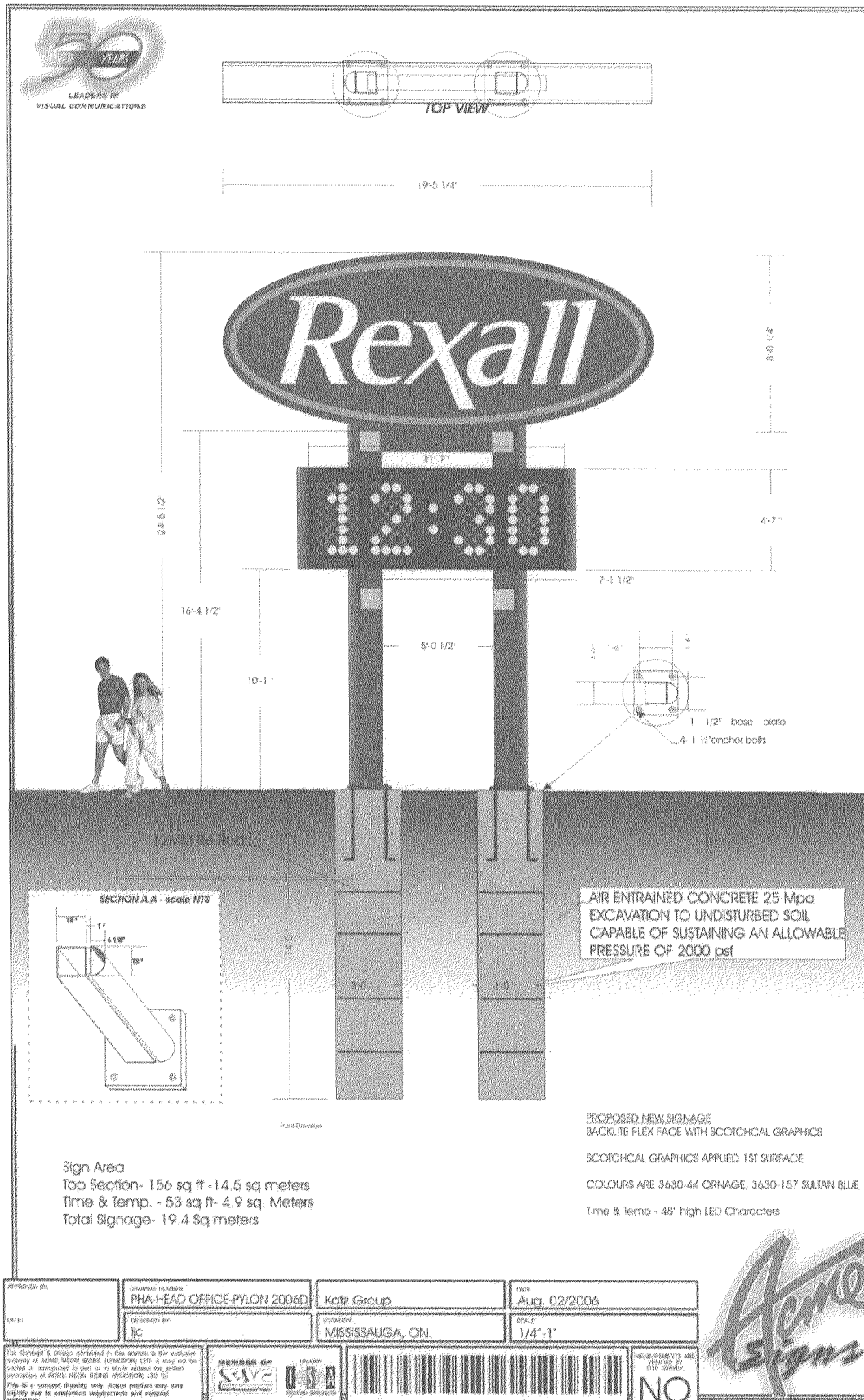
**SHEET**  
Site Plan

**SCALE**  
1" = 30'

<b>DESIGNED BY</b> P.L.	<b>DRAWN BY</b> P.L.	<b>CHECKED BY</b> J.C.	<b>DATE</b> 1/1/00	<b>DATE</b> 1/1/00	<b>SHEET NO.</b> 1 of 1
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**REXALL LOGO  
PHARMA PLUS  
HERBIES**





Proposed





EXISTING  
SIGN

5965 Coopers Avenue





5965 Coopers Avenue

EXISTING  
SIGN





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01052

**RE: Petro Canada Car Wash**  
**450 Derry Road West -Ward 5**

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**The applicant requests the following variances to sections 4, 13 & 18 of the Sign By-law 0054-2002, as amended.**

<b>Section 4</b>	<b>Proposed</b>
Expressly prohibit roof signs.	One (1) car wash exit sign located above the upper limit of the car wash.
<b>Section 13</b>	<b>Proposed</b>
Permits one (1) fascia sign to be located on a car wash wall with an exit having a maximum sign area of 3.72 sq. m. (40.03 sq. ft.) in this instance.	One (1) fascia sign on the car wash wall with an exit, having a sign area of 9.2 sq. m. (99 sq. ft.).
<b>Section 18</b>	<b>Proposed</b>
Permit directional signs to have a sign area 0.75 sq. m. (8 sq. ft.) and height of 1.2 m (4 ft).	One directional sign having a sign area of 1.26 sq. m.(13.56 sq.ft.) and height of 1.69 m (5.5 ft).

**COMMENTS:**

1. The exit fascia sign on the car wash is a standard Petro Canada sign which has received approval on other sites throughout the City. The sign is well designed and in keeping with other signage throughout the site. The Planning and Building Department therefore finds the proposed variance acceptable from a design perspective.
2. The proposed sign an internal directional sign for the car wash is a standard Petro Canada sign which has received approval on other sites throughout the City. The sign is in keeping with other signage throughout the site and therefore acceptable from a design perspective.



Petro-Canada

Central Region Business Centre  
3275 Rebecca Street  
Oakville, Ontario L6L 6N5  
Telephone (905) 847-4100  
Facsimile (905) 469-3600

Petro-Canada

Centre d'affaires, région du Centre  
3275, Rebecca Street  
Oakville (Ontario) L6L 6N5  
Téléphone (905) 847-4100  
Télécopieur (905) 469-3600



June 1, 2006

*City of Mississauga*

300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

*Attn.: Mr. J. GRECH***PETRO CANADA**

450 Derry Road W., Mississauga

**CITY OF MISSISSAUGA File SP05 43 W5****SIGN PERMIT APPLICATION 1052**

We are seeking approval for a variance in order to install an internally illuminated ground mount instructional sign reading "car wash open/ closed sign" as well as a non-illuminated building mounted, instructional sign reading "Superwash Exit" on the exit end of the car wash tunnel.

In support of this request, we wish to advise of the following:

1. Proposed signs are in accordance with Petro-Canada national standards and have been installed at car wash facilities across Canada.
2. Signs are instructional in nature and are proposed in order to assist and instruct the customers as to the access into and out of the car wash building.
3. The car wash open/closed sign is internal on the lot and not visible from the Derry Road/McLaughlin road frontages.
4. The "Superwash Exit" letters on the exit end of the car wash building are installed to ensure that the motoring public does not mistakenly drive up to the car wash building where cars are exiting from the tunnel.

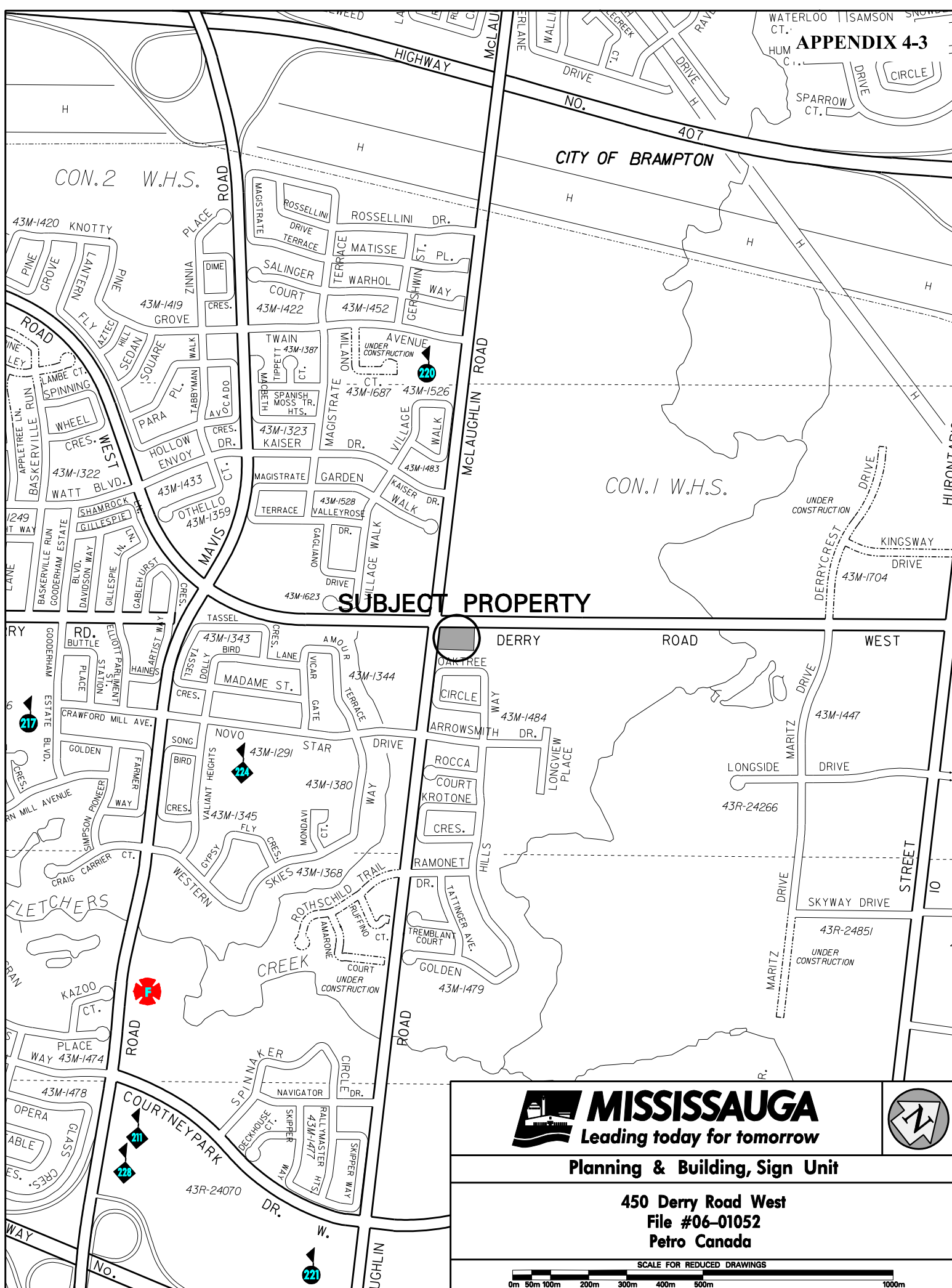
Trusting that this is the information you require in order to support the request for the sign variance. Should you have any questions or require any additional details please do not hesitate to contact me at (905)469-3691.

Sincerely,

D. Joyce  
Project Engineer

Enclosures:





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**Planning & Building, Sign Unit**

**450 Derry Road West  
File #06-01052  
Petro Canada**

SCALE FOR REDUCED DRAWINGS

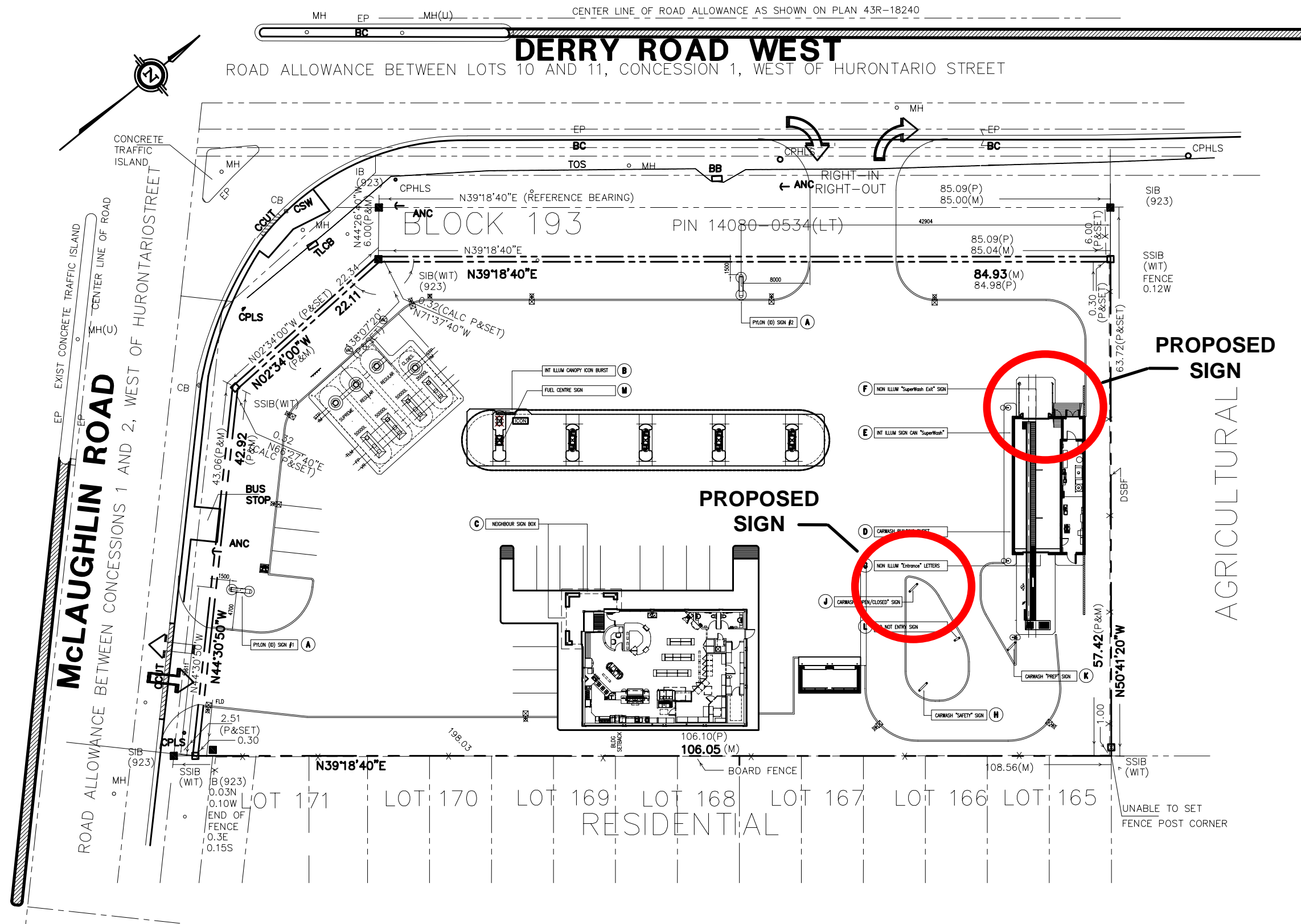




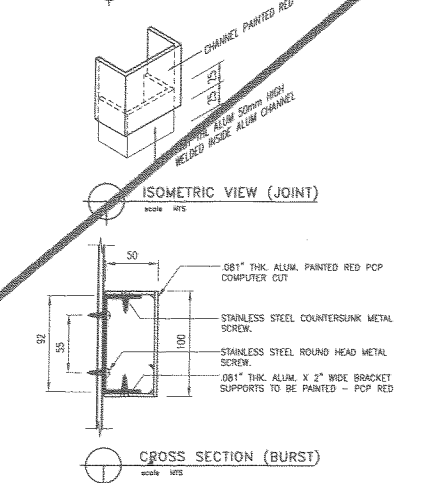
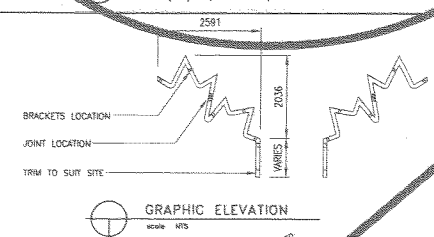
# SIGN LEGEND:

- (A) PYLON SIGN**  
(SEE DWG 35220-SD1 FOR GRAPHIC ELEVATION)
- (B) CANOPY ICON BURST**  
(SEE DWG 35220-SD2 FOR GRAPHIC ELEVATION)
- (C) "NEIGHBOURS" STOREFRONT SIGN BOX**  
(SEE DWG 35220-SD3 FOR GRAPHIC ELEVATION)
- (D) CARWASH BUILDING BURST**  
(SEE DWG 35236-SD4 FOR GRAPHIC ELEVATION)
- (E) "SuperWash" CARWASH SIGN**  
(SEE DWG 35220-SD4 FOR GRAPHIC ELEVATION)
- (F) "SuperWash Exit" SIGN LETTERS**  
(SEE DWG 35236-SD4 FOR GRAPHIC ELEVATION)
- (G) CARWASH "Entrance" SIGN LETTERS**  
(SEE DWG 35220-SD4 FOR GRAPHIC ELEVATION)
- (H) CARWASH "SAFETY" SIGN**  
(SEE DWG 35220-SD5 FOR GRAPHIC ELEVATION)
- (J) SUPERWASH "OPEN/CLOSE" SIGN**  
(SEE DWG 35220-SD5 FOR GRAPHIC ELEVATION)
- (K) CARWASH "PREP" SIGN**  
(SEE DWG 35220-SD5 FOR GRAPHIC ELEVATION)
- (L) CARWASH "NO ENTRY" SIGN**  
(SEE DWG 35220-SD5 FOR GRAPHIC ELEVATION)
- (M) FUEL CENTRE SIGN**  
(SEE DWG 35220-SD6 FOR GRAPHIC ELEVATION)

STD No./OUTLET No.	SHEET No.
35220	SLP





[illegible]

MARKET MANAGER

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

BUSINESS DEVELOPMENT REPRESENTATIVE

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DISTRIBUTION APPROVAL

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



CENTRAL OFFICE

DRAWING TITLE:  
CAR WASH SIGNAGE  
AND DETAILS

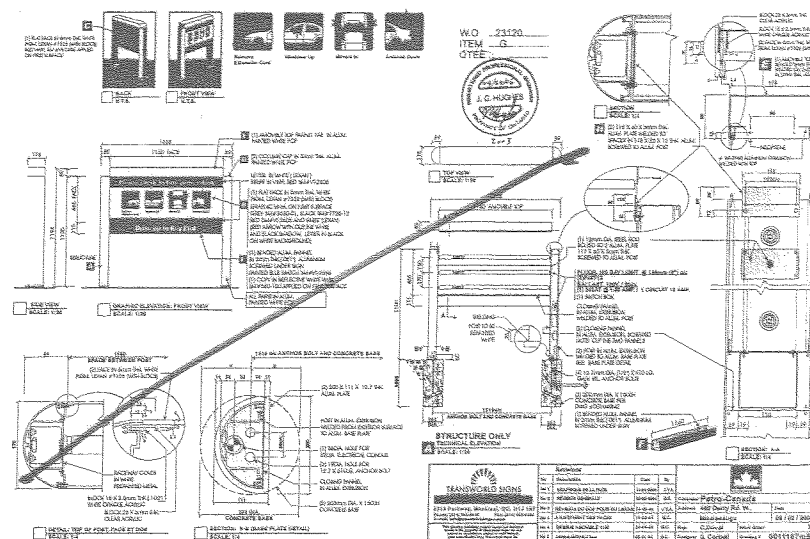
PROJECT:  
450 DERRY ROAD WEST  
@ McLAUGHLIN ROAD  
MISSISSAUGA - ONTARIO

DRAWN BY:	AP	CAR. INFO.	
DRAWING SCALE:	1:25	SHEET SIZE	
DATE DRAWN:	MAR 20/06	D 3506 x DEB	
CHECKED BY:		PENRO-CANADA	
APPROVED BY:		CAD FILE NO.	
		3522-SI	
		CONSULTANT	
		CAD FILE NO.	
		PLOT SCALE	1:1
		PLOT ORN	
		PLOT CONFIGURATION	
		PARAMETERS	
STD. INC./OUTLET NO.		SHEET NO.	
35220		SD	

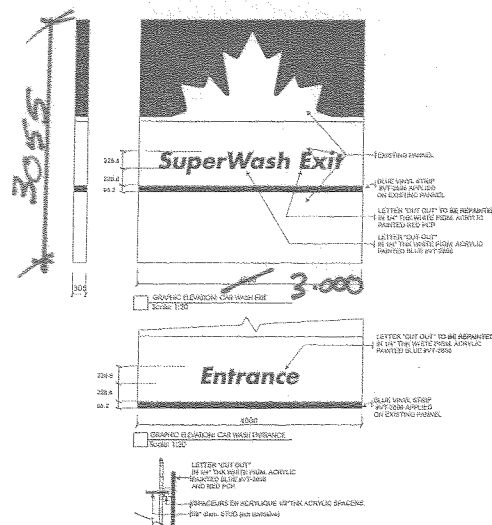
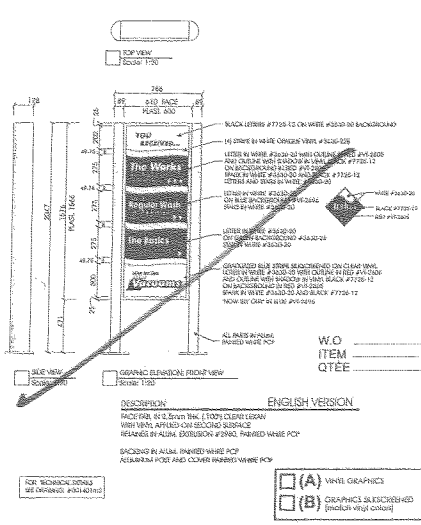








**(K) CARWASH "PREP" SIGNAGE (UNATTENDED)**  
SCALE: 1:20 (SIGN FACE AREA = 0.71 sq.m.)

[illegible]





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01113

**RE:** Canadian Pacific Railway  
6744 Creditview Road - Ward 6

---

**The applicant requests the following variance to section 6 of the Sign By-law 0054-2002, as amended.**

<b>Section 6</b>	<b>Proposed</b>
Any sign not expressly permitted in the By-law is prohibited.	One billboard sign located on CPR right-of-way to be visible from Highway 401.

**COMMENTS:**

The intent of Sign By-law 0054-2002, as amended, was to control signage along the highways. In this regard, ground signs were prohibited along the highways. As billboard signs are free standing signs similar to ground signs, the Planning and Building Department can not support the variance.





**CANADIAN  
PACIFIC  
RAILWAY**

Real Estate

Suite 200  
40 University Avenue  
Toronto Ontario  
M5J 1T1

Fax (416) 595-3112

July 18, 2006

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

Attention: Jeffery Grech  
Sign Bylaw Plan Examiner

**Re: SGNBLD 06 1110, SGNBLD 06 1111, SGNBLD 06 1112, SGNBLD 06 1113**

Dear Mr. Grech:

It has come to my attention that the City of Mississauga requires direction from Canadian Pacific Railway in order to proceed with the above-noted sign permit applications, in accordance with Section 32 of Sign By-law 0054 2002.

To clarify any property ownership concerns, Canadian Pacific Railway has title to the properties that are the subject of these applications. The CPR right-of-way should be considered owner occupied land.

I understand that the applications will require variances as City of Mississauga has not zoned the CPR right-of-way, and the sign bylaw does not address applications on un-zoned property.

Due to the nature of our business, most municipalities zone active railway corridors as industrial, therefore, we respectfully request that the CPR right-of-way in Mississauga be treated as industrial property for purposes of the sign bylaw.

Yours truly,

A handwritten signature in black ink, appearing to read "Kevin Paul", written over a horizontal line.

Kevin Paul  
Manager Sales Real Estate - Ontario

cc: Ross Muzylo - Outdoor Opportunities Inc.  
Stephen McGregor - CBS Outdoor Canada



**SUBJECT PROPERTY**



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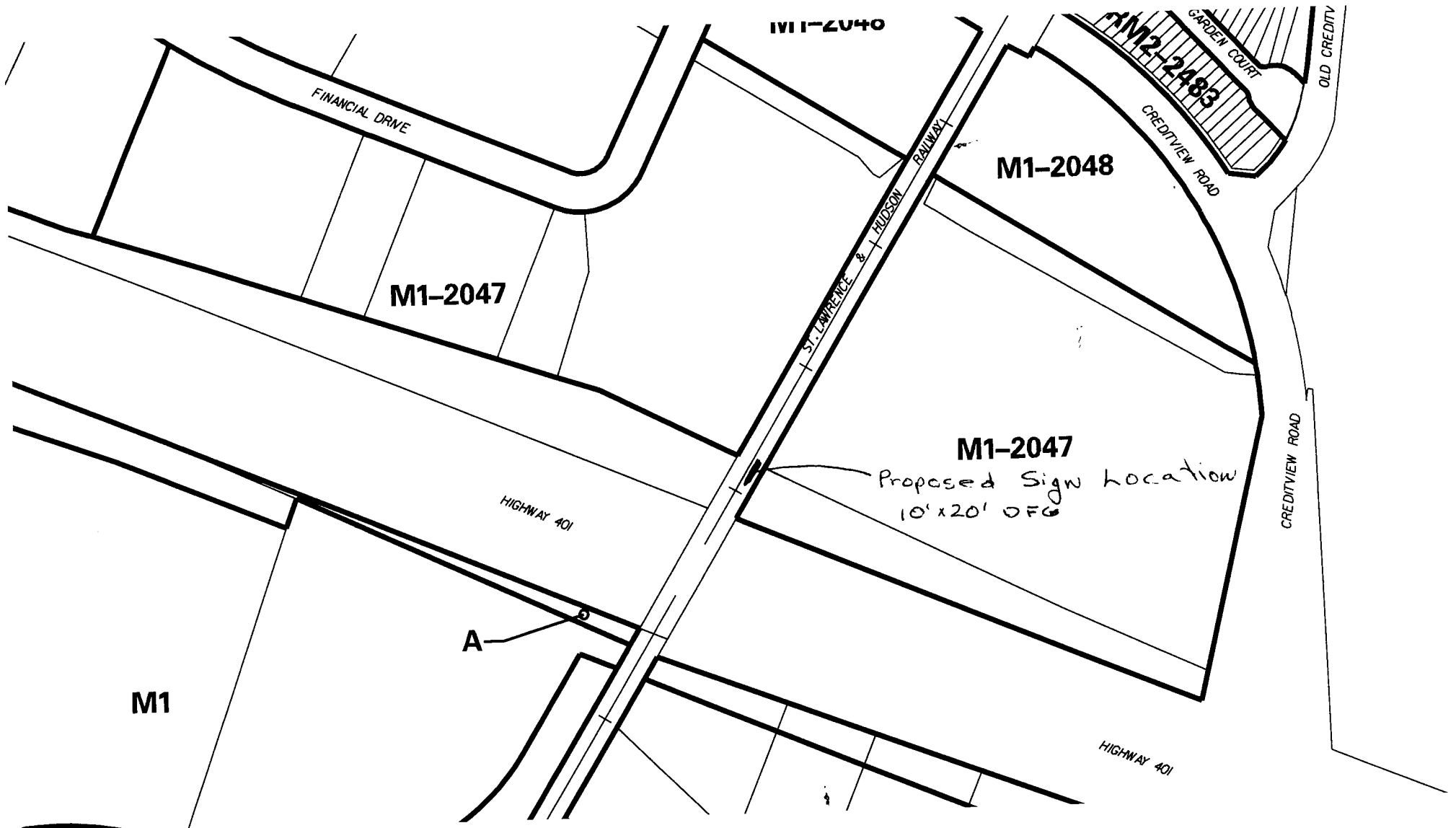
**Planning & Building, Sign Unit**

**6740 & 6744 Creditview Road  
File # 06-01112 & 06-01113  
Canadian Pacific Railway**

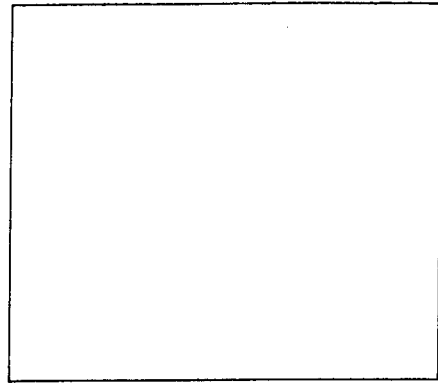
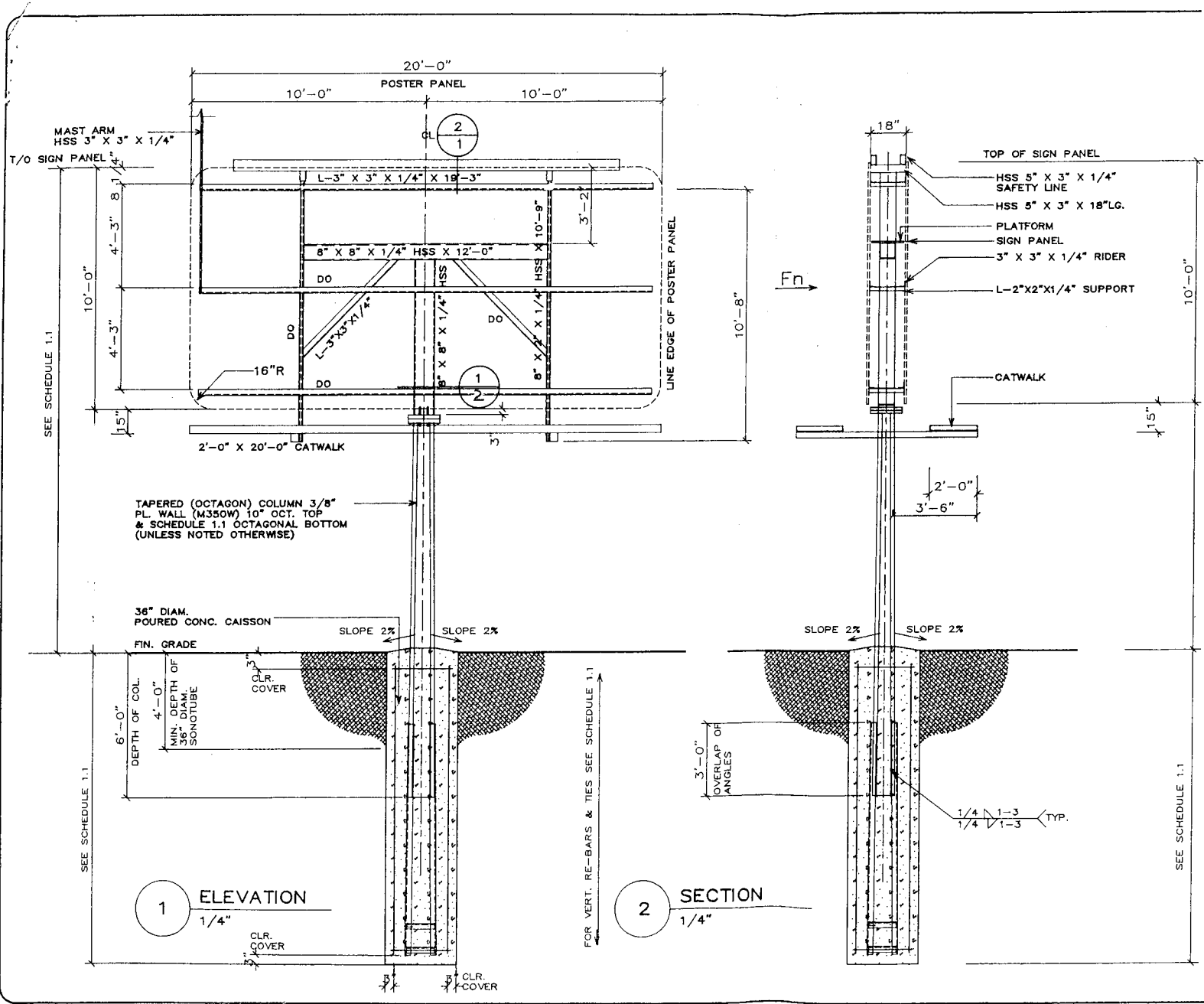
SCALE FOR REDUCED DRAWINGS











KEY PLAN N.T.S.

No.	DATE	BY	DESCRIPTION

STAMP: PROFESSIONAL ENGINEER, S. P. HART, PROVINCE OF ONTARIO, 9A-12-10

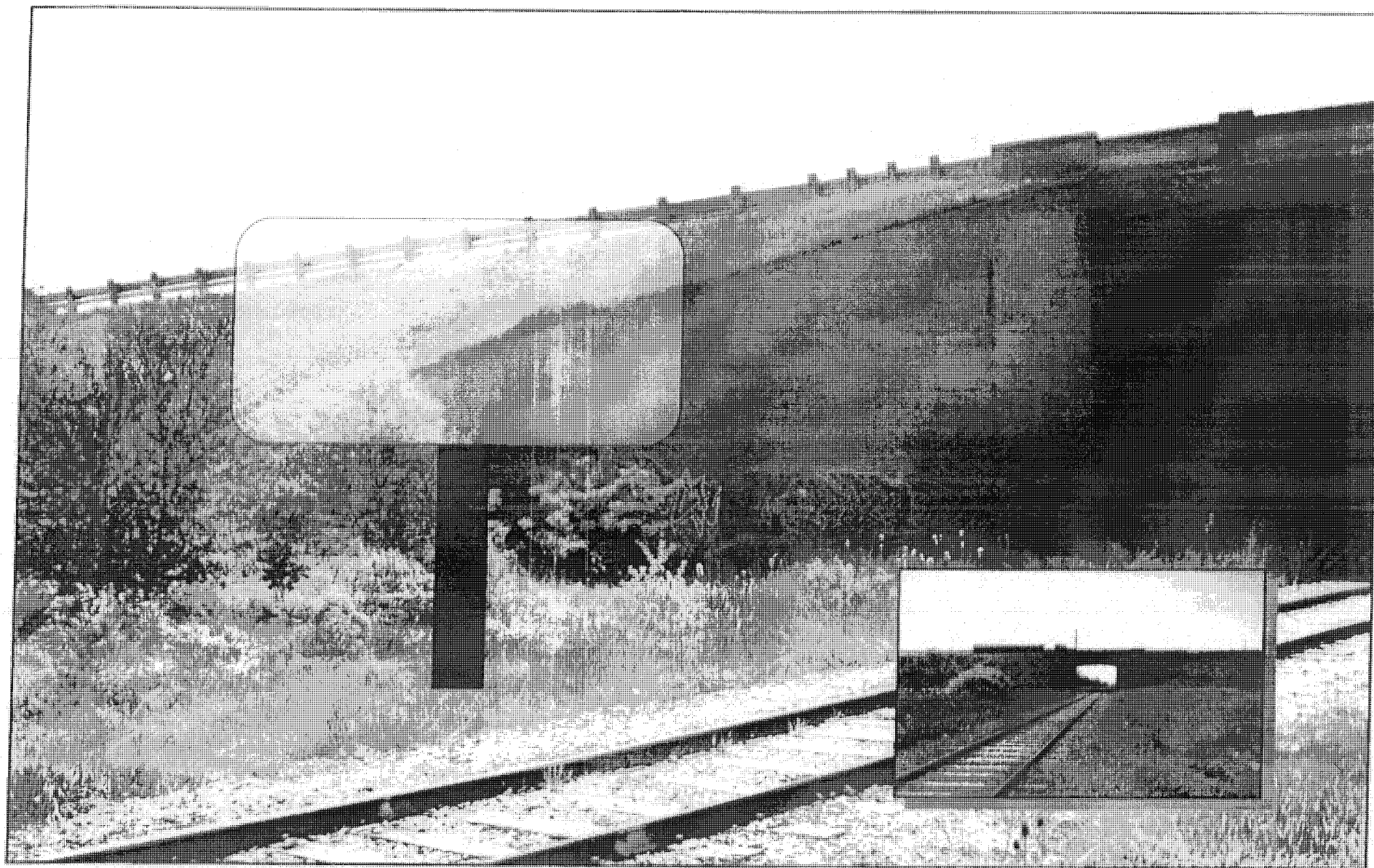
**VIACOM OUTDOOR**  
377 Horner Avenue  
Toronto, Ontario M8W 1Z6

PROJECT/LOCATION  
**10'-0" X 20'-0" POSTER PANEL  
STRUCTURE  
SINGLE POLE - CENTER MOUNT**

DRAWING TITLE  
**TYPE 9501-CM  
ELEVATION**

DRAWN BY	DWG. No.
DATE	1
ENG. No.	OF 4
SCALE: AS NOTED	





Proposed sign shall be 1 – 10' x 20' double-sided standard illuminated billboard poster panel for the purpose of third party advertising located on the railway utility, north side of Highway 401 west of Creditview





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01112

**RE:** Canadian Pacific Railway  
6740 Creditview Road - Ward 6

---

**The applicant requests the following variance to section 6 of the Sign By-law 0054-2002, as amended.**

<b>Section 6</b>	<b>Proposed</b>
Any sign not expressly permitted in the By-law is prohibited.	One billboard sign located on CPR right-of-way to be visible from Highway 401.

**COMMENTS:**

The intent of Sign By-law 0054-2002, as amended, was to control signage along the highways. In this regard, ground signs were prohibited along the highways. As billboard signs are free standing signs similar to ground signs, the Planning and Building Department can not support the variance.





**CANADIAN  
PACIFIC  
RAILWAY**

Real Estate

Suite 200  
40 University Avenue  
Toronto Ontario  
M5J 1T1

Fax (416) 595-3112

July 18, 2006

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

Attention: Jeffery Grech  
Sign Bylaw Plan Examiner

**Re: SGNBLD 06 1110, SGNBLD 06 1111, SGNBLD 06 1112, SGNBLD 06 1113**

Dear Mr. Grech:

It has come to my attention that the City of Mississauga requires direction from Canadian Pacific Railway in order to proceed with the above-noted sign permit applications, in accordance with Section 32 of Sign By-law 0054 2002.

To clarify any property ownership concerns, Canadian Pacific Railway has title to the properties that are the subject of these applications. The CPR right-of-way should be considered owner occupied land.

I understand that the applications will require variances as City of Mississauga has not zoned the CPR right-of-way, and the sign bylaw does not address applications on un-zoned property.

Due to the nature of our business, most municipalities zone active railway corridors as industrial, therefore, we respectfully request that the CPR right-of-way in Mississauga be treated as industrial property for purposes of the sign bylaw.

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Kevin Paul  
Manager Sales Real Estate - Ontario

cc: Ross Muzylo - Outdoor Opportunities Inc.  
Stephen McGregor - CBS Outdoor Canada



**SUBJECT PROPERTY**



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**Planning & Building, Sign Unit**

**6740 & 6744 Creditview Road  
File # 06-01112 & 06-01113  
Canadian Pacific Railway**

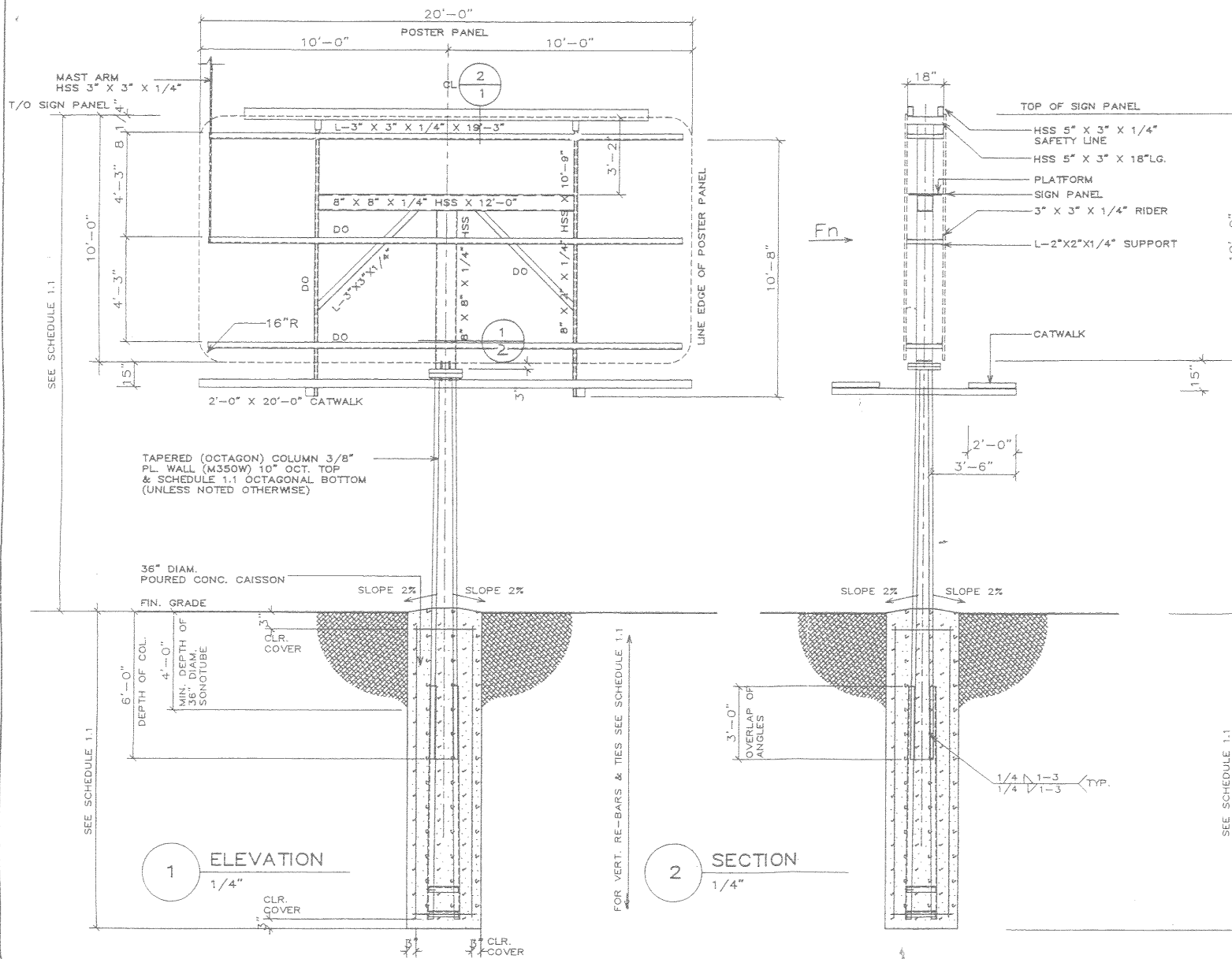
SCALE FOR REDUCED DRAWINGS





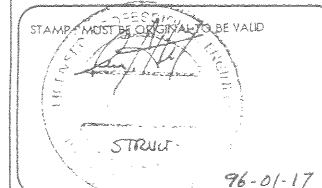






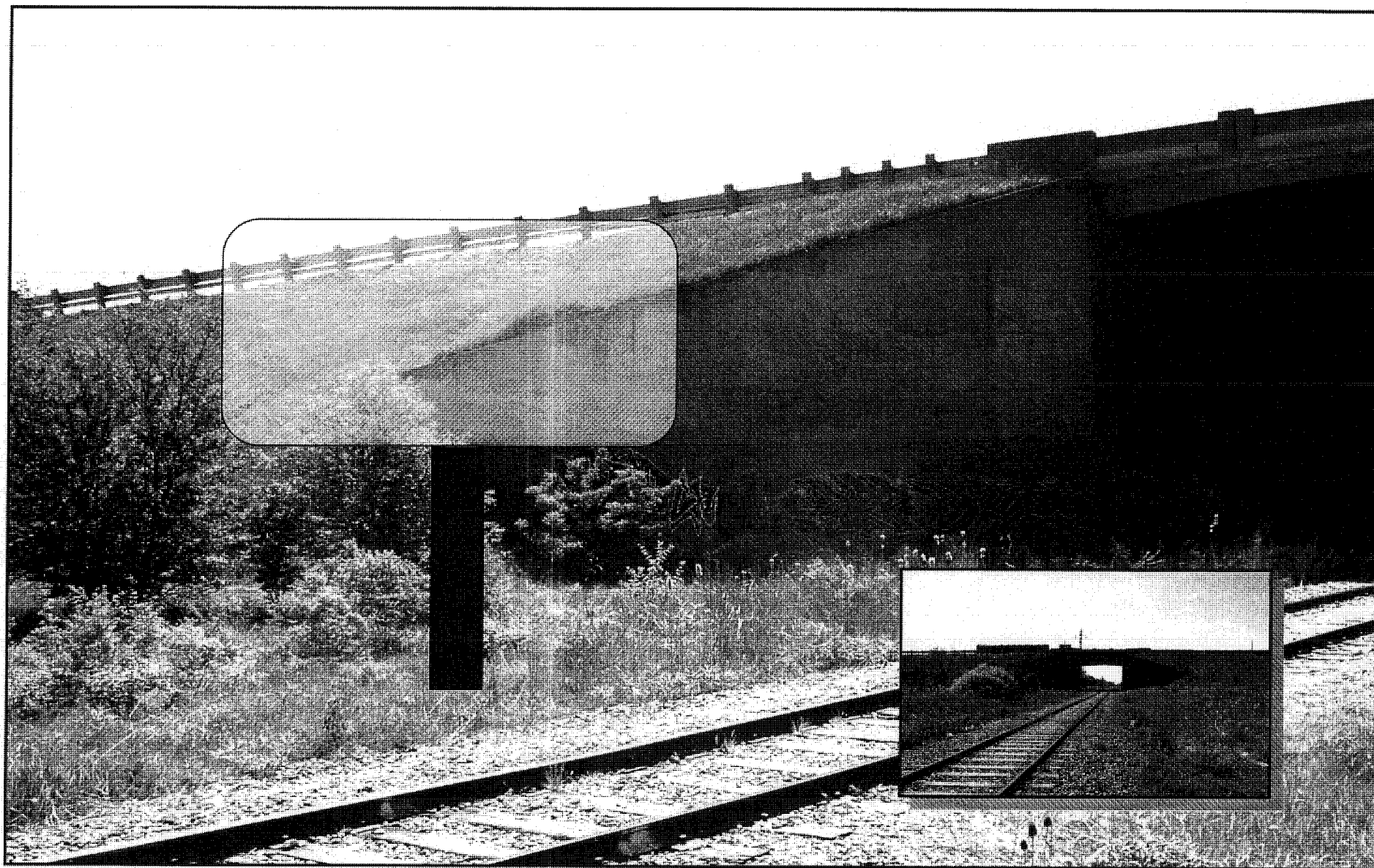
KEY PLAN N.T.S.

No.	DATE	BY	DESCRIPTION



<b>MEDIACOM</b>	
Mediacom Inc. 377 Horner Avenue Toronto, Ontario M8W 1Z6	
PROJECT/LOCATION 10'-0" X 20'-0" POSTER PANEL STRUCTURE SINGLE POLE - CENTER MOUNT	
DRAWING TITLE TYPE 9501-CM ELEVATION	
DRAWN BY	DWG. No.
DATE	1
ENG. No.	OF 4
SCALE: AS NOTED	





**Proposed sign shall be 1 – 10' x 20' double-sided standard illuminated billboard poster panel for the purpose of third party advertising located on the railway utility, north side of Highway 401 west of Creditview**





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01111

**RE:** Canadian Pacific Railway  
4558 Creditview Road - Ward 6

---

**The applicant requests the following variance to section 6 of the Sign By-law 0054-2002, as amended.**

<b>Section 6</b>	<b>Proposed</b>
Any sign not expressly permitted in the By-law is prohibited.	One billboard sign located on CPR right-of-way to be visible from Highway 403.

**COMMENTS:**

The intent of Sign By-law 0054-2002, as amended, was to control signage along the highways. In this regard, ground signs were prohibited along the highways. As billboard signs are free standing signs similar to ground signs, the Planning and Building Department can not support the variance. In addition, this particular location is a very scenic area of the highway which should not be clutter with signage.



## APPENDIX 7-2

**CANADIAN  
PACIFIC  
RAILWAY**

Real Estate

Suite 200  
40 University Avenue  
Toronto Ontario  
M5J 1T1

Fax (416) 595-3112

July 18, 2006

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON, L5B 3C1Attention: Jeffery Grech  
Sign Bylaw Plan Examiner**Re: SGNBLD 06 1110, SGNBLD 06 1111, SGNBLD 06 1112, SGNBLD 06 1113**

Dear Mr. Grech:

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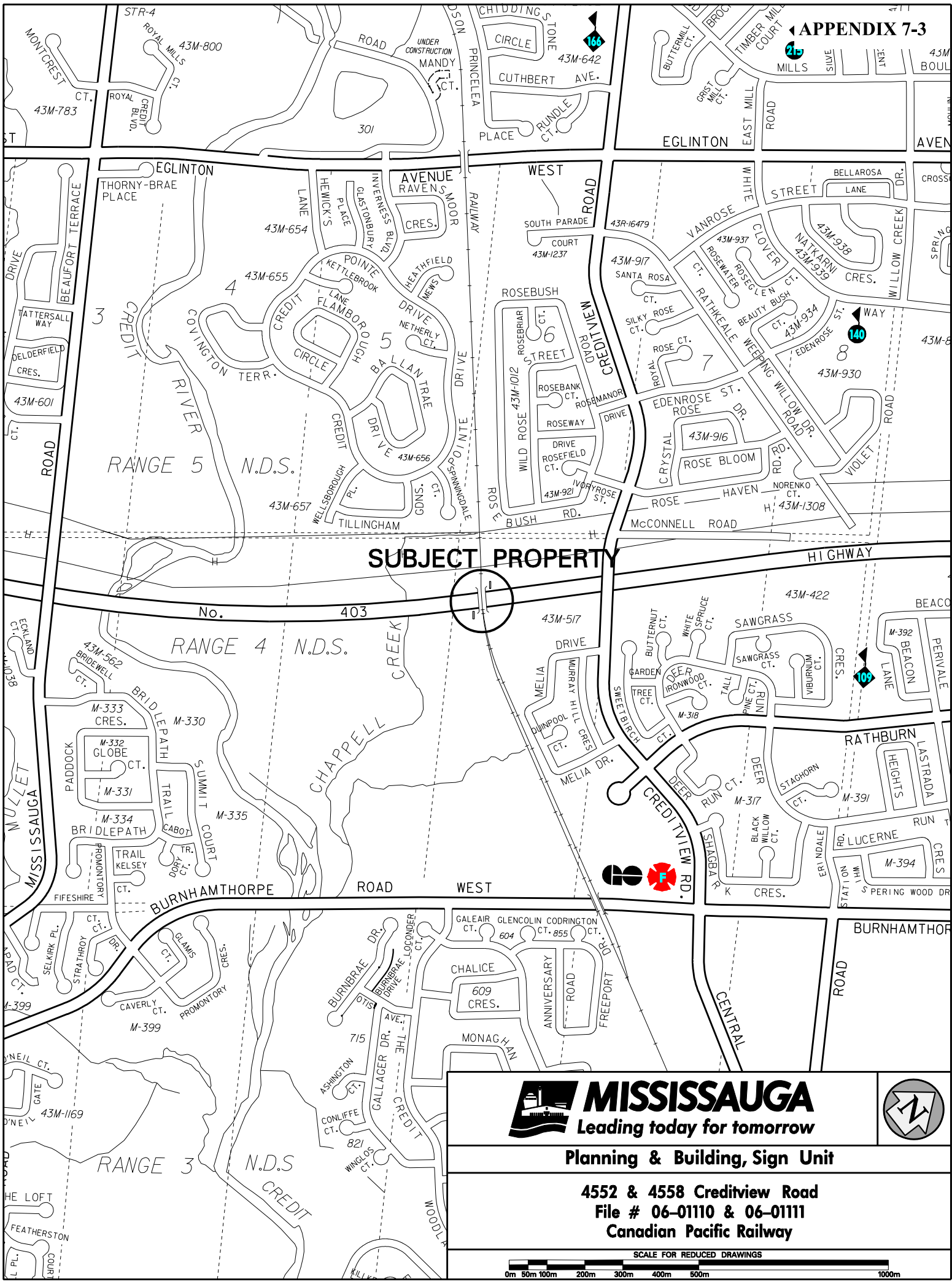
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Kevin Paul  
Manager Sales Real Estate - Ontariocc: Ross Muzylo - Outdoor Opportunities Inc.  
Stephen McGregor - CBS Outdoor Canada





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Planning & Building, Sign Unit

4552 & 4558 Creditview Road  
File # 06-01110 & 06-01111  
Canadian Pacific Railway

SCALE FOR REDUCED DRAWINGS





NOTE: ① proposed sign 10' x 20' per double face

② sign height 25'

③ sign is 500' from Residential Zone

④ NO OTHER BILLBOARD sign

within  
1000'

PB1

G-1324

R1-1319

R3-1321

R3-1322

R3-1322

R3-1323

R3-1321

R3-1321

TILLINGHAM GARDENS

SPINNINGDALE COURT

CREDIT RIVER

PB1

HIGHWAY 403

HIGHWAY 403

A

O1-2713

A

G

G

R2

G

R2-965

EPATH TRAIL

R2

CRES

HIGHWAY 403

WELIA DRIVE

QUINPOOL CRT

MURRAY HILL CRES

ROSEFIELD CRT

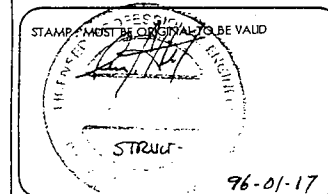
NORTH ROSE

proposed  
10' x 20' Billboard Sign  
N/S of HWY 403.

30





[illegible]

**MEDIA**COM

Mediacom Inc.  
377 Horner Avenue  
Toronto, Ontario M8W 1Z6

PROJECT/LOCATION  
10'-0" X 20'-0" POSTER PANEL  
STRUCTURE  
SINGLE POLE - CENTER MOUNT

DRAWING TITLE

TYPE 8501-CM  
ELEVATION

DRAWN BY	DWG. No. <b>1</b> OF <b>4</b>
DATE	
ENG. No.	
SCALE: <b>AS NOTED</b>	





**Proposed signs shall be 10' x 20' standard double-sided billboard poster panel displays for the purpose of Third Party Advertising located on the north and southeast quadrants of the railway utility – Highway 403 west of Creditview in Mississauga**





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01110

**RE:** Canadian Pacific Railway  
4552 Creditview Road - Ward 6

---

**The applicant requests the following variance to section 6 of the Sign By-law 0054-2002, as amended.**

<b>Section 6</b>	<b>Proposed</b>
Any sign not expressly permitted in the By-law is prohibited.	One billboard sign located on CPR right-of-way to be visible from Highway 403.

**COMMENTS:**

The intent of Sign By-law 0054-2002, as amended, was to control signage along the highways. In this regard, ground signs were prohibited along the highways. As billboard signs are free standing signs similar to ground signs, the Planning and Building Department can not support the variance. In addition, this particular location is a very scenic area of the highway which should not be clutter with signage.



## APPENDIX 8-2



**CANADIAN  
PACIFIC  
RAILWAY**

Real Estate

Suite 200  
40 University Avenue  
Toronto Ontario  
M5J 1T1

Fax (416) 595-3112

July 18, 2006

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

Attention: Jeffery Grech  
Sign Bylaw Plan Examiner

**Re: SGNBLD 06 1110, SGNBLD 06 1111, SGNBLD 06 1112, SGNBLD 06 1113**

Dear Mr. Grech:

It has come to my attention that the City of Mississauga requires direction from Canadian Pacific Railway in order to proceed with the above-noted sign permit applications, in accordance with Section 32 of Sign By-law 0054 2002.

To clarify any property ownership concerns, Canadian Pacific Railway has title to the properties that are the subject of these applications. The CPR right-of-way should be considered owner occupied land.

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Due to the nature of our business, most municipalities zone active railway corridors as industrial, therefore, we respectfully request that the CPR right-of-way in Mississauga be treated as industrial property for purposes of the sign bylaw.

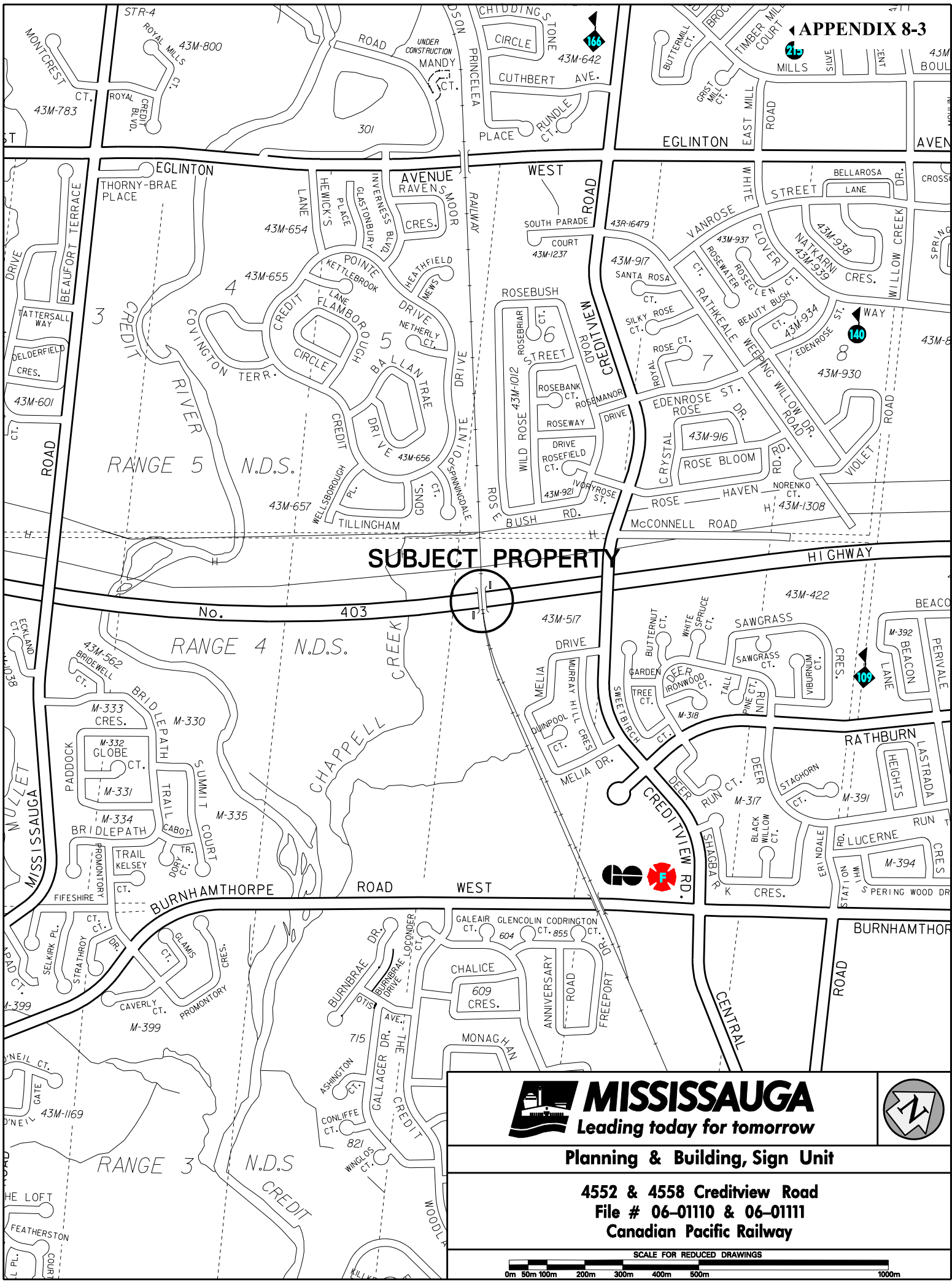
Yours truly,

A handwritten signature in black ink, appearing to read "Kevin Paul", written over a horizontal line.

Kevin Paul  
Manager Sales Real Estate - Ontario

cc: Ross Muzylo - Outdoor Opportunities Inc.  
Stephen McGregor - CBS Outdoor Canada





**MISSISSAUGA**  
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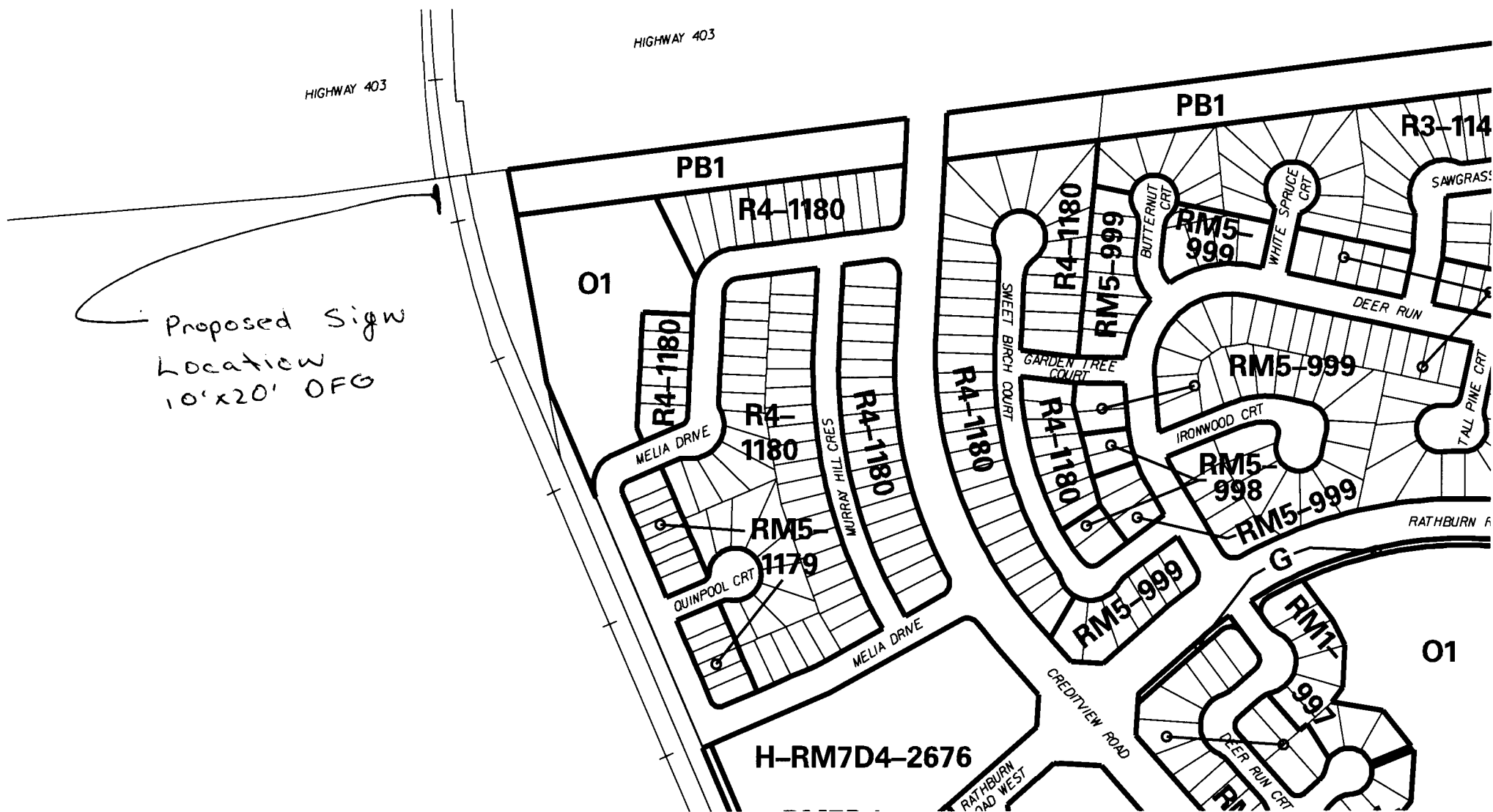
Planning & Building, Sign Unit

4552 & 4558 Creditview Road  
File # 06-01110 & 06-01111  
Canadian Pacific Railway

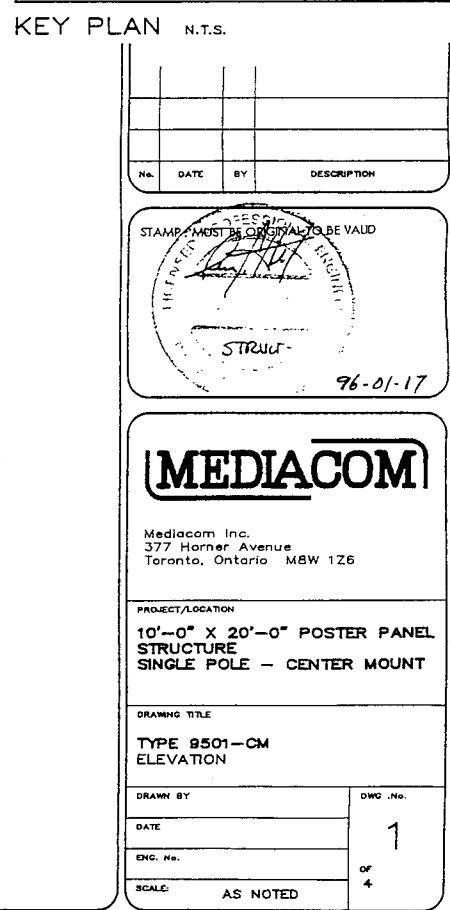
SCALE FOR REDUCED DRAWINGS















**Proposed signs shall be 10' x 20' standard double-sided billboard poster panel displays for the purpose of Third Party Advertising located on the north and southeast quadrants of the railway utility – Highway 403 west of Creditview in Mississauga**





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-00305

**RE: Hajuna Investments Limited**  
**3611 Mavis Road - Ward 7**

---

**The applicant requests the following variances to sections 14 & 16 of the Sign By-law 0054-2002, as amended.**

<b>Section 14</b>	<b>Proposed</b>
Pemits one (1) ground sign per street line.	A second ground sign on street line.
<b>Section 16</b>	<b>Proposed</b>
Ground signs in an industrial zone shall display the municipal address.	One (1) ground sign not displaying the municipal address.

**COMMENTS:**

1. There is an existing tenant sign for “Metalworks” on the municipal boulevard which was approved previous to the enactment of Sign By-law 0054-2002, as amended. There is merit to having a second sign for the other tenants of this complex, however the original proposal placed the sign on the municipal boulevard. The applicant has revised their application and removed a parking space to accommodate the ground sign on their property. The Planning and Building Department therefore find this variance acceptable from a design perspective.
2. The provision to require the municipal addresses on ground signs is intended to provide the public with information to locate businesses along the street. The variance to permit the ground sign without a municipal address is not acceptable, as it would set precedent for other businesses throughout the City. Please note that the applicant did not provide any rationale to justify the approval of this variance.





90 Burnhamthorpe Road West, Suite 1600, Mississauga, Ontario L5B 3C3  
Telephone: 905 273 3300 Fax: 905 273 6920 Toll Free: 1 800 323 3781  
www.pallettvalo.com

Matt P. Maurer  
E-mail: mmaurer@pallettvalo.com  
Direct Line: (905) 273-3022 ext 210

October 18, 2006

**DELIVERED BY FAX TO 905.896.5638**

City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**Attn: Darren Bryan**

**RE: Application by Hajuna Investments Limited for Permit to Construct New Ground Sign on the lands and premises legally described as Part of Lot 20 Concession 1, North of Dundas Street, designated as Parts 1 to 12 on Plan 43R-2133 and municipally known as 3611-3663 Mavis Road (the "Property") Application No. SGNBLD 06 305 VAR Our File No.: 59718**

**AND RE: Rationale for Sign Variance**

---

We are the solicitors for Hajuna Investments Limited ("Hajuna"), the registered owner of the Property. Hajuna hereby submits an application to construct a ground sign at the Property. This application requires a variance as there is already one existing ground sign at the Property. The existing sign has been reserved for the sole use of one of the tenants. Hajuna wishes to construct a second sign, which will be utilized as a directory sign listing all the tenants currently occupying the Property (the "Proposed Sign").

We ask that you consider the following when reviewing this application with reference to the Sign By-Law 54-02 (the "By-Law") of the Corporation of the City of Mississauga (the "City"):

- 1 In accordance with subsection 4(10) of the By-Law, the Proposed Sign will be issued for businesses or uses located on the Property.
- 2 The Property is zoned industrial. The Proposed Sign is a ground sign. According to section 11, ground signs are permitted on an industrial zoned property.
- 3 According to section 14 of the By-Law, the ground sign must meet the following specifications where the subject property is used as a multi-occupant industrial establishment, as in the case of the Property:



- 2 -

- a. One (1) sign per street line.
- b. The maximum sign area is 15.0m<sup>2</sup> per sign face
- c. The maximum height of the sign is 7.5m
- d. The minimum street line setback is 1m

The Proposed Sign meets all the foregoing requirements.

- 4 Section 16 of the By-Law outlines the general specifications required for ground signs. Specifically, section 16 (5) stipulates that a ground sign should not be located within 3m (9.8') of a driveway entrance or exit.

The Proposed Sign will be approximately 7.32m (24') in height and the sign area will be approximately 11.16m<sup>2</sup> [4.57m (15') \* 2.44m (8')], well within the specifications set out in the By-Law. As well, the Proposed Sign will be setback 1m from the street line and not within 3m of the driveway.

An examination of the site plan and photographs attached to this application will show that the Proposed Sign will not contravene the spirit and underlying policies of By-Law 54-02, as it will not interfere with the safety and the visual aesthetics of the landscape of the area. In consideration of all these factors, we respectfully submit this application and ask that you grant the variance and sign permit.

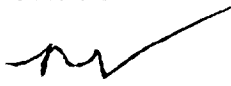
We enclose the following documents and items as part of our application:

- a) Four (4) copies of the Key Site
- b) Four (4) copies of the Site Plan
- c) Four (4) copies of the Proposed Sign dimensions and specifications; and
- d) Pictures and explanation of the site for the Proposed Sign.

Please direct any questions or correspondence regarding this matter to the attentions of the undersigned. We look forward to hearing from you in the near future.

Yours very truly,

**PALLET VALO, LLP**

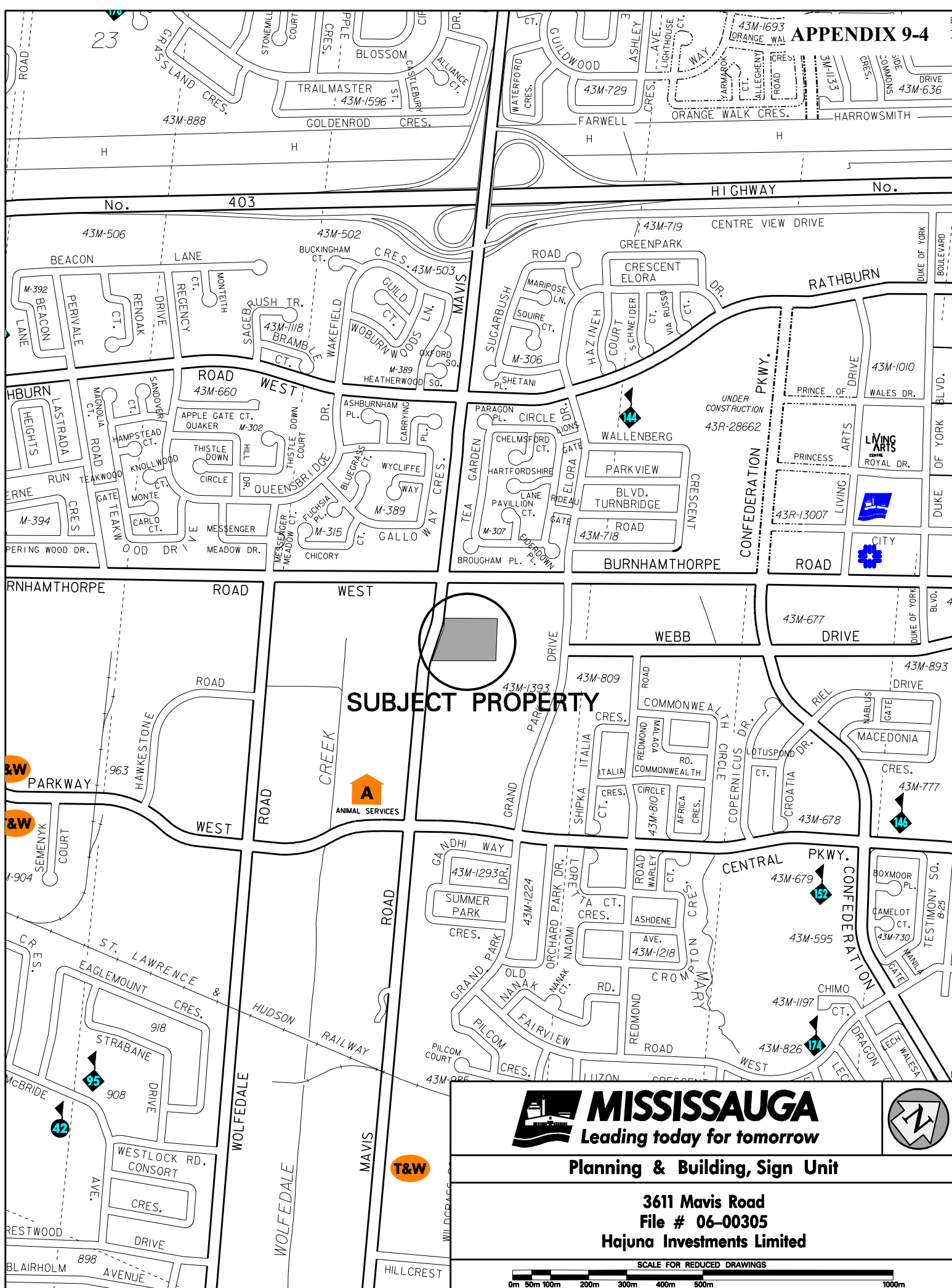


Per: Matt P. Maurer  
*Student at Law*

MM

Q:\Corporat\59718\Rationale for Sign Variance - 10.18.06.doc





**SUBJECT PROPERTY**



**MISSISSAUGA**  
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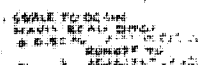
**Planning & Building, Sign Unit**

**3611 Mavis Road  
File # 06-00305  
Hajuna Investments Limited**

SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m





# PLOT PLAN



PLAN SHOWING PART OF LOT 20  
CONCESSION 1, NORTH OF DUNDAS ST  
TOWN OF MISSISSAUGA  
COUNTY OF PEEL  
PLAN 43R-2153

FOR WATER-COURSE TREATMENT, ELEVATIONS  
AND DETAILS SEE PROJECT DRAWING N-7302  
BY C.M. STEINBERG & CO. LTD. DATED FEB. 1973

1991年12月1日



1. **ARCHITECT** - 3

MAVIS  
INDUSTRIAL  
BUILDING  
BLOCK 'B'

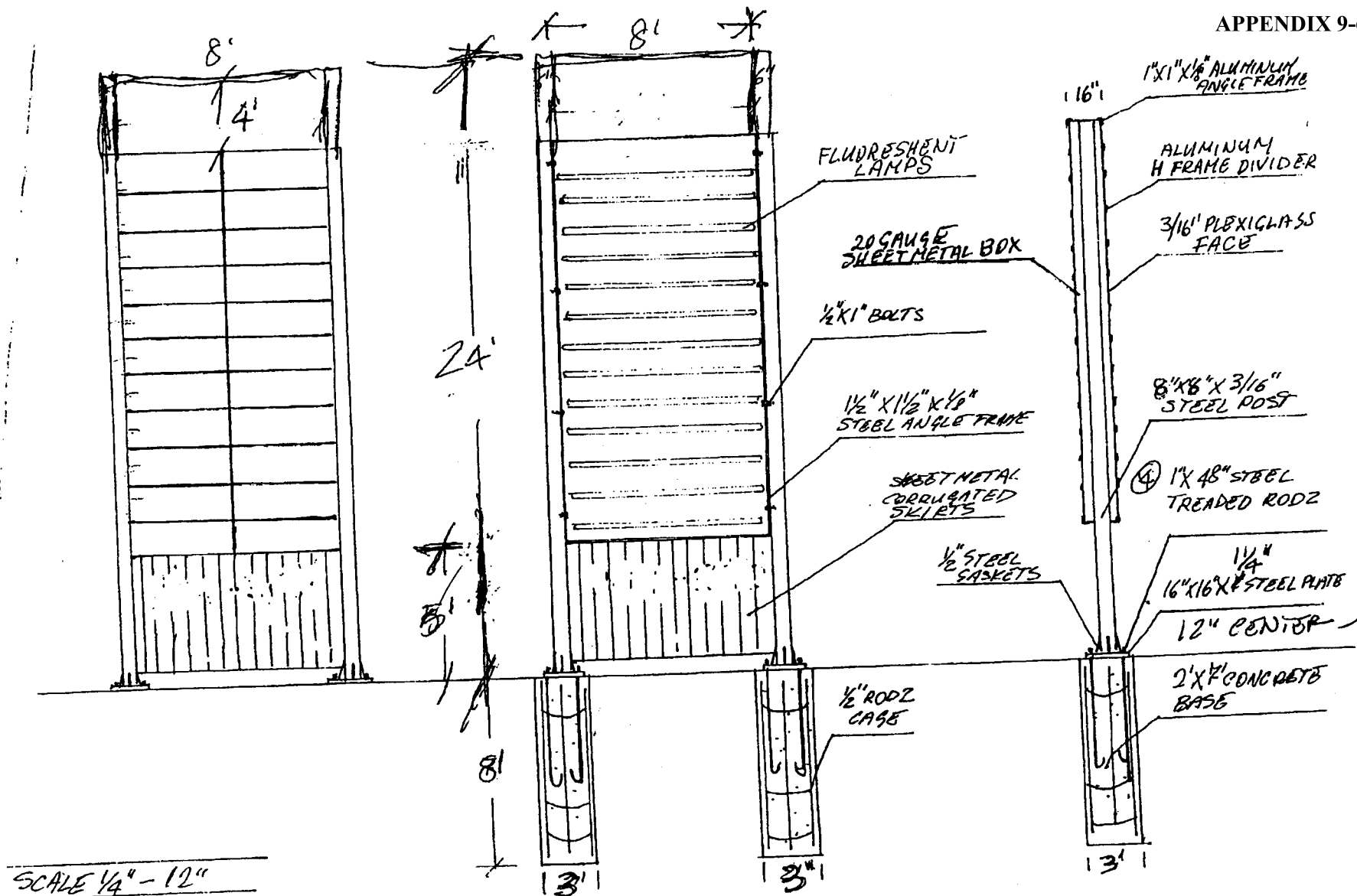
THE NAME OF THE

PRINTED

749

# 報









**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01379

**RE: Progressive Autobody**  
**1801 North Sheridan Way - Ward 8**

---

**The applicant requests the following variances to section 14(1) of the Sign By-law 0054-2002, as amended.**

<b>Section 14(1)</b>	<b>Proposed</b>
The maximum height for a ground sign located in an industrial area is permitted to be 7.5 m (24.6 ft.).	The height of the proposed ground sign is 7.62 m (25 ft.).
The maximum area for a ground sign located in an industrial area is permitted to be 15 sq. m. (161.4 sq. ft.) per sign face.	The area of the proposed ground sign is 27.87 sq. m. (300 sq. ft.) per sign face.

**COMMENTS:**

The proposed variance is for oversized ground sign which has been installed without permits. In this regard, the proposed sign area is almost double the amount permitted in Sign By-law 0054-2002, as amended. The sign appears to be an oversized billboard sign which is out of scale with the surrounding area. The Planning and Building Department finds the proposed variance not to be within the intent of Sign By-law 0054-20002, as amended and has no design merit. If approved, this will set a precedent for other applicants to apply for variances for commercial and billboard signs of a similar size.



PIERGOVIANNI C/O PROGRESSIVE AUTOBODY  
 1801 North Sheridan Way  
 Mississauga, Ontario  
 L5K 1A2 Tel: 905-855-2621

August 15, 2006

CITY OF MISSISSAUGA  
 Planning and Building Department, Sign Unit  
 300 City Centre Drive  
 Mississauga, Ontario  
 L5B 3C1  
 Tel: 905-615-4046 Fax: 905-896-5638

**Re: Application for Sign Permit / Sign Variance Code No. 06-1379 VAR**  
**Location: 1801 North Sheridan Way, Mississauga, Ontario**

**To: Sign Variance Committee**

We are requesting a minor variance be allowed on this ground sign permit application, for the following two reasons:

<b>Mississauga Allows:</b>	<b>Application is for:</b>	<b>Difference:</b>
186 sq. ft each side of sign	252 sq. ft. each side of sign	66 sq. ft. each side of sign

**Reason:**

To maximize visibility of sign for the business owner, clearance through the trees (see photos, attached) adjacent to Q.E.W. before the subject property traveling westbound (separating highway from North Sheridan Way property) and existing highway sign poles and electrical poles obstructing the approach of the subject business.

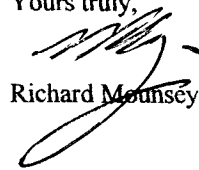
<b>Mississauga Allows:</b>	<b>Application is for:</b>	<b>Difference:</b>
24'-6" – height of sign	25'-0" – height of sign	6" above

**Reason:**

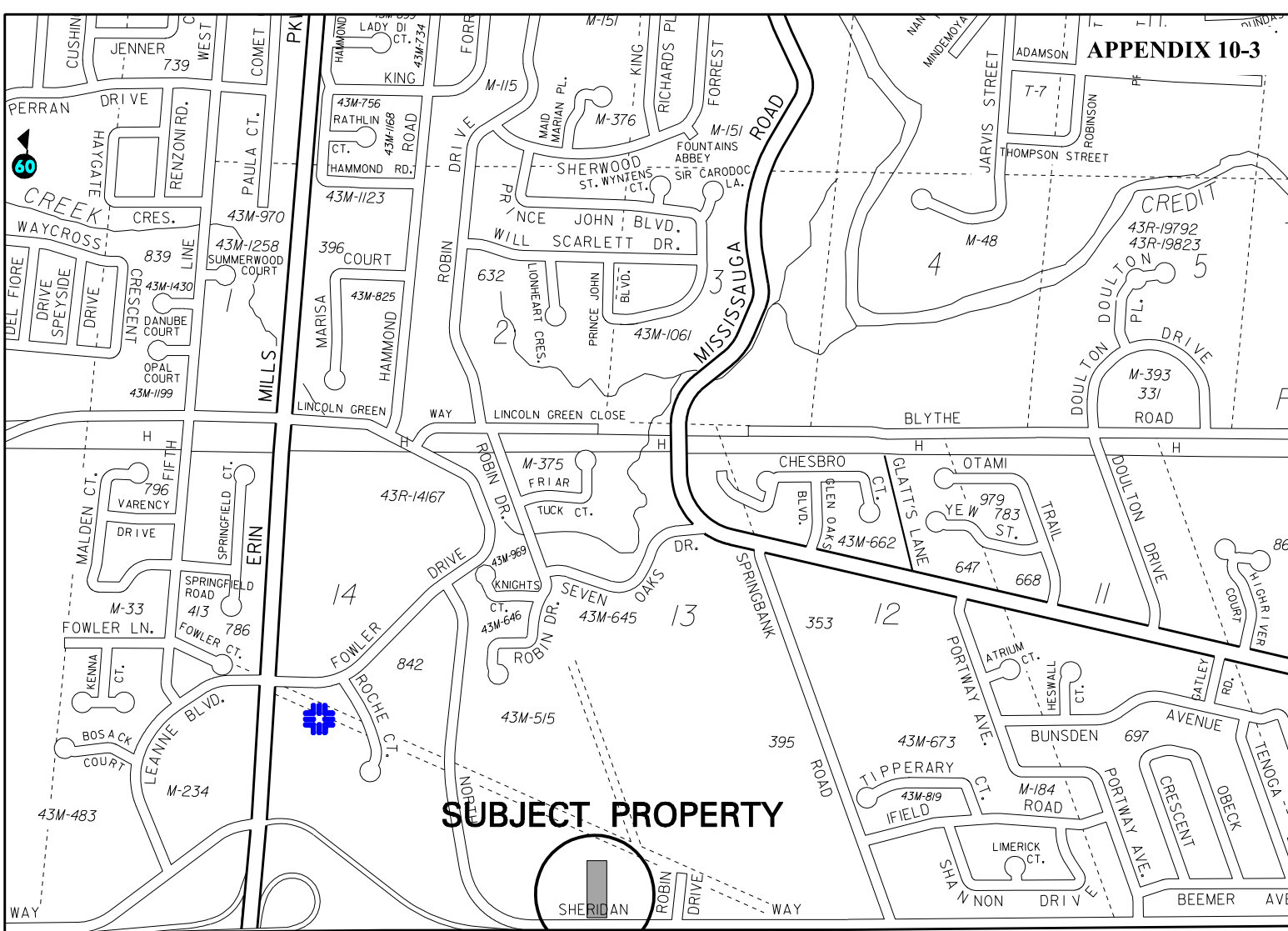
Cable locates (Ontario One Call) did not indicate a 'sprinkler water line' obstruction at the marked site of dig area for the base for the pylon sign. Subsequently on the same day as digging and pouring the cement for the sign – the sprinkler water line was noted and the concrete pad was raised by 6" to allow for the water line clearance.

We await your response.

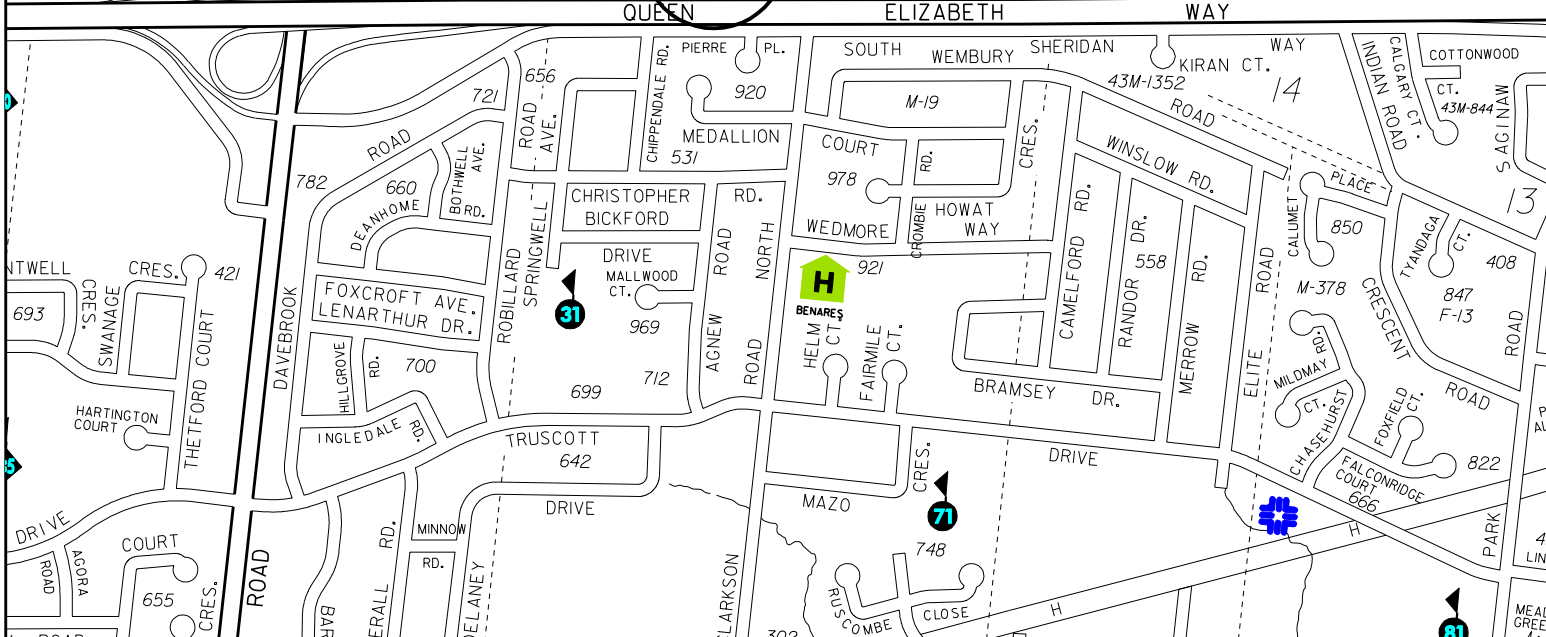
Yours truly,

  
 Richard Mounsey





**SUBJECT PROPERTY**



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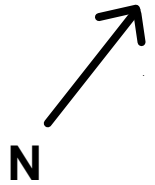
**Planning & Building, Sign Unit**

**1801 North Sheridan Way  
File # 06-01379  
Progressive Autobody**

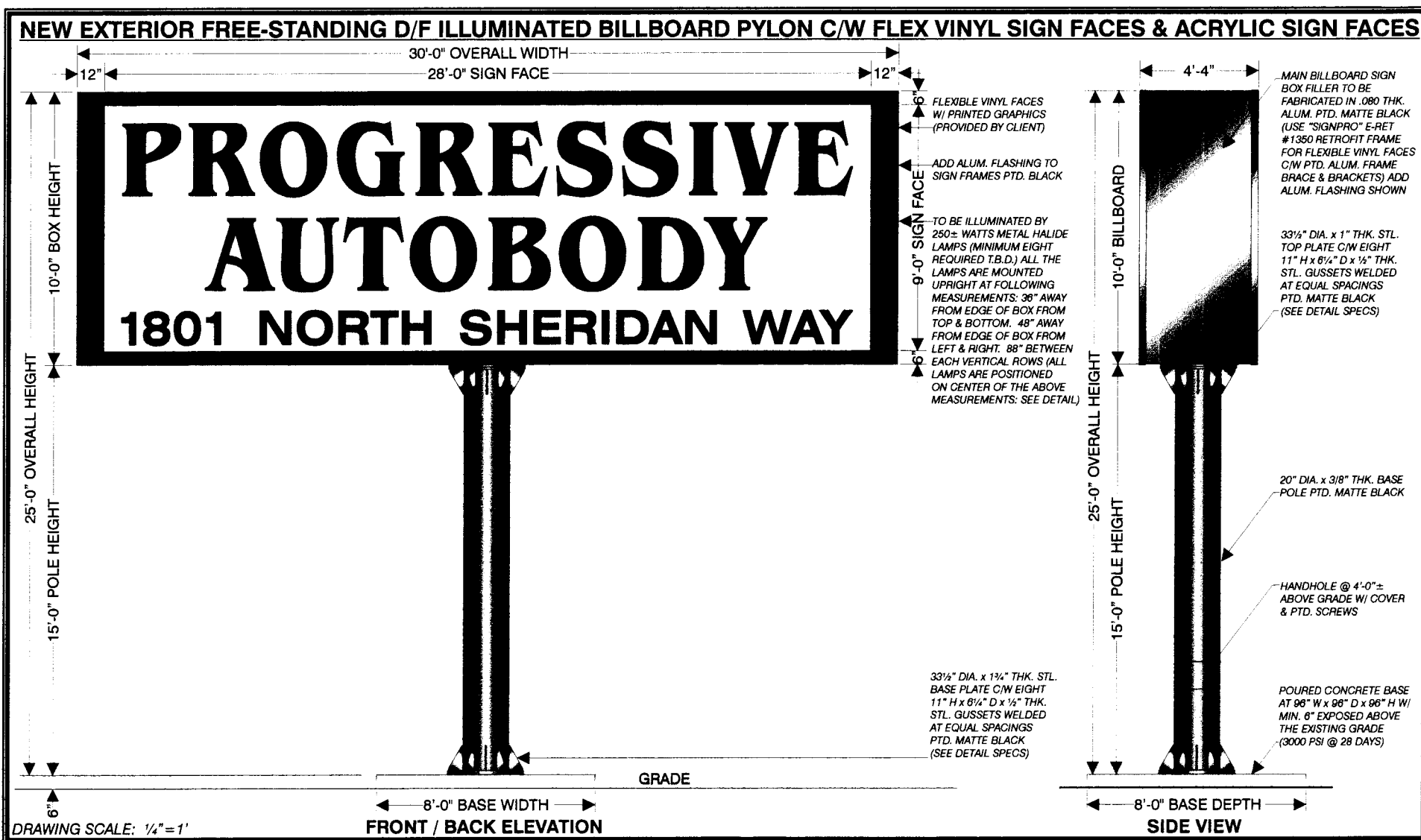
SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m

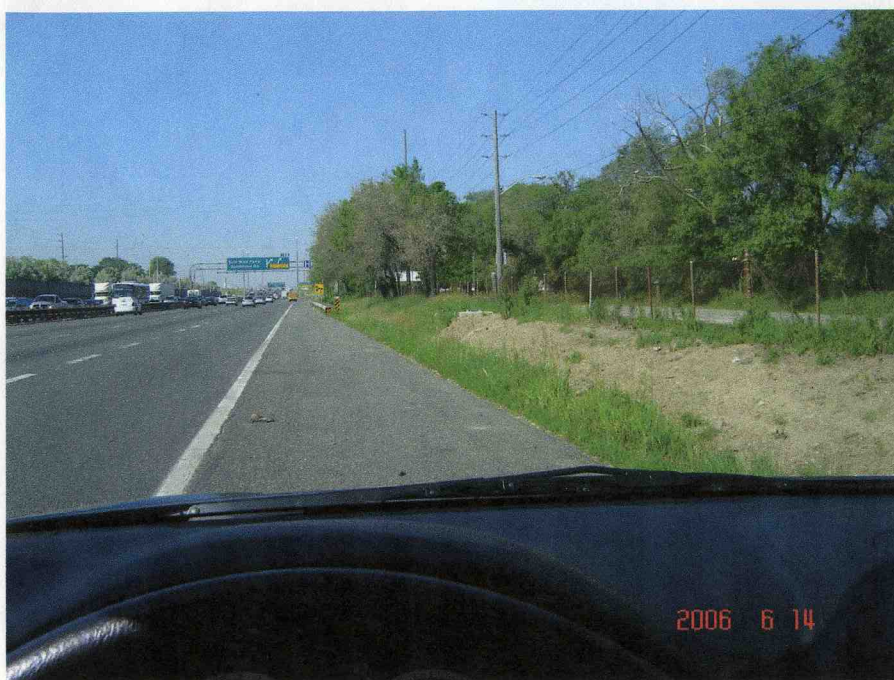














## The South Elevation

CONSTRUCTED  
SIGN







**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 05-04848

**RE: Meadowvale West Church Centre**  
**6945 Meadowvale Town Centre - Ward 9**

---

**The applicant requests the following variances to section 4 of the Sign By-law 0054-2002, as amended.**

<b>Section 4</b>	<b>Proposed</b>
Does not permit fascia signs on the side (west) elevation of this building.	One (1) fascia sign on the side (west) elevation of this building.
Expressly prohibits roof signs.	One (1) fascia sign located on a roof of the building.

**COMMENTS:**

1. The proposed fascia sign on the side (west) elevation of this building informs the public of the function of the building from the Meadowvale Town Centre. The sign is well placed on the building and therefore acceptable from a design perspective.
2. The proposed fascia sign is located on top of the roof which covers the building entrance. Since the sign does not protrude above the roofline of the building, the Planning and Building Department finds it acceptable from a design perspective.



Pg 1 of 2

Please attach to  
permit # Sign 05 4845 var  
web ID # 035ARCW2.

## Meadowvale West Church Centre

6945 Meadowvale Town Centre Circle, Mississauga, Ontario L5N 2W7 • Tel: (905) 821-2750 • Fax: (905) 821-1916

13 February 2005

### TO WHOM IT MAY CONCERN

In regard to an application for a Permit to place (2) Backlit Signs on the building identified as Meadowvale West Church Centre, situated at the address shown above:

We have been asked to supply a Letter of Rationale to justify the placement of signs on our building.

There are several reasons why any operation, be it a business, a service or even a non-profit organization, puts up signs:

- 1) To advertise its presence to the general public
- 2) To inform the public about the function of the building
- 3) To enable potential clients to locate it more easily
- 4) To replace out-of-date, inaccurate or ineffective signage

All of the above apply in the case of Meadowvale West Church Centre. Although this will remain as the official title of the unit, we are more concerned with drawing attention to the three individual Churches based in the building, hence the design incorporating the names of the three Churches. The Centre is also in the process of renovating the exterior of the building to become a more visible part of the Meadowvale Town Centre.

In the case of the smaller sign on the south front of the building, we are requesting a variance in order that the top of the sign may project above one of several rooflines.

That such a variance is reasonable: your attention is drawn to the "Blockbuster" store in the Town Centre, whose sign also projects above its basic roofline, as does that of "The Beer Store" and "Shoeless Joe's" Restaurant.

The signs for which the application is being made were donated to the Church Centre by the mall owners First Capital, and the proposed location for the sign overlooking the mall was also their recommendation as giving us the best exposure on the west side of our building which, as with the east side, currently has no identification on it whatsoever.

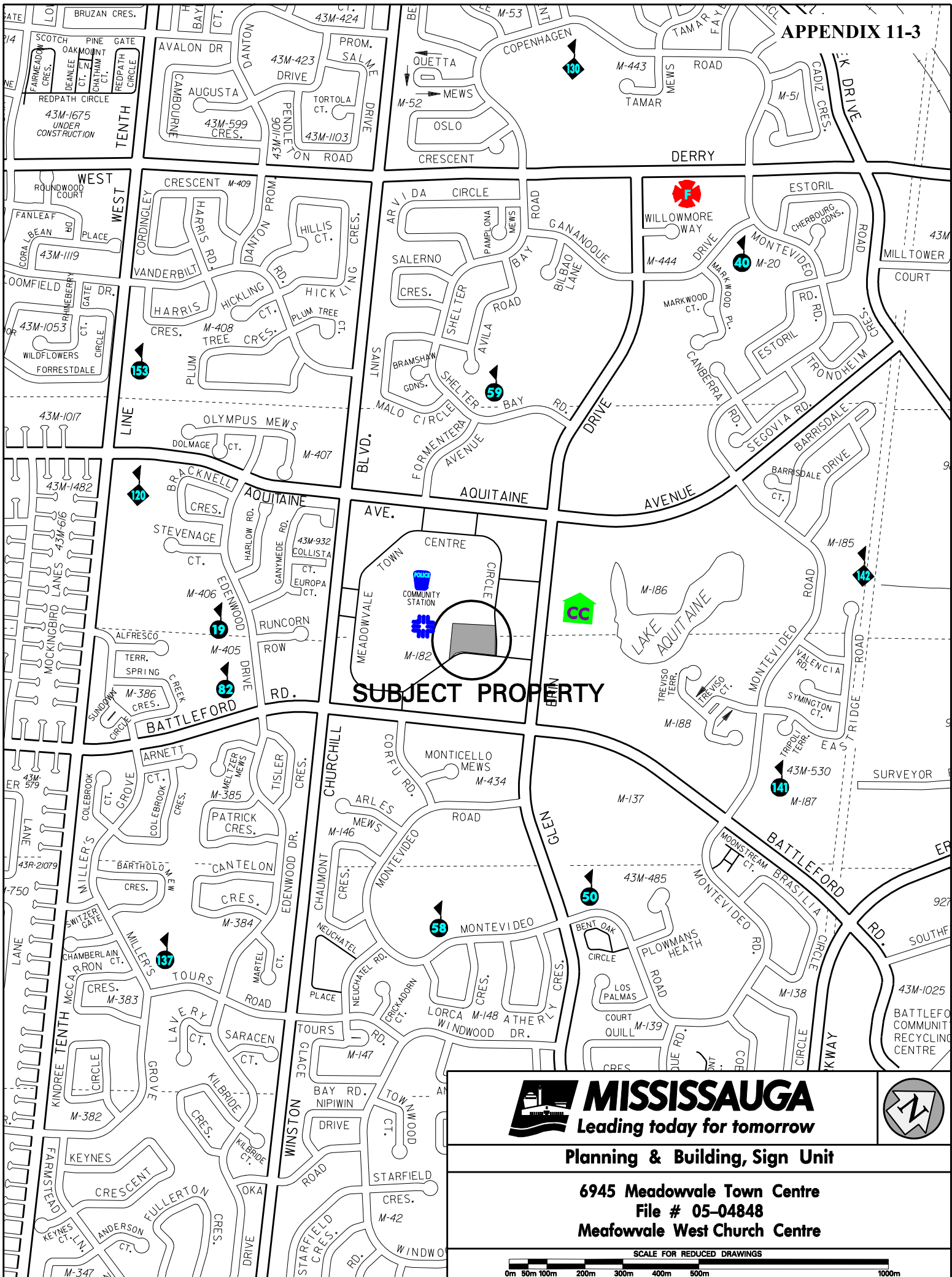
Norman F. Fielding  
President  
Board of Directors  
Meadowvale West Church Centre

Meadowvale Lutheran Church  
Tel: (905) 821-2751

St. Francis of Assisi Anglican Church  
Tel: (905) 821-2752

White Oak Presbyterian Church  
Tel: (905) 821-2753





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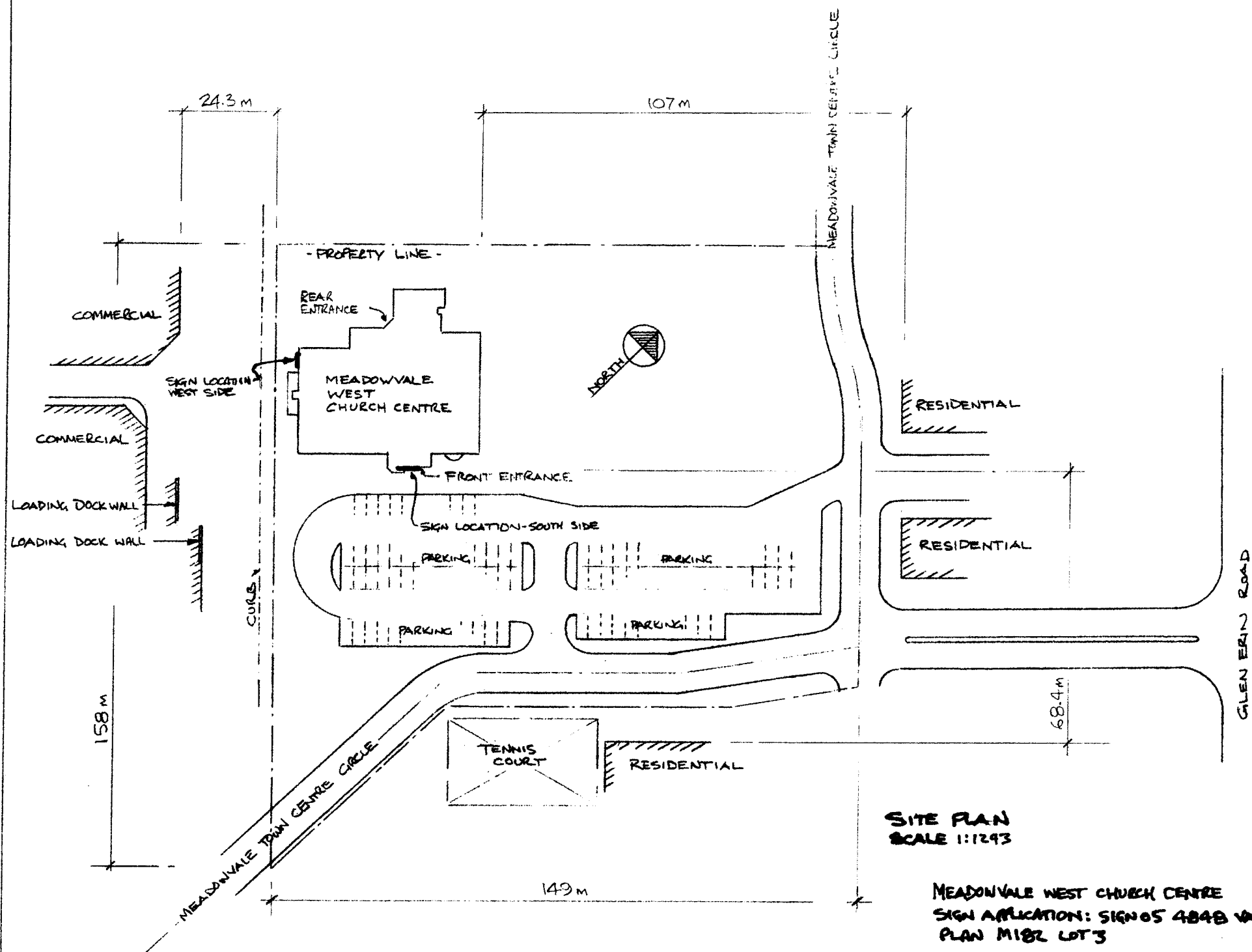
**Planning & Building, Sign Unit**

**6945 Meadowvale Town Centre**  
**File # 05-04848**  
**Meadowvale West Church Centre**





REV: 13 AUG 06 NFE





**Meadowvale West Church Centre - West Elevation**  
**Sign 4' x 10' shown to scale.**

REVISED SIZE & LOCATION 13 AUG. 06  
**Appendix 11-5**



**Meadowvale West Church Centre - South Elevation**  
**Sign 4' x 20' shown to scale.**

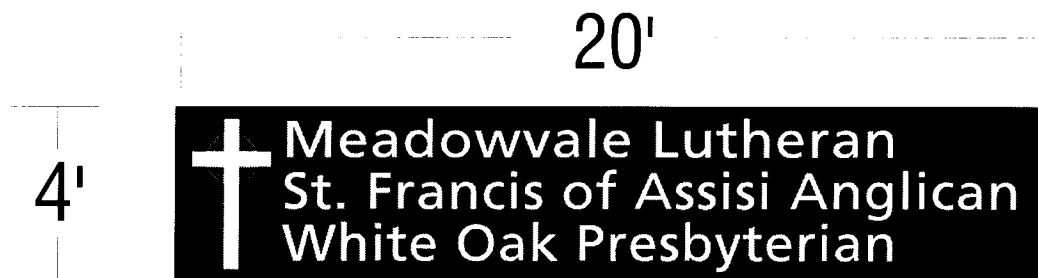


REVISED SIZE 13 AUG. 06



# FACE DETAIL

## FRONT VIEW OF SIGN FACE

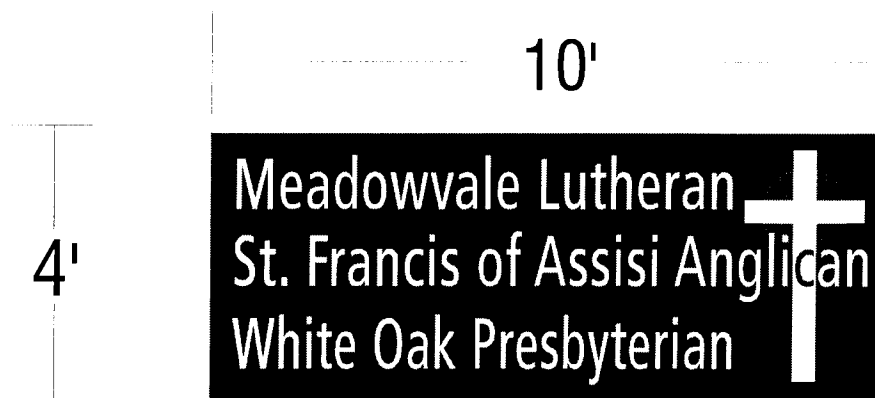


Pressure sensitive Vinyl applied onto 3/16  
seamless white tufflak

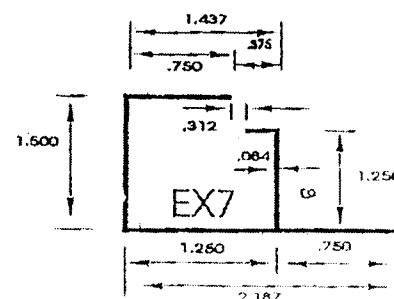
Sign Face is Ex7 Extrusion with Metal  
inserts for corners Screwed together with  
4 #10 - 1 inch tek screws per corner

Client

Meadowvale West  
Church Centre



## EX7 EXTRUSION SIGN FRAME CROSS SECTION



Location

6945 Meadowvale Town  
Centre, circle

Mississauga, ON  
L5N 2W7



1981 Boylen, Unit 4  
Mississauga, ON  
L5S 1R9  
Tel: 905-673-1300  
Fax: 905-673-8072

Date  
Nov 10, 2004

Sales  
Trent Kowaluk

File Name  
Engineeredspecs.cdr

Designer  
John Heynen

Drawing Scale:  
1:40







**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-02524

**RE: Hyundai**  
**300 Dundas Street East – Ward 7**

---

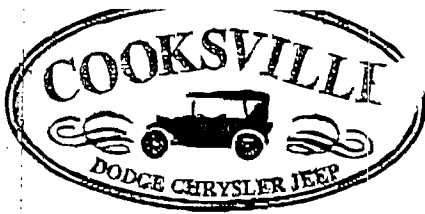
**The applicant requests the following variances to sections 4 and 13 of the Sign By-law 0054-2002, as amended.**

<b>Section 4</b>	<b>Proposed</b>
Expressly prohibits roof signs.	Two (2) fascia signs located above the upper limits of the roof line.
<b>Section 13</b>	<b>Proposed</b>
For ground signs in Cooksville, the maximum height is 3 m (9.48 ft.) and maximum sign area of 3.5 sq. m. (37.67 sq. ft.).	One (1) ground sign with a height of 7.5 m (24.5 ft) and a sign area of 6.1 sq. m. (65.33 sq. ft).

**COMMENTS:**

1. The fascia signs extend slightly over the building structure but are well designed and in keeping with the design of the building. The Planning and Building Department therefore finds this variance acceptable from a design perspective.
2. The provisions in Sign By-law 0054-2002, as amended for ground signs in Cooksville are based on main street type of developments. The Hyundai dealership is located in a commercial area of Dundas Street East, where a number of car dealerships are located. The proposed ground sign is within the limits of the commercial provisions of the Sign By-law and is similar to other ground signs located at other surrounding car dealerships. The Planning and Building Department therefore finds the variance acceptable from a design perspective.





290 DUNDAS STREET EAST, MISSISSAUGA, ONTARIO L5A 1W9  
TEL: (905) 279-3031 FAX: (905) 279-9686  
www.cooksvilledodge.com

APPENDIX 12-2

## FAX COVER / MEMO SHEET

To: JOANNE TADESON From: SEAN KELLY

Company: \_\_\_\_\_ Date: JUNE 6/06

Fax: 905-570-0710 Pages: 2 (Including cover sheet)

Phone: \_\_\_\_\_ Return Phone: 905-279-3031

Re: \_\_\_\_\_

Remarks: ☐ Urgent ☐ For Your Review ☐ Reply ASAP ☐ Please Comment

Comments: MR  
TO: CITY OF MISSISSAUGA, ATTN BRYAN  
(SIGN SECTION), PLEASE BE ADVISED THAT  
THE 8'x8' IDENTIFIER DISPLAY IS A CRITICAL  
ELEMENT OF "HYUNDAI CANADA'S" NATIONAL SIGN  
PROGRAM. THE IDENTIFIER COMBINED WITH  
HYUNDAI'S LOGO, LETTERS & Pylon IS THE  
IMAGE HYUNDAI ARE PROMOTING ACROSS  
THE COUNTRY, CONSISTENCY IS KEY  
SA

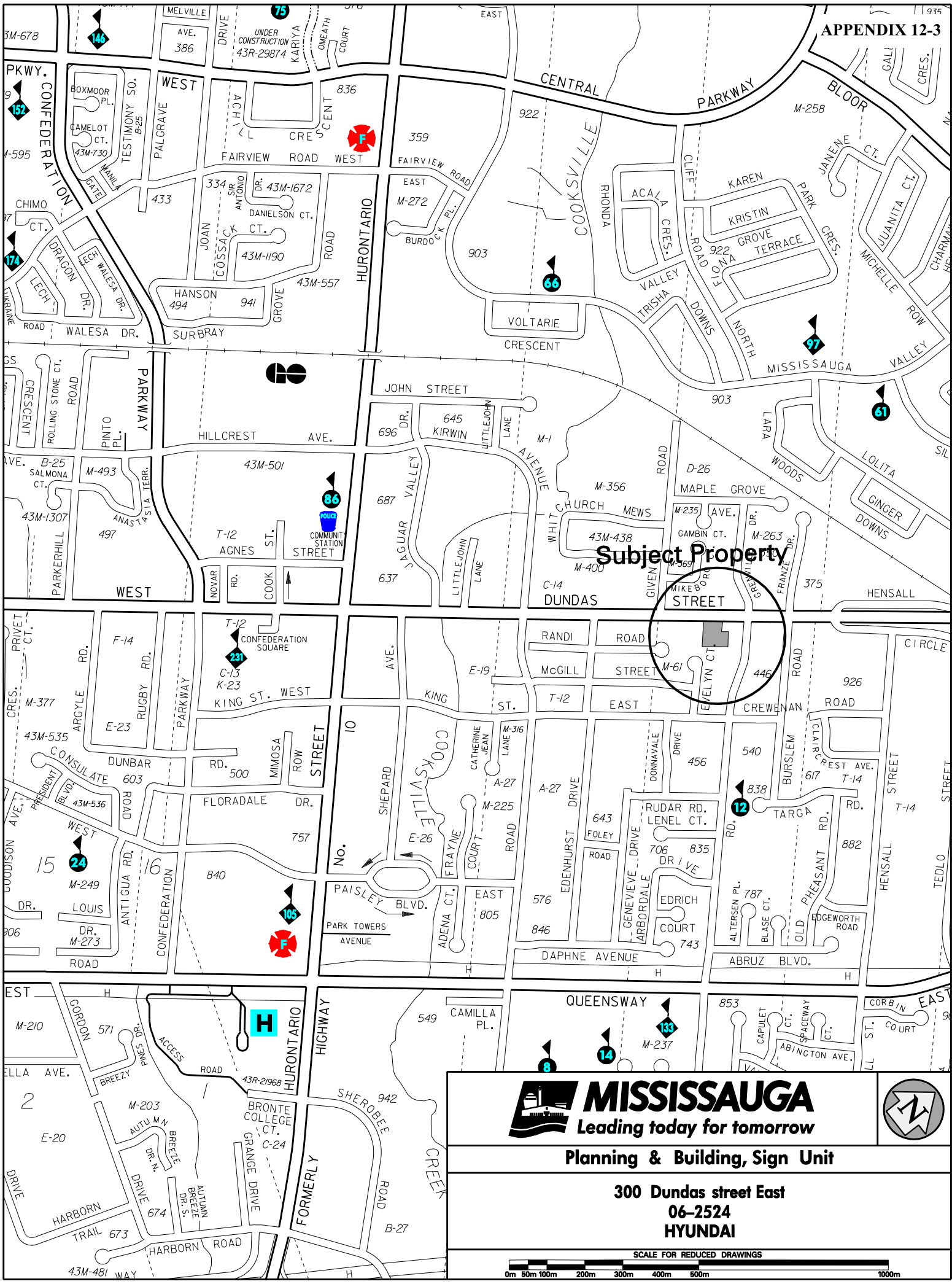
CONFIDENTIAL TRANSMISSION

FIVE STAR



SALES • LEASING • SERVICE • PARTS





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**Planning & Building, Sign Unit**

**300 Dundas street East  
06-2524  
HYUNDAI**





**Pylon Sign**

**Tower Signs**

DUNDAS STREET EAST

THE OWNER WILL BE RESPONSIBLE FOR THE COST OF UTILITY RELOCATIONS REQUIRED BY THE WORK.

44779 SETBACK FROM CENTRELINE OF ROAD TO BUILDING

REQUIRES CITY APPROVAL

SLOPE ASPHALT BETWEEN THE TWO LEVELS - 200MM GRADE DIFFERENCE

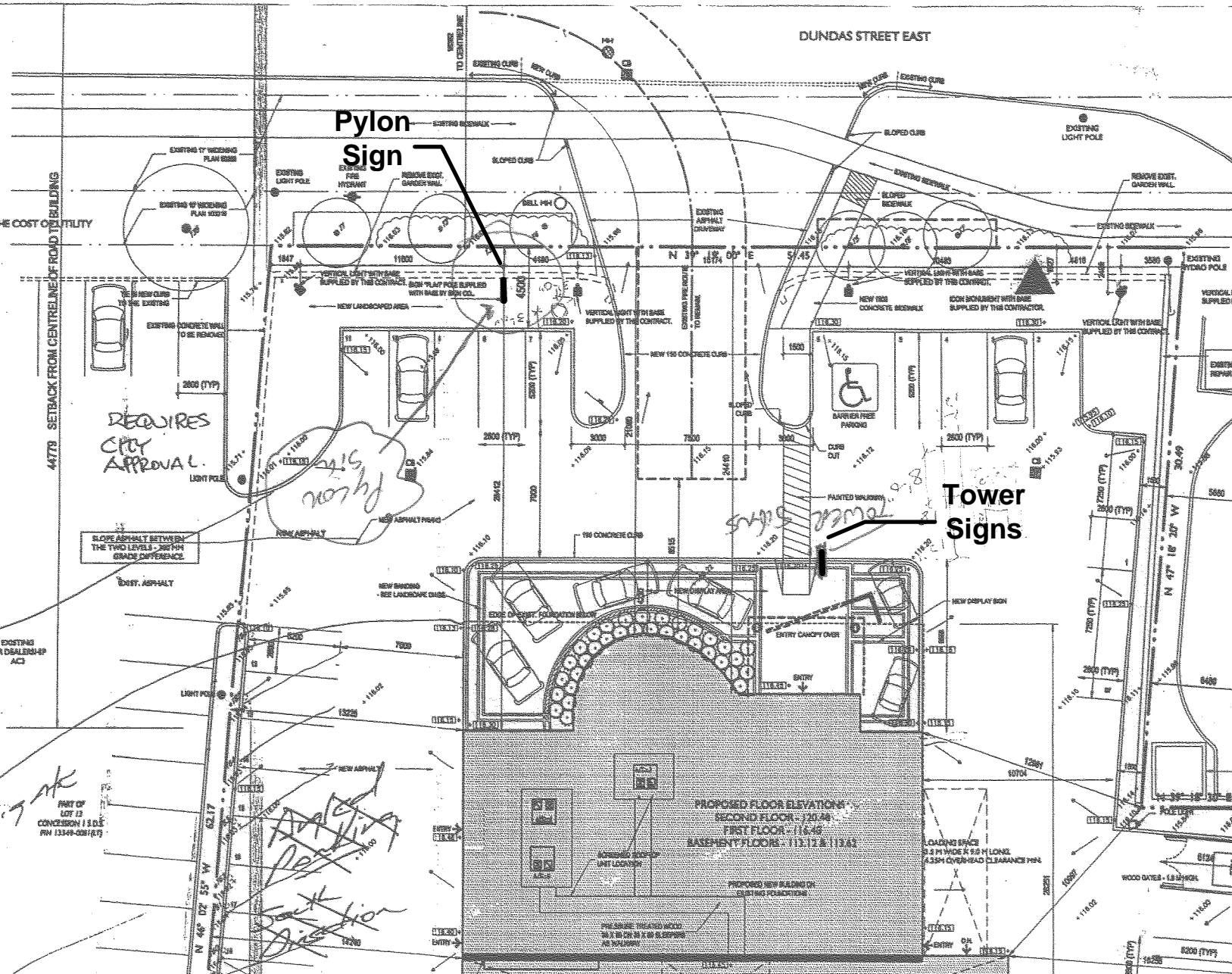
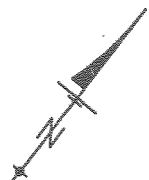
EXIST. ASPHALT

EXISTING CAR DEALERSHIP AC

PROPOSED FLOOR ELEVATIONS:  
SECOND FLOOR - 110.46  
FIRST FLOOR - 110.42  
BASEMENT FLOORS - 113.12 & 113.62

*Sept. 11, 2002  
Rolled Curb  
Dues to Invest. 7 AK  
CASH*

*AK  
Dues to Invest. 7 AK  
CASH*





**PATTISON**  
SIGN GROUP  
300 YORK BLVD., HAMILTON, ONTARIO L8R 3K6  
905-570-1110 FAX 905-670-0710

SALES Ron Stewart

DATE Feb 15 2006

NOTES

DESIGNER I Cooper

REVISION

SCALE 1/8" = 1'-0"

SHEET 1 of 3

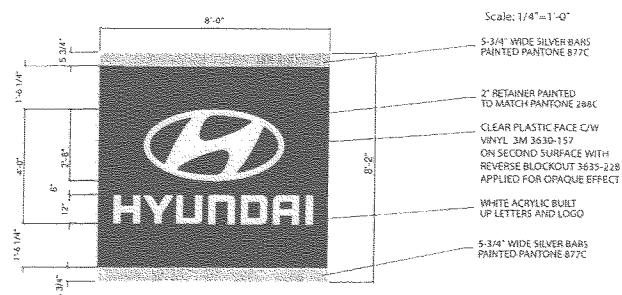
**HYUNDAI**

Cooksville Hyundai

HY-03-123

### HY Identifier

Single Face  
Internally illuminated identifier  
logo & type face as per Hyundai C.I. standard  
(H.O. fluorescent illumination)  
Two units required for installation on tower  
filler cap required for area projecting above tower



### CARRIER BOX SPECIFICATIONS

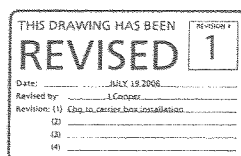
#### SPECIFICATIONS

Individual white neon illuminated letters & logo  
White pigmented acrylic faces  
White trim cap/White returns

Individual white neon illuminated letters  
White pigmented acrylic faces  
White trim cap  
White returns  
Dealership sign font  
to be Univers Bold 65

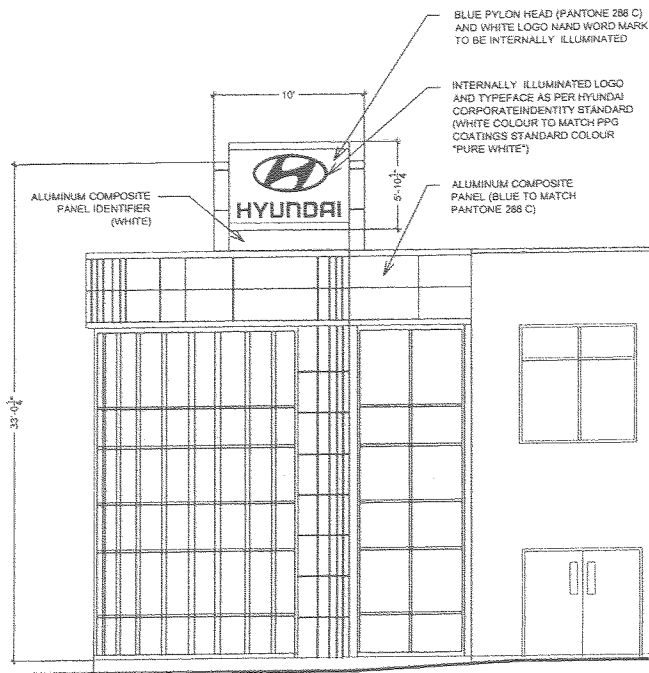
CARRIER BOX FINISH TO MATCH BLUE PANTONE 288C

CARRIER BOX FINISH TO MATCH BLUE PANTONE 288C



HY BBM 24 HY DNL 16





The undersigned has reviewed and takes responsibility for this design, and has the qualification and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
Required unless design exemp under 2.17.5.1 of the building code

NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design exemp under 2.17.4.1 of the building code


FIRM NAME BCIN


Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the architect before proceeding with the work.

	DATE	DESCRIPTION

GENERAL CONTRACTOR

	DeMAN CONSTRUCTION CORP.
ADDRESS	778 DUNDAS STR. E. MISSISSAUGA, ONT. L4Y 2B6
Tel / Fax	Tel. (905) 277-0363 Fax (905) 277-0369


Engineering Civil/Structural engineers
2045 Seabrook Road, Unit 25 MISSISSAUGA, ONT. L4X 2K7 Tel. (905) 206-8006 Fax (905) 278-0535

	Design Interior Architecture & Design
O. BURKOVYNSKA & V. GENOV In Architect, O.A.A. M.A.I.C. M.A.I.A.	
ADDRESS	778 DUNDAS STR. E. MISSISSAUGA, ONT. L4Y 2B6
Tel / Fax	Tel. (905) 277-0363 Fax (905) 277-0369
E-Mail	genov@sympatico.ca

WEST ELEVATION

Project Title:		
NEW SIGN COOKSVILLE HYUNDAI		
MISSISSAUGA		ONTARIO
SCALE 1/8" = 1'-0"	Project No.	Sheet No.
Date: MAY, 2006	Drawn By:	A11





The undersigned has reviewed and takes responsibility for this design, and has the qualification and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
Required unless design exempt under 2.17.5.1 of the building code

NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design exempt under 2.17.4.1 of the building code

FIRM NAME BCIN

Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the architect before proceeding with the work.

DATE	DESCRIPTION

#### GENERAL CONTRACTOR

	DeMAN CONSTRUCTION CORP.
ADDRESS	776 DUNDAS STR. E. MISSISSAUGA, ONT. L4Y 2B6
Tel / Fax	Tel: (905) 277-0363 Fax: (905) 277-0369

	AIM Engineering Civil/Structural engineers
2045 Southview Road, Unit 25 MISSISSAUGA, ONT. L4X 2Y7 Tel: (905) 228-9225 Fax: (905) 228-0225	

	Design O. BUKOVYNSKA / V. GENOV Int. Architect - O.A.A. M.A.A.I.C. M.U.I.A.
ADDRESS	776 DUNDAS STR. E. MISSISSAUGA, ONT. L4Y 2B6
Tel / Fax	Tel: (905) 277-0363 Fax: (905) 277-0369
E-Mail	genov@bucovynska.com

#### EAST ELEVATION

Project Title:  
NEW SIGN  
COOKSVILLE HYUNDAI

MISSISSAUGA ONTARIO

SCALE 1/8" = 1'-0"	Project No.	Sheet No.
Date: MAY, 2006	Drawn By:	A10

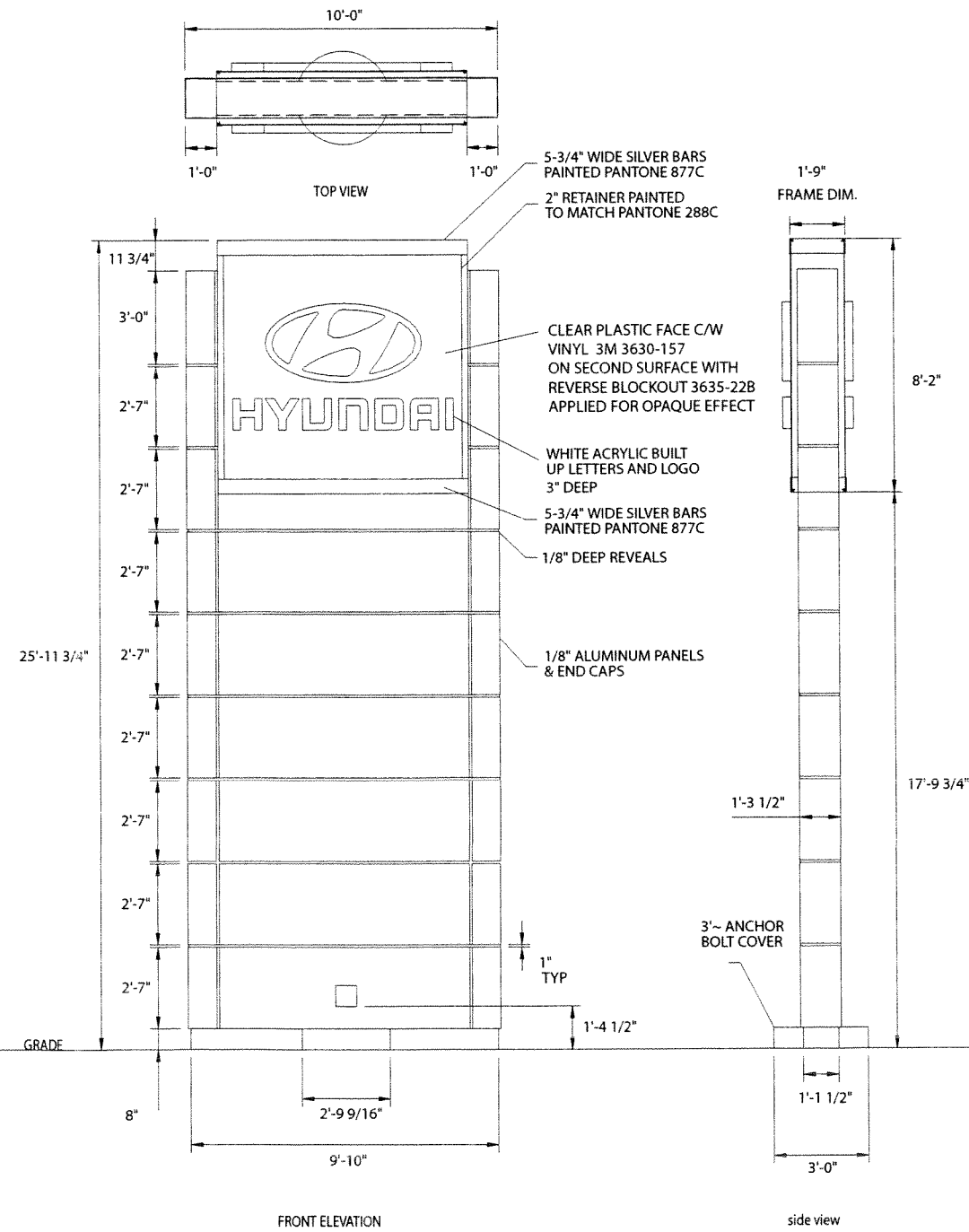
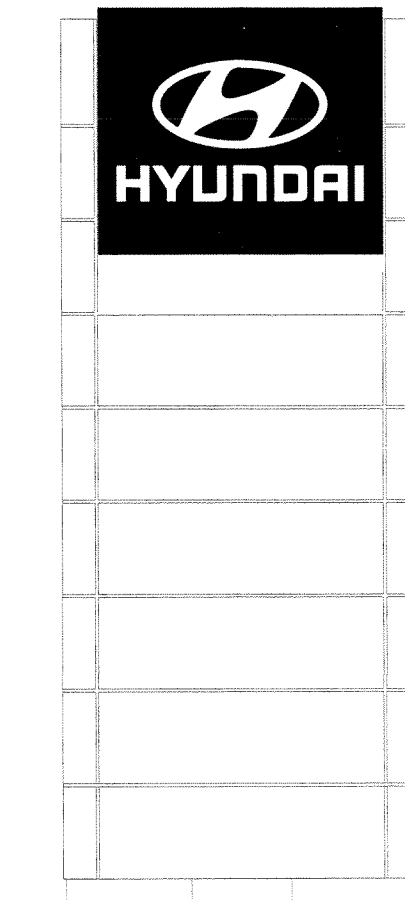
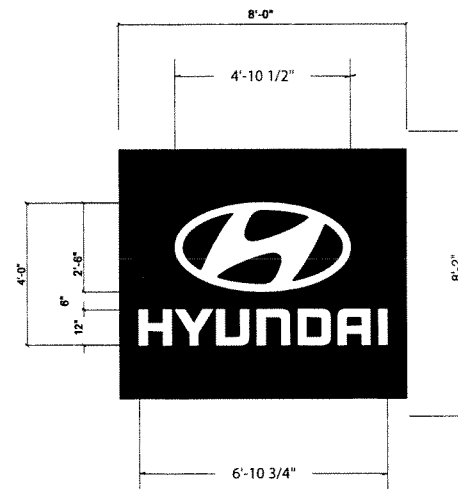


SCALE	3/16" = 1'-0"		
SHEET	2	of	2



**HY-03-123**

Scale: 3/16"=1'-0"







**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

November 7, 2006

**FILE:** 06-01835

**RE: Rovinelli Holdings Ltd**  
**4800 Eastgate Parkway – Ward 3**

---

**The applicant requests the following variance to section 4(10) of the Sign By-law 0054-2002, as amended.**

<b>Section 4(10))</b>	<b>Proposed</b>
A ground sign shall be located on the property on which the business/uses are located.	The location of proposed ground sign is not located on the property on which the business /uses are located.

**COMMENTS:**

The proposed sign is to replace an existing sign for the adjacent building which was previously approved before the enactment of Sign By-law 0054-2002, as amendment. The proposed ground sign combines the information from the existing sign which will be removed and information regarding the tenants within the complex on this site. The sign is well designed and within the provisions of the Sign By-law regarding for height and sign area for a ground sign. The Planning and Building Department therefore finds the variance acceptable from a design perspective.





# ROVINELLI HOLDINGS LTD.

4540 EASTGATE PARKWAY, UNIT 8, MISSISSAUGA, ONTARIO L4W 3W6

APPENDIX 13-2

October 3, 2006

Ms. Laura Todirica  
City of Mississauga  
Planning & Building Dept.  
Building Division  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

BUILDING DIVISION		
BUILDING DEPT. FILE:		
DATE REC'D OCT - 6 2006		
ROUTE TO:	REC'D BY:	DATE:

Dear Ms. Todirica:

**Re: Letter of Rationale for Variance for  
Pylon Sign Directory for 4590, 4610, 4800 Eastgate Parkway**

An application was submitted to the City of Mississauga for the installation of a new pylon sign for 4590, 4610 and 4800 Eastgate Parkway. During our meeting at the City regarding this application, you came to the conclusion that a minor variance would be required for this new sign. Therefore, I would like to give you my rationale for a variance for this particular sign.

The site that these 3 buildings are situated on is owned by 2 separate developers who at one time owned the land jointly. Through our land severance, an easement was given to the developer to the west (Pianosi) for the allowance to install a sign on our site. This sign location is for the purpose of warning any traffic coming from the east on Eglinton Avenue that they must turn left on Eastgate Parkway and travel southbound to get access to the site. This is due to the City only allowing a right-in right-out access from Eglinton Avenue when approaching from the west.

Pianosi developed their site first and put up the buildings at 4590 and 4610. Following, Rovinelli developed their side and put up the building at 4800 Eastgate Parkway. During the building review process for 4800, the City planners suggested we remove a concrete curb between the two properties in the shipping area so that the traffic flow within the site would work better. We agreed and thought this was a good suggestion. Once both sites were completed, we noticed that traffic in fact did utilize the joint entrances from both Eglinton Avenue and Eastgate Parkway.

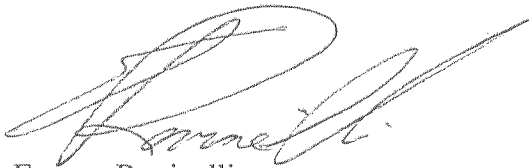
.../2



Recently, I have been contacted by a tenant at 4800 Eastgate Parkway complaining that the current sign causes confusion by not having the number 4800 on the pylon sign. The present sign has only 4590-4610. By adding 4800 to the sign, this would identify all 3 buildings situated in the complex and eliminate any confusion. The only other option to resolve this issue would be to install a separate pylon sign for the building at 4800 along the Eastgate Parkway frontage. I personally think that this would not look as attractive as having only one sign at the corner. As well, with respect to drivers' safety, I think it would be better for drivers' visual sightlines if only one sign was erected near the intersection as opposed to two.

Please take this into consideration when reviewing this application.

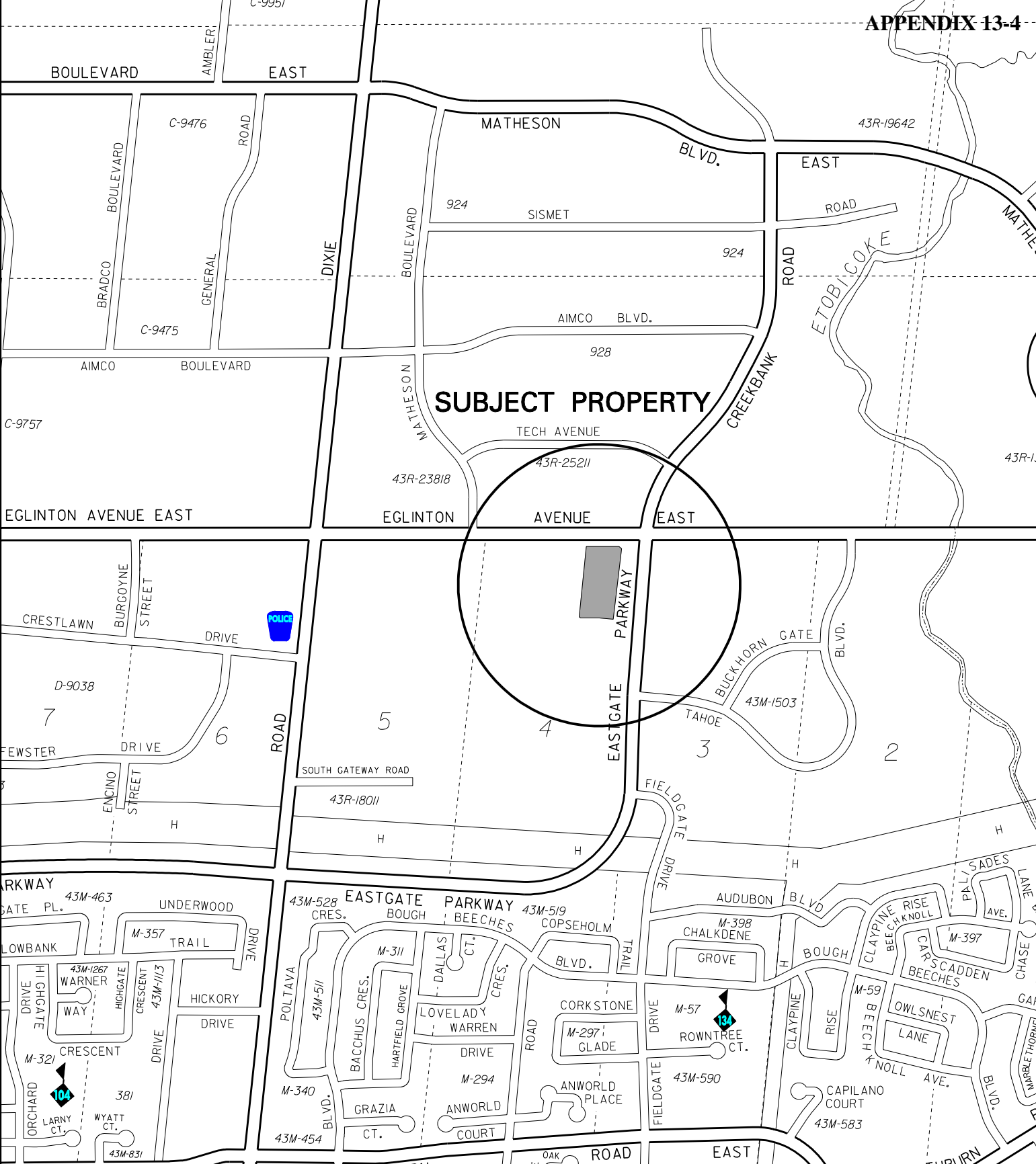
Yours truly,

A handwritten signature in dark ink, appearing to read 'E. Rovinelli', with a large, sweeping initial 'E' and a long, horizontal flourish extending to the right.

Eugene Rovinelli  
President,  
Rovinelli Holdings Ltd.

/mb  
Encl.



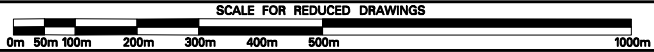


 **MISSISSAUGA**  
Leading today for tomorrow



**T&W-Sign Unit**

**4800 Eastgate Parkway**  
**File # 06- 01835**  
**Rovinelli Holdings Ltd.**

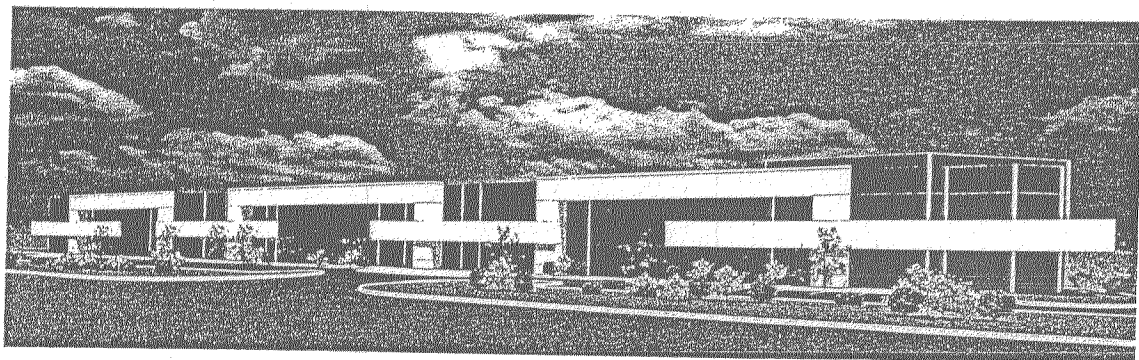
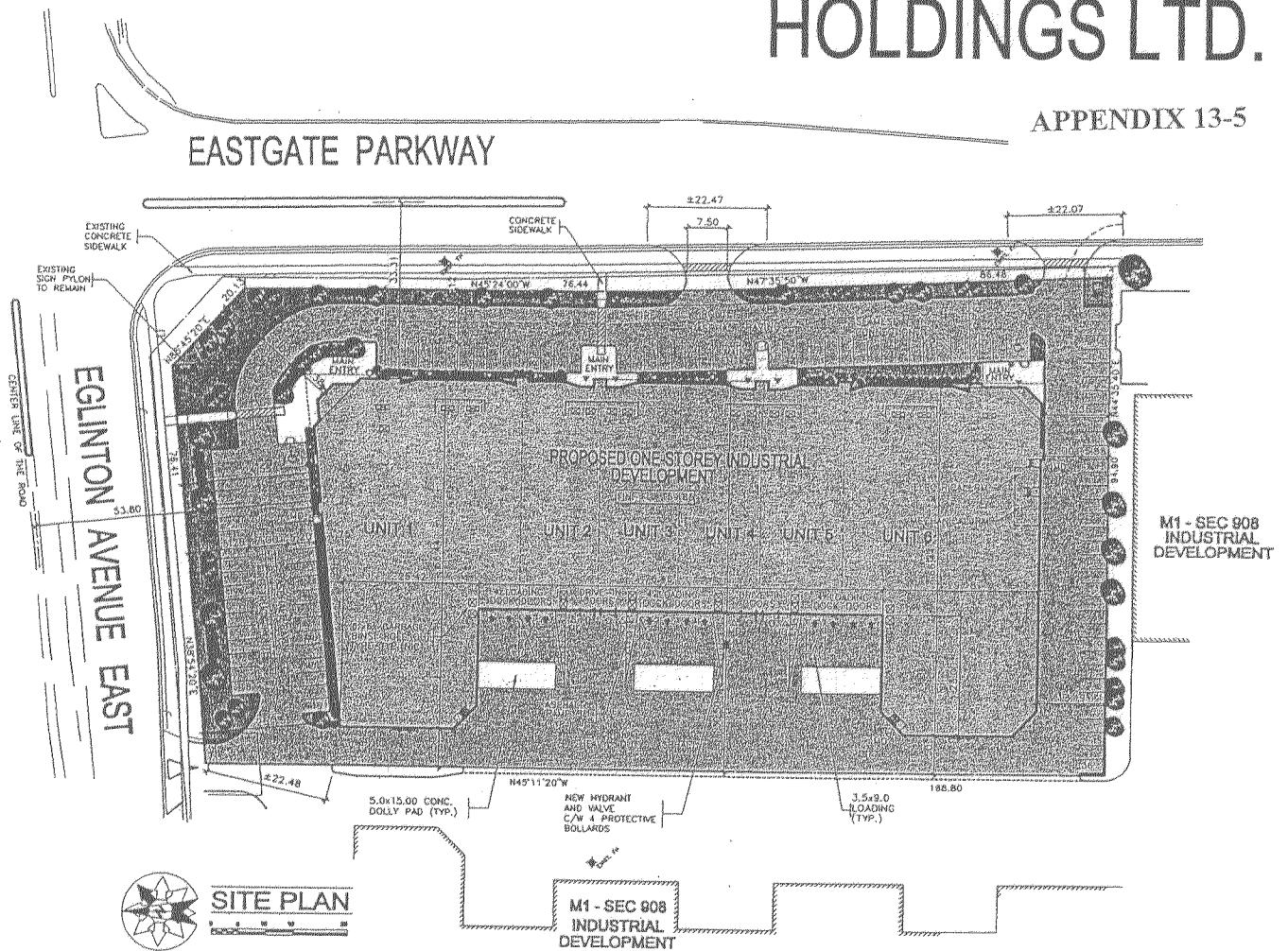




4800 EASTGATE PARKWAY,  
CITY OF MISSISSAUGA, ONTARIO

# ROVINELLI HOLDINGS LTD.

APPENDIX 13-5



**PERSPECTIVE VIEW**  
**FACING EASTGATE PARKWAY**



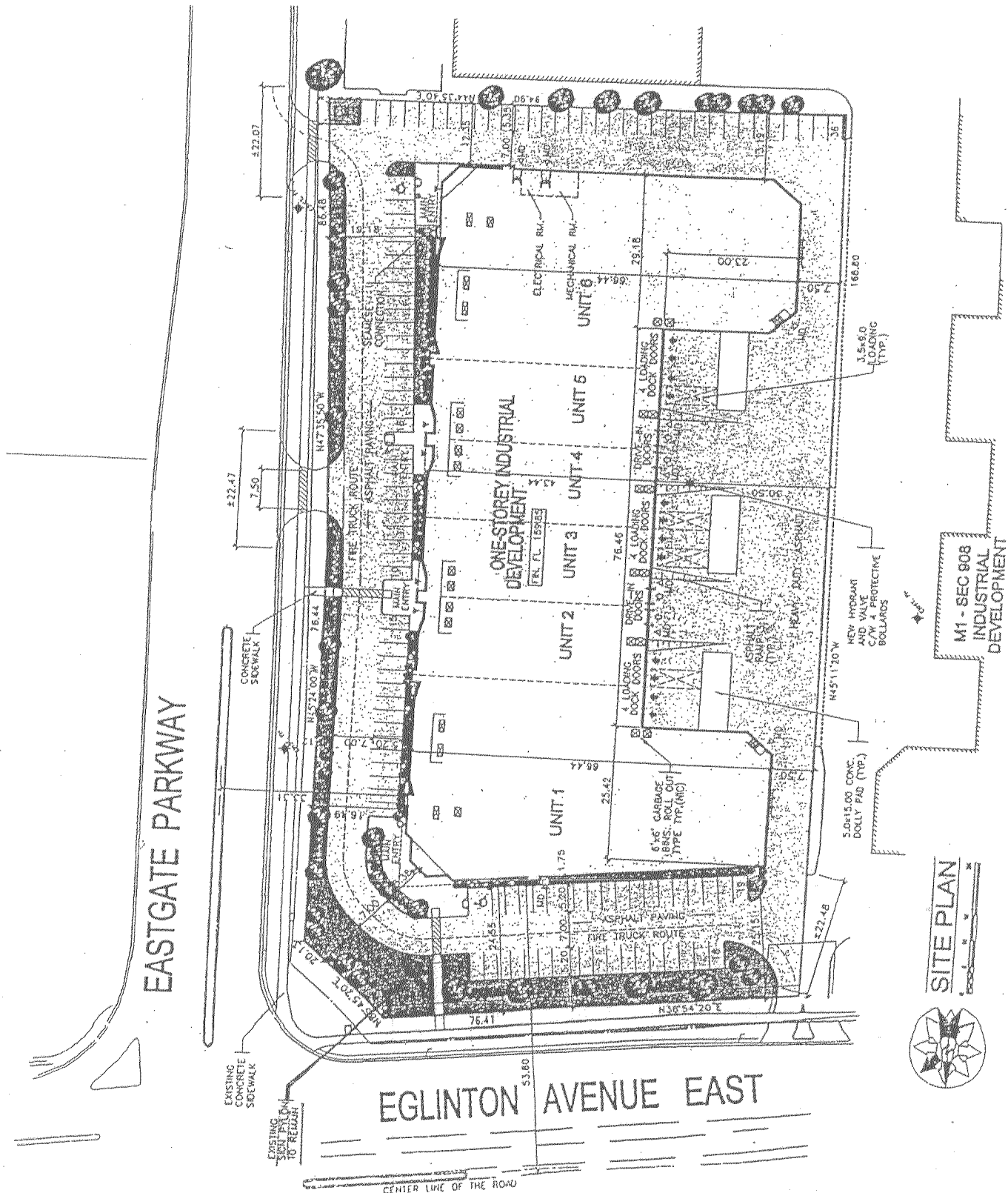




# ROVINELLI HOLDINGS LTD.

APPENDIX 13-7

4800 EASTGATE PARKWAY  
MISSISSAUGA, ONTARIO  
L4W 3W6







1. Total dimensions of the sign: 8ft wide x 17ft high approx.
2. Tenant slots to be acrylic back lit with black lettering size: approx 77"w x 13"h
3. 5 tenant slots for each owner (2 owners)
5. Sign to be made of aluminium with concrete base as shown.
6. Sign to be two sided