



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2008)

DATE: October 28, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 17, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATIONS: That the Report dated October 28, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendices 1 to 4 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-02117
Ward 2
Petro Canada
2489 North Seridan Way

To permit the following:

- (i) One (1) fascia sign shall be located above the upper limits of the first storey.

- (b) Sign Variance Application 08-01625
Ward 4
Weaver's Hill
85 & 121 Acorn Place

To permit the following:

- (i) Two (2) address signs for an apartment house with an area of 0.96m² (10.33 sq. ft.) per sign, located on the above ground stairwell enclosures.

- (c) Sign Variance Application 08-02638
Ward 6
Anil Sharma
808 Britannia Road West

To permit the following:

- (i) One (1) additional fascia sign located on the second storey of the building.

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

- (a) Sign Variance Application 08-01066
Ward 3
Rockwest Property Inc.
4120 Dixie Road

To permit the following:

- (i) One (1) additional ground sign fronting Dixie Road.

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 four (4) Sign Variance Applications (see Appendices 1 to 4) 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: Petro Canada
Appendix 1-1 to 1-7

Weaver's Hill
Appendix 2-1 to 2-7

Anil Sharma
Appendix 3-1 to 3-7

Rockwest Property Inc.
Appendix 4-1 to 4-8

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 28, 2008

FILE: 08-02117

RE: Petro Canada
2489 North Sheridan Way - Ward 2

The applicant requests the following variance to section 17(3) of the Sign By-law 0054-2002, as amended.

Section 17(3)	Proposed
Fascia signs shall not be located above the upper limits of the first storey.	One (1) fascia sign shall be located above the upper limits of the first storey.

COMMENTS:

The proposed variance is for a fascia sign located above the main entrance to the building. The fascia sign is well designed and placed in keeping with the building design. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Petro-Canada

2489 North Sheridan Way
Mississauga, Ontario L5K 1A8
Telephone +1 905 804 4500
Facsimile +1 905 804 4747

Petro-Canada

2489, North Sheridan Way
Mississauga (Ontario) L5K 1A8
Téléphone +1 905 804 4500
Télécopieur +1 905 804 4747



August 13, 2008

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

ATTENTION: Christopher Nagy
Sign Unit
Planning and Building Department

RE: Application Number: SGNBLD 08 2117 VAR
2489 North Sheridan Way
LETTER OF RATIONALE FOR SIGN VARIANCE APPLICATION

A sign permit application has been submitted to allow the installation of a 1.638m x 2.160m fascia sign to be located on the south elevation of the building to clearly identify the new main entrance to the Petro-Canada complex which links all the buildings together.

Although the sign is located below the upper roofline of the building, it will extend beyond the top of the parapet it is attached to by 0.223 m (0.73 ft). If the proposed sign was located lower on this wall, the entrance canopy will block the bottom portion of the sign from view. The letters "PETRO-CANADA" will not be visible when approaching the building. Compared to the overall size of this building the proposed sign is relatively small, so to reduce it in size will decrease the impact and upset the balance of the design.

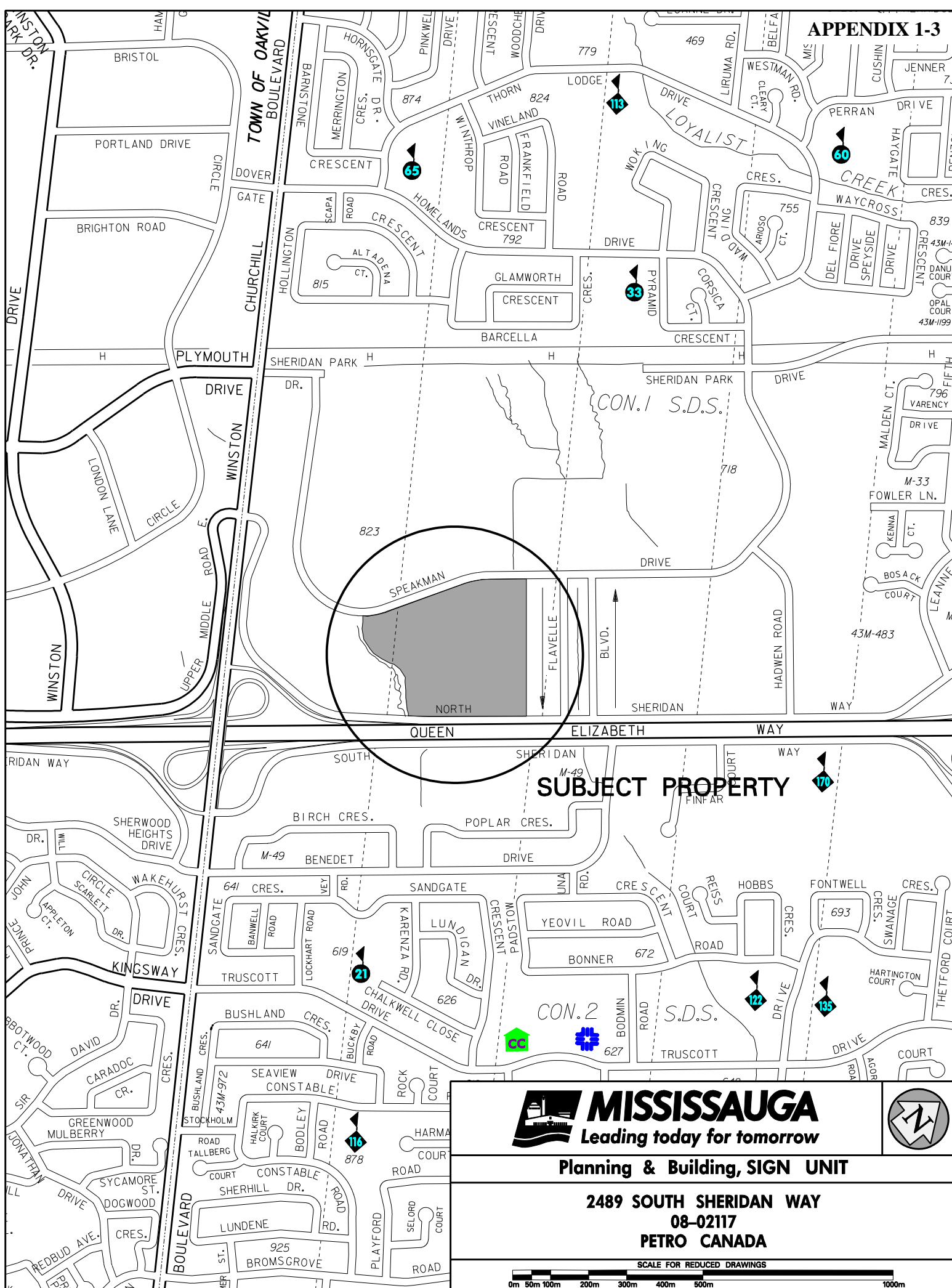
Several concepts were considered for this fascia sign, but due to the tiered design of the foyer, it was felt that the positioning of the sign in this proposal was the most complimentary to the architecture.

The sign will extend beyond the parapet, but does not extend above the roofline of this single storey structure, so I believe it does not compromise the intent or integrity of the Sign By-law.

It is very important that this sign be totally visible in order to identify the new entrance to this large facility, so I respectfully request that the sign variance application be approved.

Yours truly,

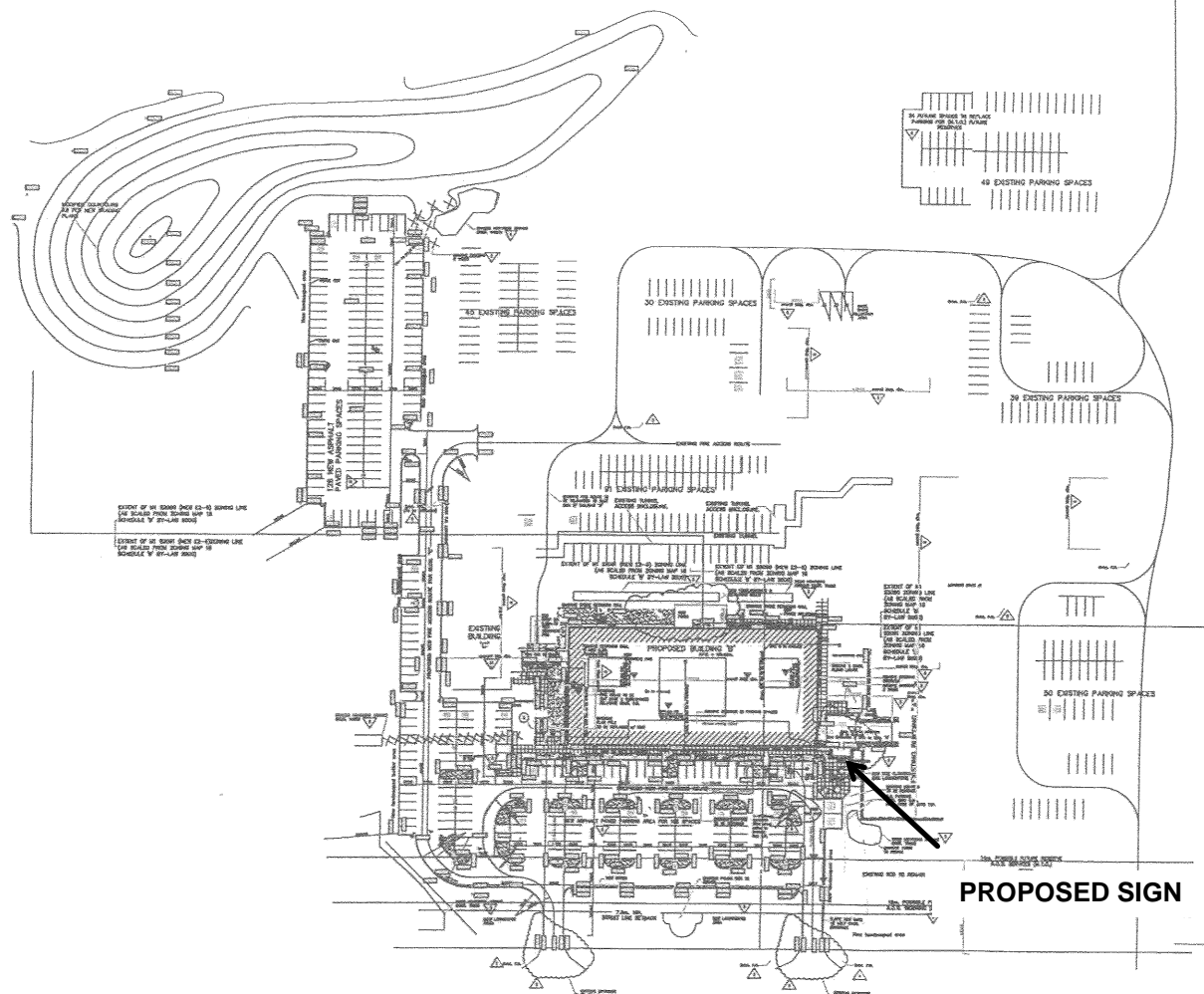
Stephan Sidorenko
Facilities Manager
Petro-Canada



Planning & Building, SIGN UNIT

2489 SOUTH SHERIDAN WAY
08-02117
PETRO CANADA












PROPOSED SIGN

Siswa/Siswa Perempuan		Nilai Rapor	
1. Nama Siswa/Siswa Perempuan	2. Nomor Induk Siswa	3. Mata Pelajaran	4. Nilai
5. Nama Guru/Pengajar	6. Nama Kepala Sekolah	7. Nama Kepala Sekolah	8. Nama Kepala Sekolah
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[illegible]

LEGEND	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	EXISTING ELEVATION
150-50	PROPOSED ELEVATION
	NEW OR RELOCATED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	<u>FIRE ACCESS ROUTE</u>
	EXISTING ROAD SIGN
	EXISTING LIGHTING
	NEW LAMP STANDARDS
	NEW SAMESE CONNECTION
	H.C. PARKING SPACE & VERT. SIGN

[illegible][illegible]

PACKING MEASUREMENTS
FOR NEW BUILDING ONLY

PERIPHERY	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.
Exterior	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.
Interior	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.
Roofing	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.
Foundation	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.
Other	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.	MAX. DIM. OF 1/2" IN.

PACKING MEASUREMENTS FOR BUILDING UP
 (MAX. DIM. OF 1/2" IN. IN ALL DIRECTIONS)

[illegible]

Synopsis  **Book** \$27.50, **USA**

"The *Use of Reagents* requires little if any writing (except answers to the leading questions, pointing out the characteristics of the reagents, and the discovery of a better reagent, still to be worked up by the student). In *Organic* as being in conformity with the present treatment, just to appear by the day of Reagents."

"We welcome inquiries as to directed page and will be happy to give the following suggestions:

We need few reagents, what shall be necessary. And we will be glad to supply."

[illegible]

1. THE FIRST DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

2. THE SECOND DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

3. THE THIRD DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

4. THE FOURTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

5. THE FIFTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

6. THE SIXTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

7. THE SEVENTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

8. THE EIGHTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

9. THE NINTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.


10. THE TENTH DEFENDANT
You and the other person named in this document are charged with the crime of RECEIVING. This means that, on or about 11/11/11, you and the other person named in this document, together, knowingly received, attempted to receive, or conspired to receive property of another person.

[illegible][illegible][illegible][illegible]

A hand-drawn sketch map of the area around the 'DART HALL'. The map shows a rectangular building labeled 'DART HALL' in the center. To the left of the hall is a large open area, possibly a field or parking lot, with a small structure labeled 'GARAGE' nearby. To the right of the hall is another building. The map is oriented with a north arrow pointing towards the top-left corner. The drawing is done in black ink on a white background.

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APPLICANT INFORMATION																					
 TRUMBLEY HAMPTON																					
DESIGN-BUILD CONTRACTOR																					
TEL.: (865) 590-0402																					
FAX: (865) 580-8107																					
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<p>ORDER INFORMATION</p> <p>PETROCANADA</p>			

3429 NORTH SHENANDO VALLEY
HARRISBURG, OHIO 46103
530 146
(TEL) (317) 841-1500
FAX (317) 841-0668

PROJECT
PETRO-GANGA
10000 PETRO-GANGA BUILDING
10000 North Shenando Valley, Harrisburg, Ohio 46103
10000 North Shenando Valley, Harrisburg, Ohio 46103
Construction / Service of Petroleum
(Geological Services of Petroleum)
GEOLOGICAL CONSULTING OF PETRO-GANGA

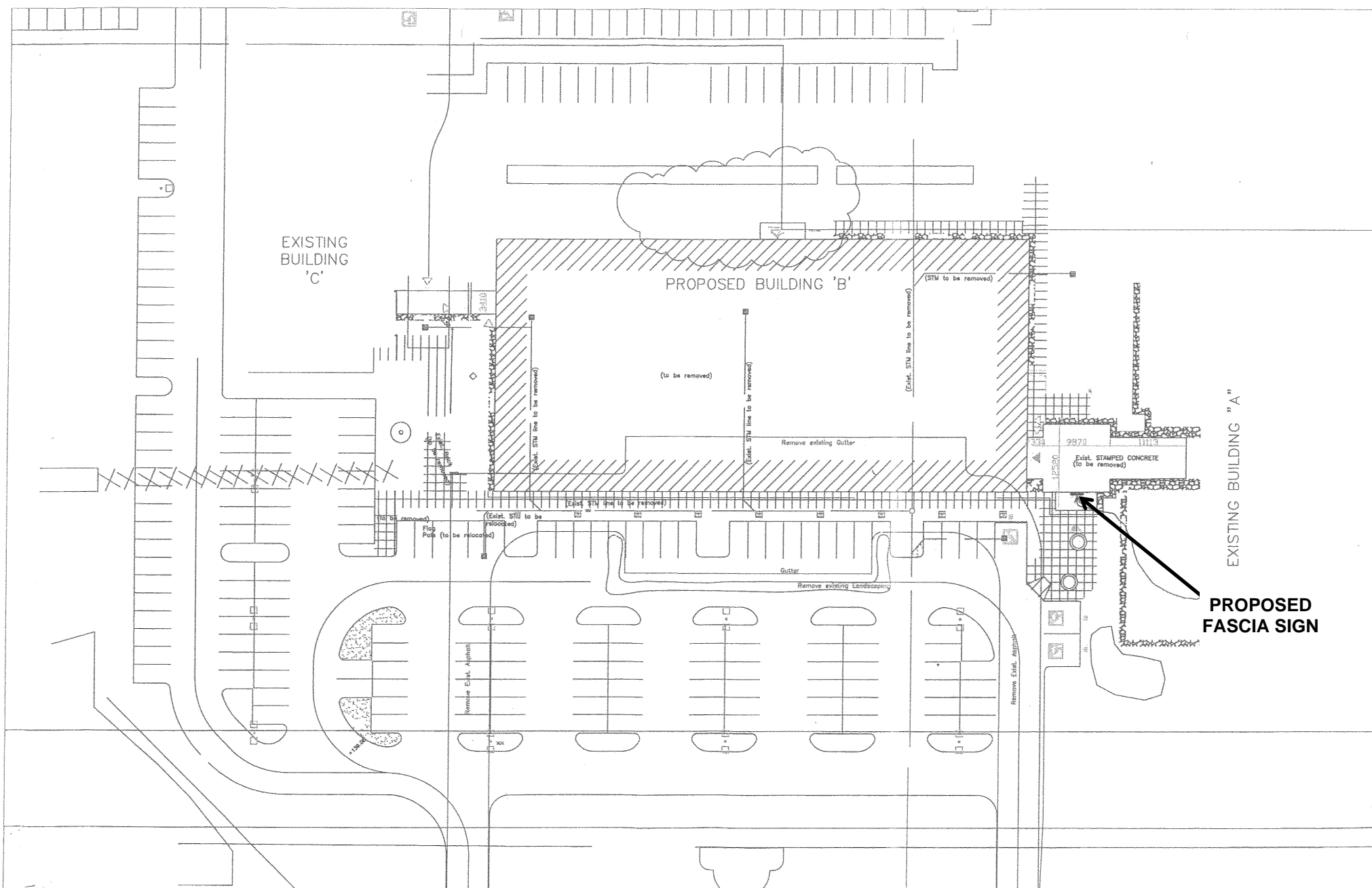
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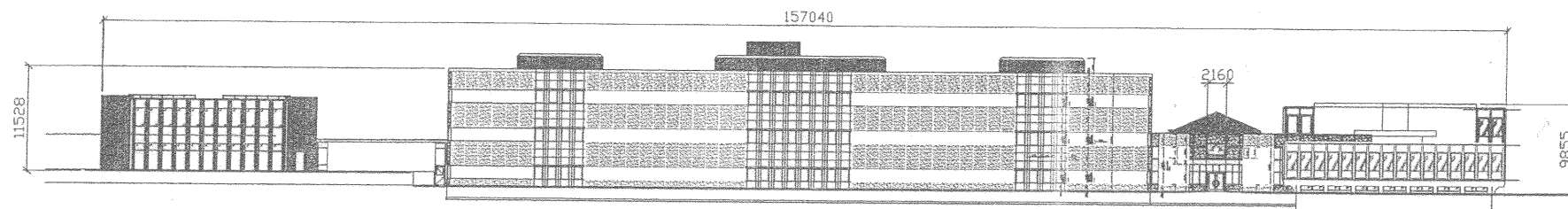
OVERALL CAMPUS SITE PLAN
PROJECT STATISTICS
O.R.C. SCHEDULE

SCALE 1:500

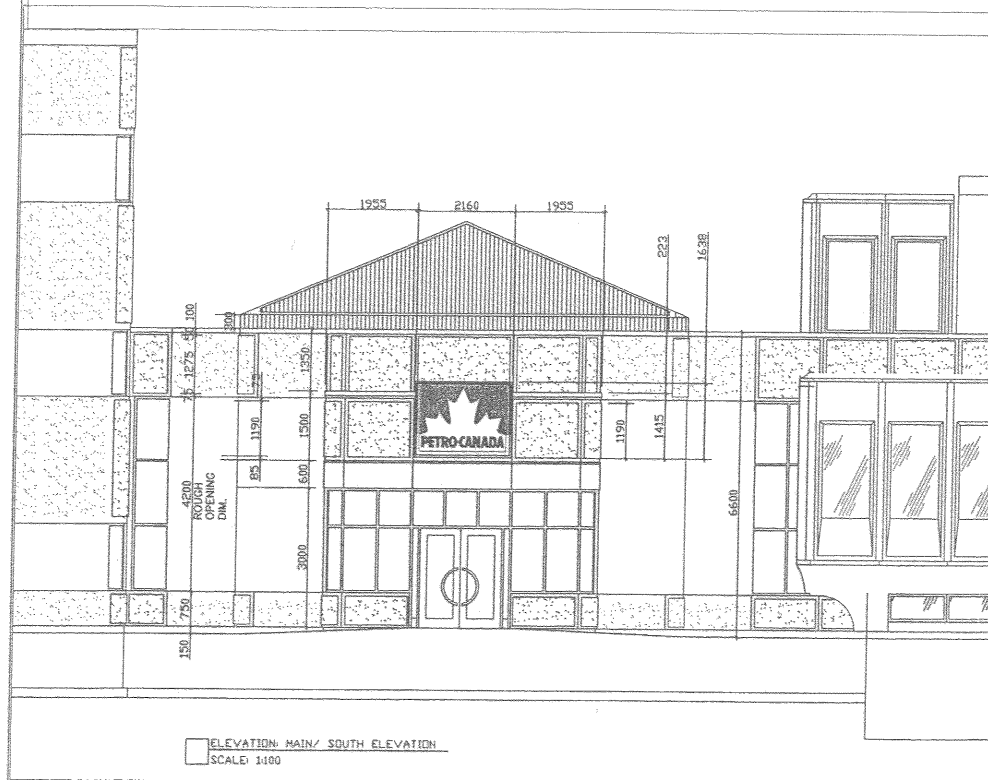
DATE NOV. 2006

BY	DATE
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DRAWING NUMBER	A0.1

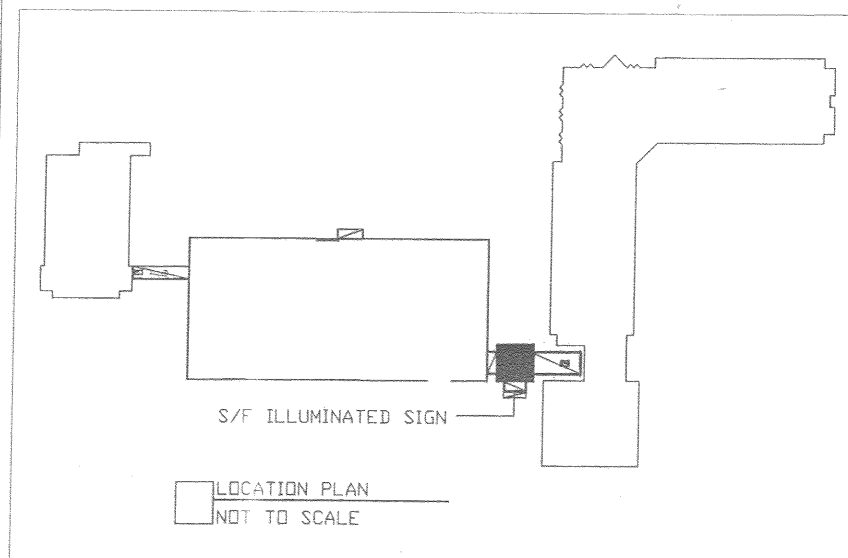





ELEVATION: MAIN/ SOUTH ELEVATION
SCALE: 1/500

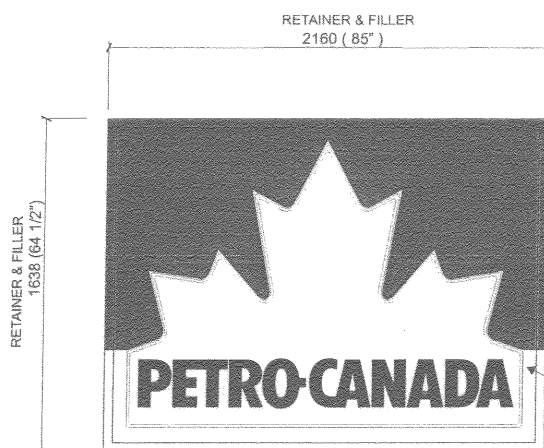


ELEVATION: MAIN/ SOUTH ELEVATION
SCALE: 1/100



 TRANSWORLD SIGNS <i>A Petrol Products Company</i> 9310 Parkway, Montreal, QC, H1J 1N7 Phone: (514) 352-8030 Fax: (514) 352-0365 E-mail: info@transworldsigns.com		Revisions No 4 No 3 No 2 No 1		By G.C.	Date 07-07-2008
		Shop Drawing: Engineering approval: Production Approval:		Customer: PETRO-CANADA Address: 2489 North Sheridan Way Mississauga, On. Date: 27-06-2008 Rep: R. Gravel Site:	
This drawing, including graphic layout and technical details is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co. Licence RBQ: 8270-5815-47 titulaire d'une licence délivrée en vertu de la L.R.P. le bâtiment du Québec.		Graphic Drawing: Technical Drawing: Gerard Corbeil Work Order Drawing # 0012037m6 6/6		Server/Cie graph/Tech. drawing/Project/Petro-Canada/0012037m4	

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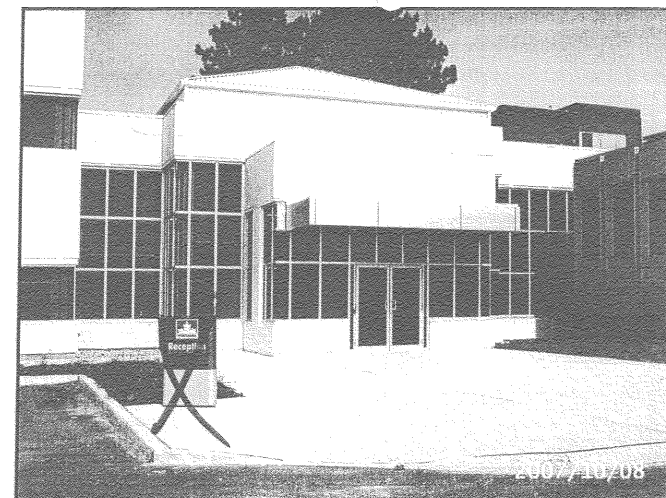
(1) NEW ILLUMINATED S/F SIGN

FILLER MADE OF ALUMINUM
EXTRUSION # TCSP TO BE
PAINTED PCP WHITE AND RED
RETAINER MADE OF ALUMINUM
EXTRUSION # INT-13 TO BE
PAINTED PCP WHITE AND RED

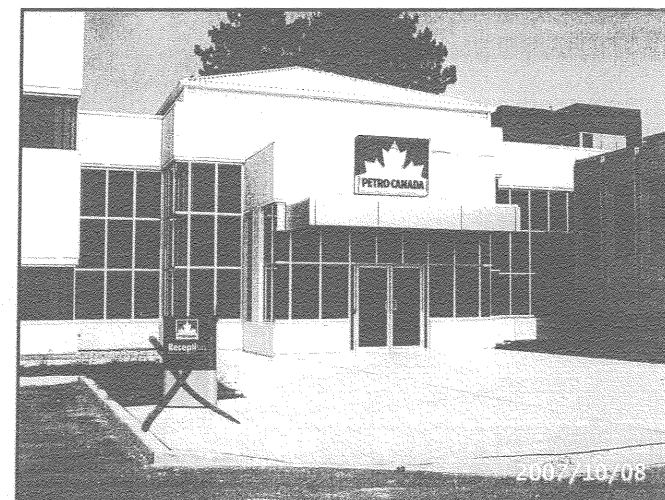
(2) 4" (100mm) PANNED FACE (MOLD C-100)
IN 3/16" THK. WHITE PIGM. ACRYSTEEL (WITH BLOCS)
WITH GRAPHIC VINYL APPLIED ON FIRST SURFACE
LEAVE GRAPHIC IN WHITE (4" PANNED PLAST.)
ON BACKGROUND IN VINYL RED 3M#VT-2805 TRANSLUCENT
"PETRO-CANADA" LETTER IN VINYL BLACK 3M#7725-12

C **SIDE VIEW**
SCALE : 3/8" = 1'-0"



C **GRAPHIC ELEVATION**
SCALE : 3/8" = 1'-0"



C **LOCATION BEFORE**



C **LOCATION AFTER**

 TRANSWORLD SIGNS <small>A World Product Company</small> 9310 Parkway, Montreal, QC, H1J 1N7 Phone: (514) 352-8030 Fax: (514) 352-0388 E-mail: info@transworldsigns.com			
		Customer Petro-Canada Site: #	
No 4 X		Address 2489 North Sheridan Way Date 28 / 05 / 2008	
No 3 X		Mississauga On. Rep. R. CAMPBELL	
No 2 PLAN ET ÉLEVATION G.C. 07-07-2008		Shop Drawing: X	
No 1 RÉVISION GÉNÉRALE G.C. 27-06-2008		Checked by: X	
This drawing, including graphic layout and technical details is the property of Transworld Signs Co and		Graphic Drawing: A.T. Work Order #	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 28, 2008

FILE: 08-01625

RE: Weaver's Hill
85 & 121 Acorn Place – Ward 4

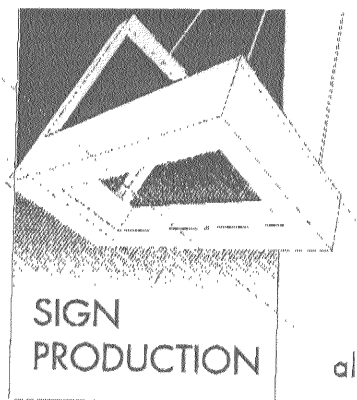
The applicant requests the following variance to Section 12 of the Sign By-law 0054-2002, as amended

Section 12 – Table	Proposed
The maximum sign area for an address sign for an apartment house is 0.4m ² (4.3 sq. ft.) to be located on the wall of the first storey.	Two (2) address signs for an apartment house with an area of 0.96m ² (10.33 sq. ft.) per sign, located on the above ground stairwell enclosure.

COMMENTS:

The proposed variance is for two (2) address signs that are placed on the walls of the above ground stairwell enclosures near the vehicular entrance to the site. Each sign exceeds the allowable sign area permitted for an apartment house located in a residential zone.

There is a 3m (10 ft.) hydro easement located along the front property line that prohibits the installation of a ground address sign. The entrances to the apartment building are setback from the front property line and are not visible to the street. The above ground parking stairwell enclosures are the nearest visible structures to the street and the most appropriate locations to display the addresses for the property. The Planning and Building Department therefore finds the variances acceptable from a design perspective.



always on the edge

August 28th, 2008

2455 Lucknow Drive Mississauga Ontario Canada L5B 1H9

City of Mississauga
Planning and Building Department
Building Division
300 City Centre Drive
Mississauga ON L5B 3C1
Fax: 905-896-5638

APPLICATION NUMBER: SGNBLD 08 1625

RE 85 ACORN PL
PLAN M998 BLK1
PYLON SIGN

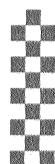
Contact: Christopher Nagy/Mark Toliao

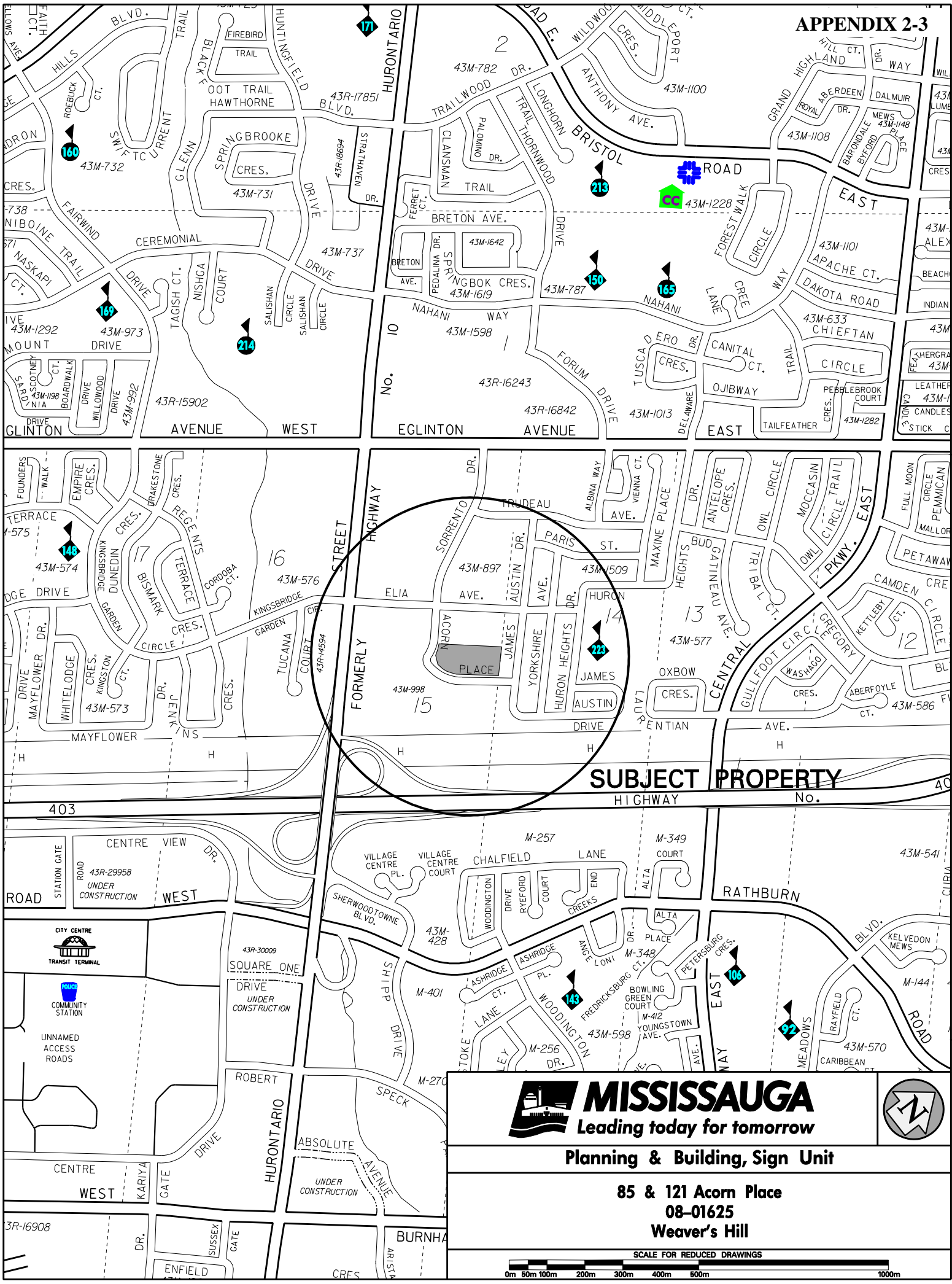
Our company Sign Production is writing in regards to the variance for the signage for "Weaver's Hill" apartments which are owned by the Peel Living Corporation. This signage will include two single face fascia signs (both signs to display "Weaver's Hill", but one sign with the address 85 ACORN PLACE underneath and the other to display 121 ACORN PLACE underneath. Mock ups have already been provided). The reason that the Peel Living Corporation would like to have these signs installed is for greater visibility of the location of their buildings, in the hopes that it will increase public interest in renting these government apartments. If you require any further information, please contact me.

Thank you,

Cole Kostic,

Sign Production
416-587-7371





MISSISSAUGA
Leading today for tomorrow

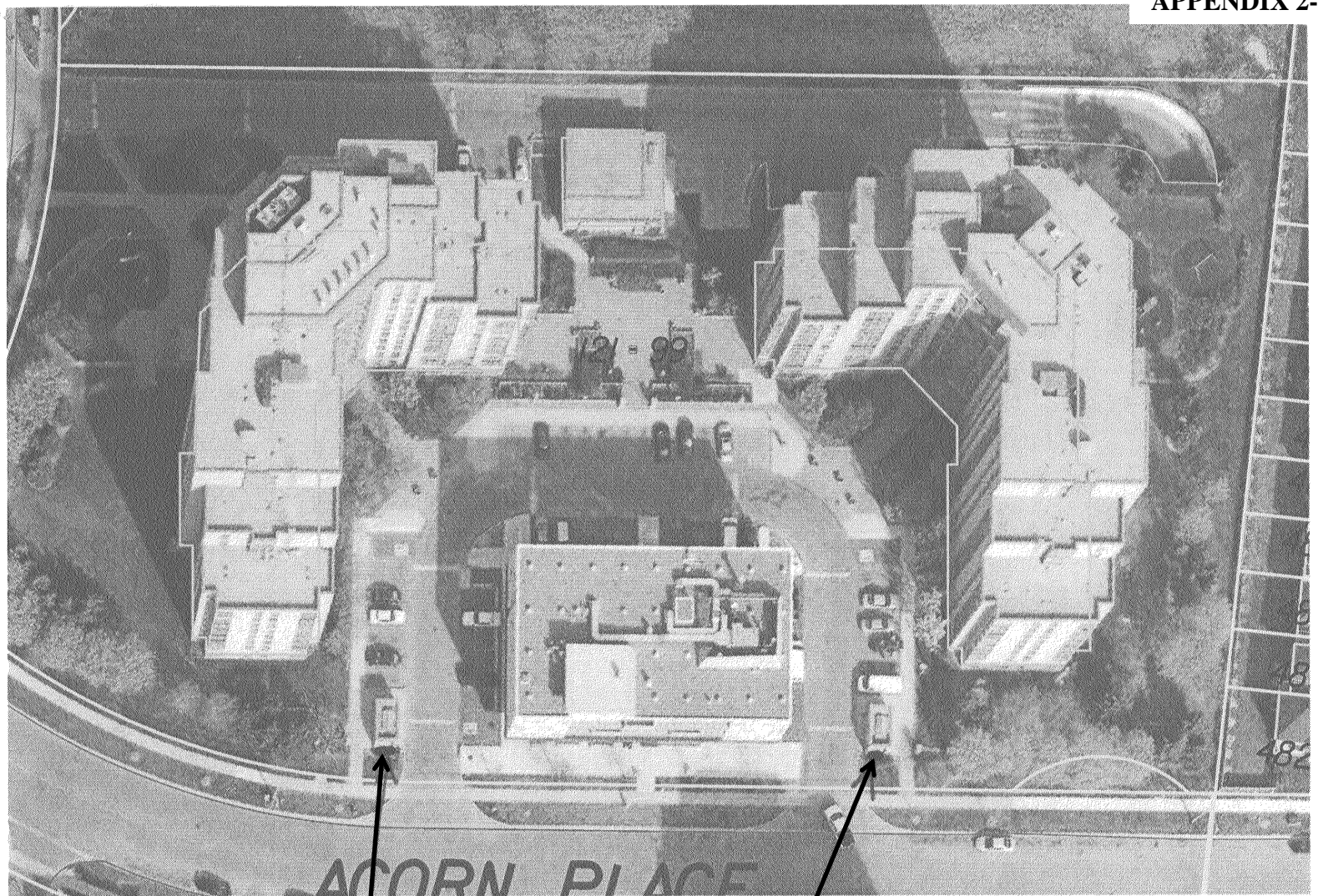


Planning & Building, Sign Unit

**85 & 121 Acorn Place
08-01625
Weaver's Hill**

SCALE FOR REDUCED DRAWINGS





PROPOSED SIGN
LOCATION









SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 28, 2008

FILE: 08-02638

RE: Anil Sharma
808 Britannia Road West - Ward 6

The applicant requests the following variance to section 17 of the Sign By-law 0054-2002, as amended.

Section 17	Proposed
A fascia sign shall be located no higher than the upper limit of the first storey of a building.	One (1) additional fascia sign located on the second storey of the building.

COMMENTS:

The proposed variance is for an additional fascia sign on the north elevation of the building on the second storey. The building owner previously received an approval for a variance to permit three fascia signs on the second storey of the building on January 30, 2008 under application 07-03891. The proposed sign is in keeping with design perimeters of the previous approval and therefore acceptable from design perspective.

Attention: MARK TOLIAO

2

September 17, 2008

Mark Foo
The Sign of Success
4-966 Pantera Dr
Mississauga, ON L4W2S1

Attn: Mark Foo

Re: Order Number 115198 Dated 2008-07-14 and new application/ Permit **SGN BLD 08-2638**

Refer to your e-mail received just now confirming the re-submission of permit documents to the City of Mississauga for the north elevation sign at the unit 202-808 Britannia Rd West and to comply with the 2 items mentioned in Order Number 115198 dated 2008-07-14. As this (1) fascia sign installed at the north elevation was inadvertently omitted by you to be included in the consolidated application/Permit number SGNBLD 07 3891 VAR while submitting the permit, we request you to follow up and get the compliance from the city.

As you are aware that the Planning and Building Department met with the owners sometime last year and requested a comprehensive and coordinated plan for all the signage on the second floor of the complex. At that time, you also had provided a plan to the City with a standard signage design for all tenant on the second floor which was found to be acceptable by the Planning and Building Department from a design perspective and will be the standard for any **further signage** on the second floor as confirmed by the City vide their letter dated december 11, 2007. (Copy enclosed)

Since the Planning and Building Department finds the variance acceptable vide their letter dated December 11, 2007 wherein these three (3) fascia signs on the second floor sign were permitted and this particular north elevation sign of unit 202 was **omitted** to be included at that time because of duplication of the same sign at the west side of the unit 202. We request the City to permit this sign now since it was inadvertant error/mistake at the part of the consultant while submission of the original application.

The requested north elevation sign is very important for the new business viability and this north elevation sign is consistant with the already installed north elevation sign of the adjacent unit owner (unit 201) on the north side of the same wall. **By permittting the north elevation of unit 202, the City would make the north side elevation looks more consistant with the already installed north elevation sign of the adjacent unit owner (unit 201) and looks more parallar to each other.** At present the business is expecting to grow based on the north elevation

3

exposure and would be able to sustain the huge amount of property tax, mortgages and maintainance fees etc based on the new business expected to come through this sign.

We are confidant that the city would understand our situation and circumstances. Since this north elevation sign of unit 202 was originally being the part of the consolidated application/Permit SGNBLD 07 3891 VAR submitted and was omitted to be included inadvertantly because of duplication of the same sign on the west side, the building permit may please be now granted.

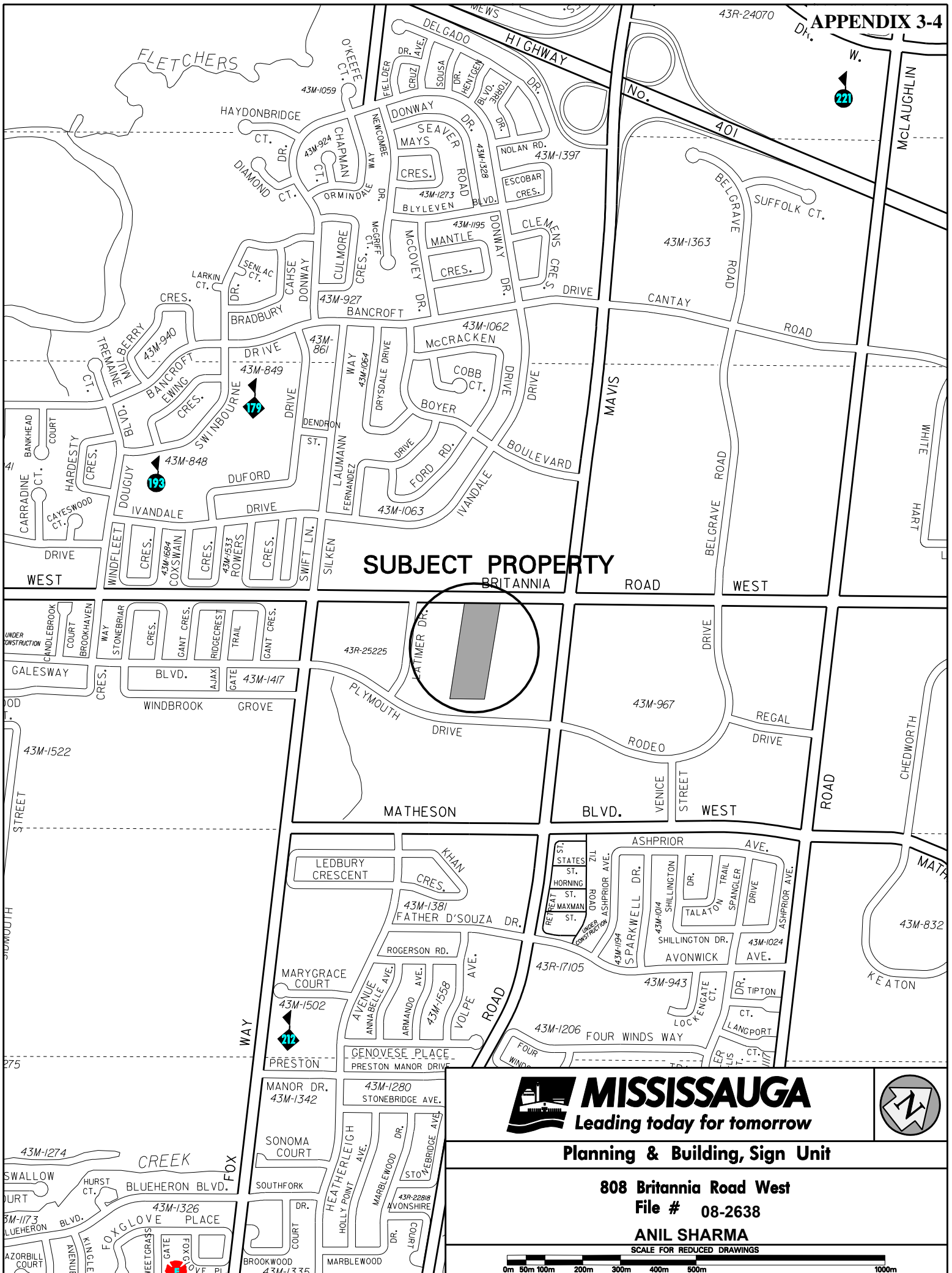
We look forward to the support and cooperation of the City of Mississauga.

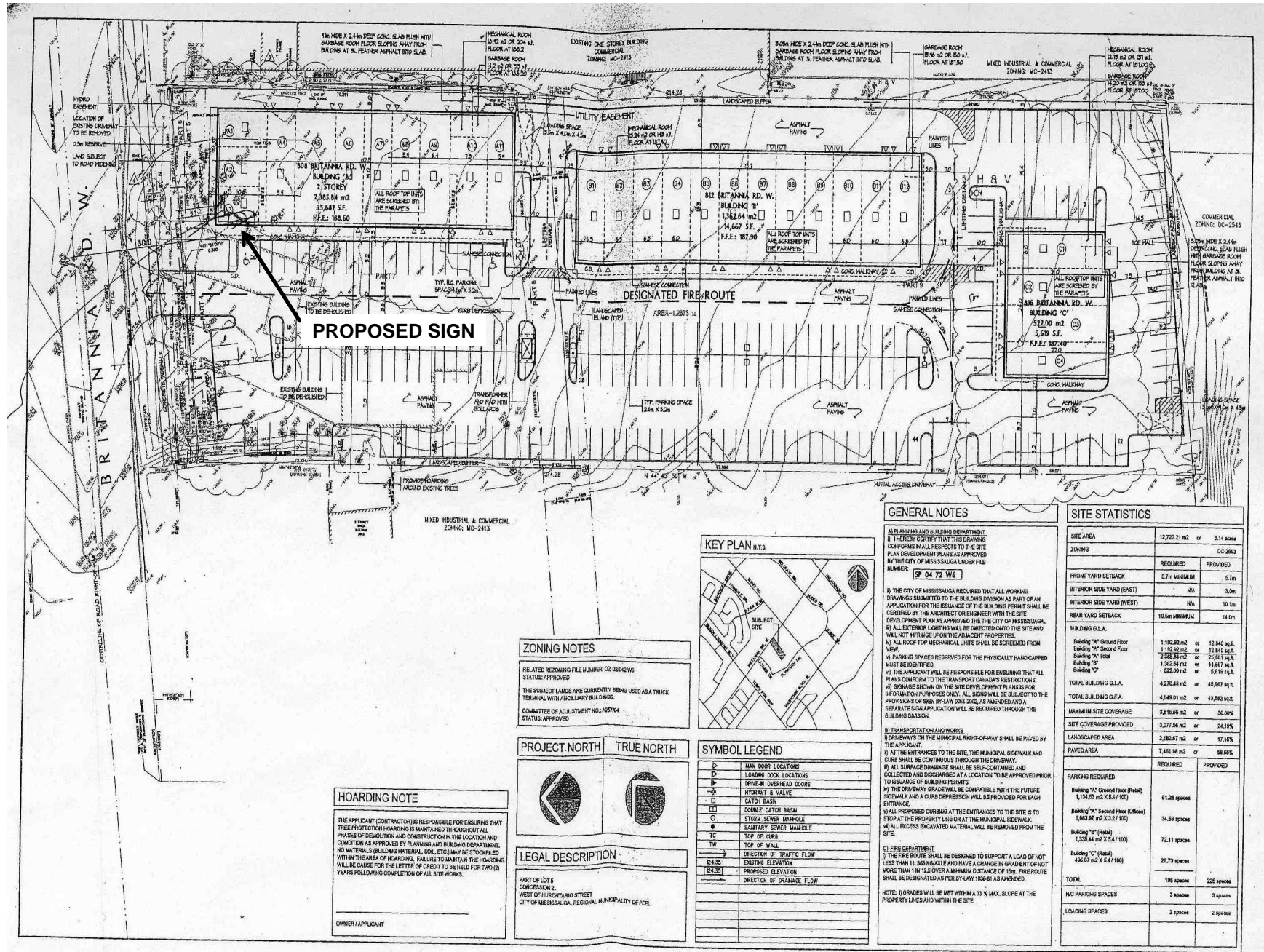
Sincerely,



Anil K Sharma, CGA

Cell - 416-841-5070
CC: Mark Toliao
Inspector: Sign Unit
City of Mississauga
Planning and Building Department





MAIN SIGN



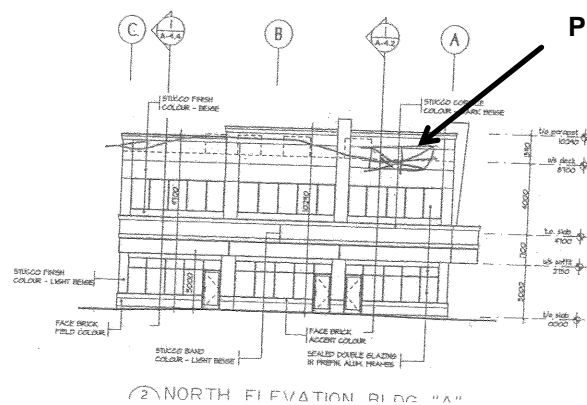
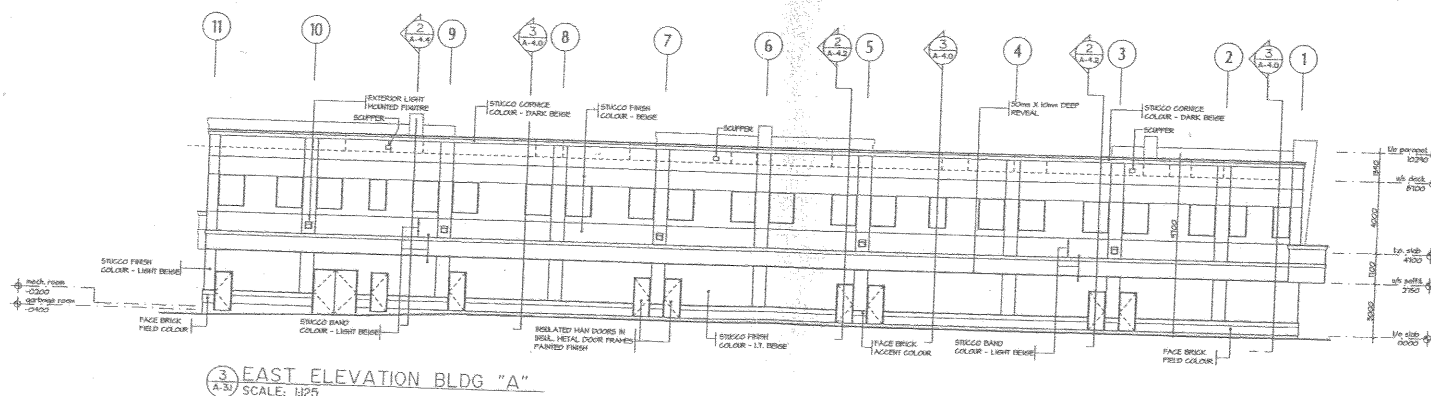
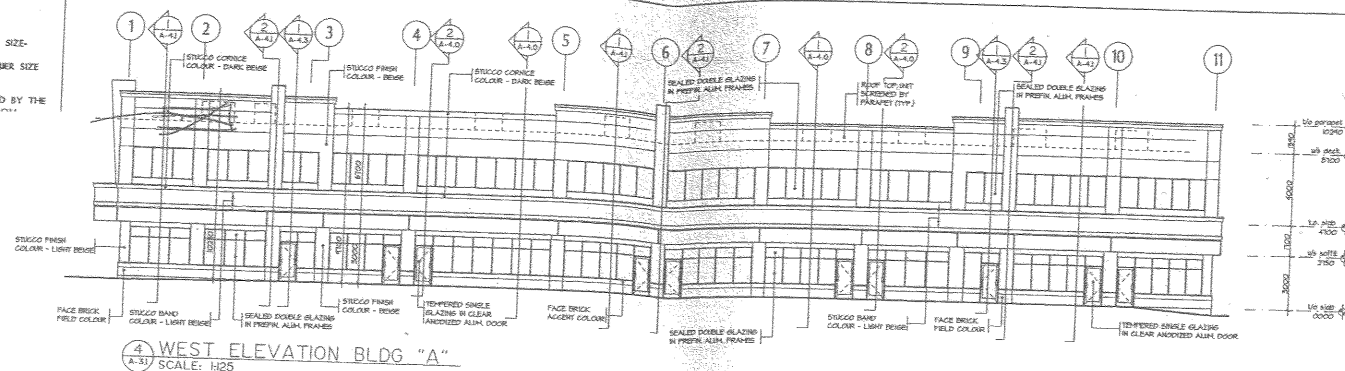
42.684 in



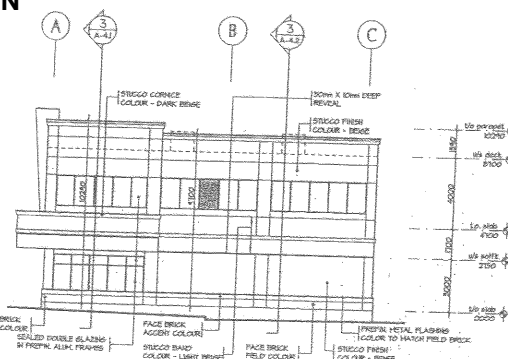
121.185 in

NOTES:

- BRICK COLOURS:
FIELD: BRAMPTON BRICKS - PREMIER SIZE
COLOR T.B.D
ACCENT: BRAMPTON BRICKS - PREMIER SIZE
COLOR T.B.D
- ALL ROOF TOP UNITS ARE SCREENED BY THE
PARAPETS AND ARE NOT VISIBLE FROM
ADJACENT STREETS



PROPOSED SIGN



NO	ISSUED	DATE
1	ISSUED FOR SITE PLAN APPROVAL	FEB. 20, 2004
2	RE-ISSUED AS PER MUNICIPAL COMMENTS	JULY 12, 2004
3	RE-ISSUED FOR SITE PLAN APPROVAL	FEB. 07, 2005
4	RE-ISSUED AS PER MUNICIPAL COMMENTS	APRIL 01, 2005
5	ISSUED FOR BUILDING PERMIT	JUN. 15, 2005
6	ISSUED FOR TENDER	JUN. 23, 2005
7	ISSUED FOR SITE PLAN APPROVAL	AUG. 14, 2005
8	ISSUED FOR CONSTRUCTION	SEPT. 04, 2005

JANPATH PLAZA INC.

38 WOODSIDE BLVD
BRAMPTON, ONTARIO
L6Y 4G9
(416) 432-0793
(416) 998-0716 (FAX)

NO	REVISION	DATE
4	REVISED PER ADDENDUMS & LETTER OF INTENT	SEPT. 04, 2005
5	EXTENT OF STUCCOWORK REVISED	AUG. 14, 2005
2	SECOND STOREY ADDED	FEB. 07, 2005
1	BUILDING SIZE REVISED	JULY 12, 2004

Janpath Plaza
Britannia & Mavis

808 Britannia Road West
Mississauga, Ontario



A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 666-0722
Fax: (905) 666-7019



DRAWING TITLE
Building 'A' Elevations
SP 04-72 W6
DRAWN BY
dp/mm
SCALE
1:125
DATE
08/08/05



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 28, 2008

FILE: 08-01066

RE: Rockwest Property Inc.
4120 Dixie Road - Ward 3

The applicant requests the following variance to section 13, table 3 of the Sign By-law 0054-2002, as amended.

Section 13, Table 3	Proposed
Permits one (1) ground sign for each street line.	One (1) additional ground sign fronting Dixie Road.

COMMENTS:

The variance is for a second ground sign along Dixie Road for a retail commercial plaza. Currently, the plaza has one large ground sign (see Appendix 4-7). The intent of sign provisions in the Sign By-law for multi-tenant complexes is to identify the complex through the ground sign and the tenants through the building fascia signs. The ground signs provisions were designed to accommodate some of their main anchor tenants but not all tenants of a complex.

An additional ground sign along Dixie Road will add visual clutter along the street and would set precedents for other commercial complexes throughout the City to request the same. The Planning and Building Department does not find the proposal to be within the intent of the Sign By-law and therefore cannot support the variance application.

Bernatt Architect Ltd.

40 Wynford Drive Suite 312 Toronto Ontario M3C 1J5
Telephone (416) 449-8845 Facsimile (416) 449-0103
Email: sbernatt@bellnet.ca

April 22, 2008

TO WHOM IT MAY CONCERN AT THE
CITY OF MISSISSAUGA

RE: PROPOSED ADDITIONAL PYLON GROUND SIGN AT
ROCKWEST PLAZA
4120 DIXIE ROAD, MISSISSAUGA

LETTER OF RATIONALE

We request permission to erect an additional Pylon Sign for the following reasons:

1. Our small local tenants have made this request to us primarily because of a need to try to attract more business.

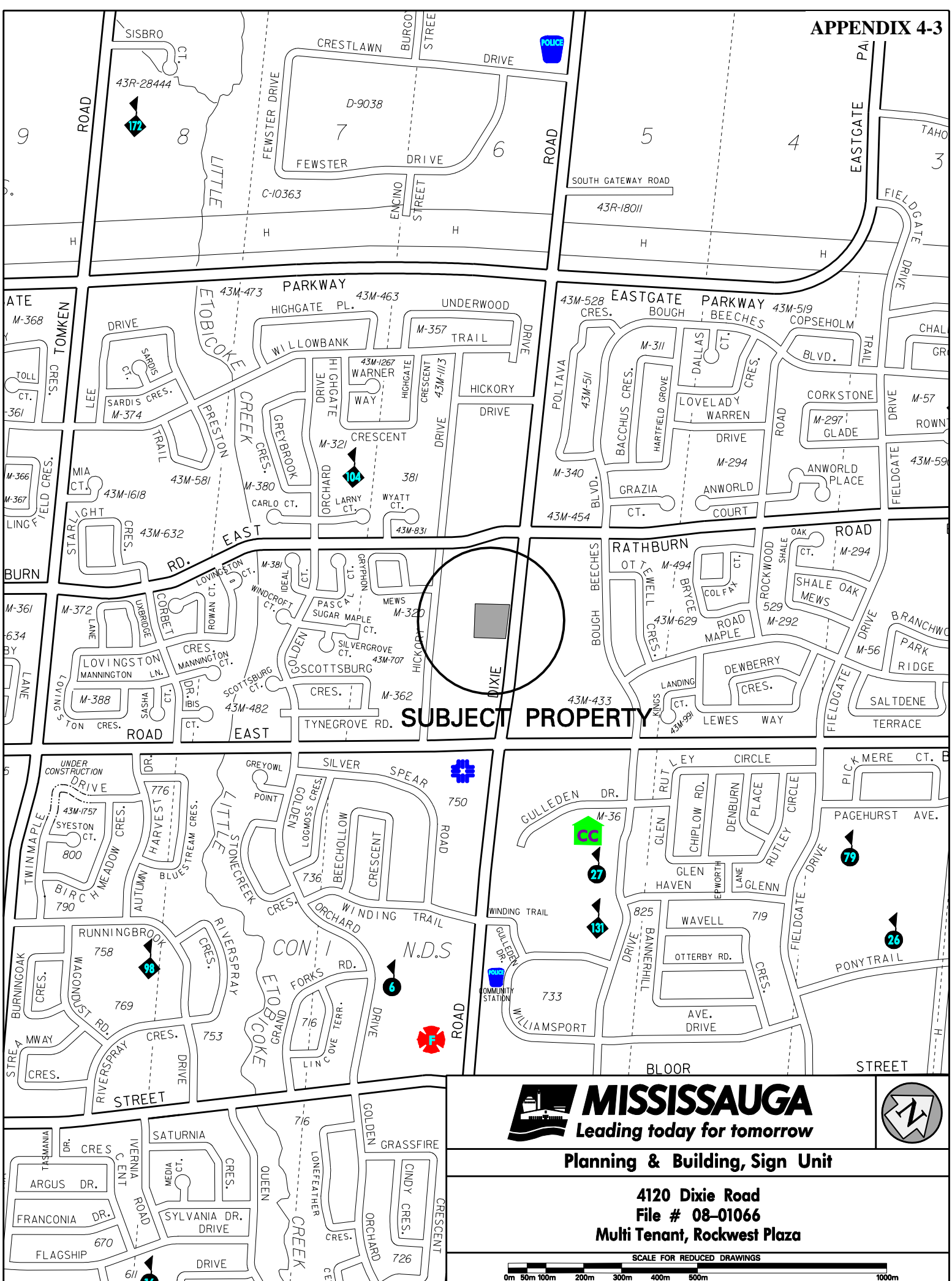
The explanation given is that it is becoming more and more difficult for them to stay in business because of fierce competition with the large box stores which are opening up all around.

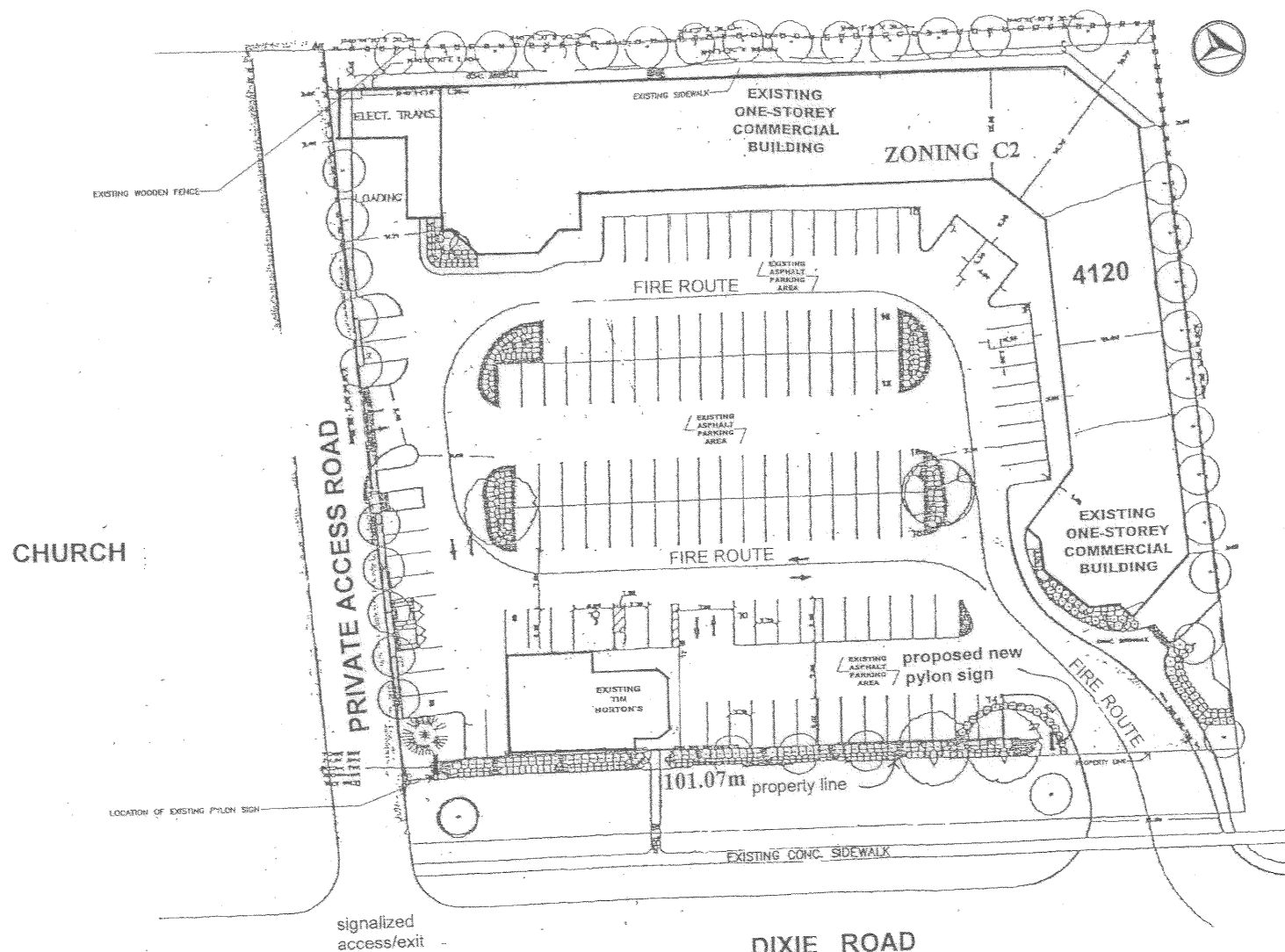
2. The stores in this plaza are not nationwide chain stores, rather local "mom and pop" stores trying to survive in the local community.
3. They feel that more exposure of their shops to drive by traffic via another pylon sign will increase their business.

Sincerely yours,



Stephen Bernatt, B.Arch., Dip.Arch.Tech., O.A.A.

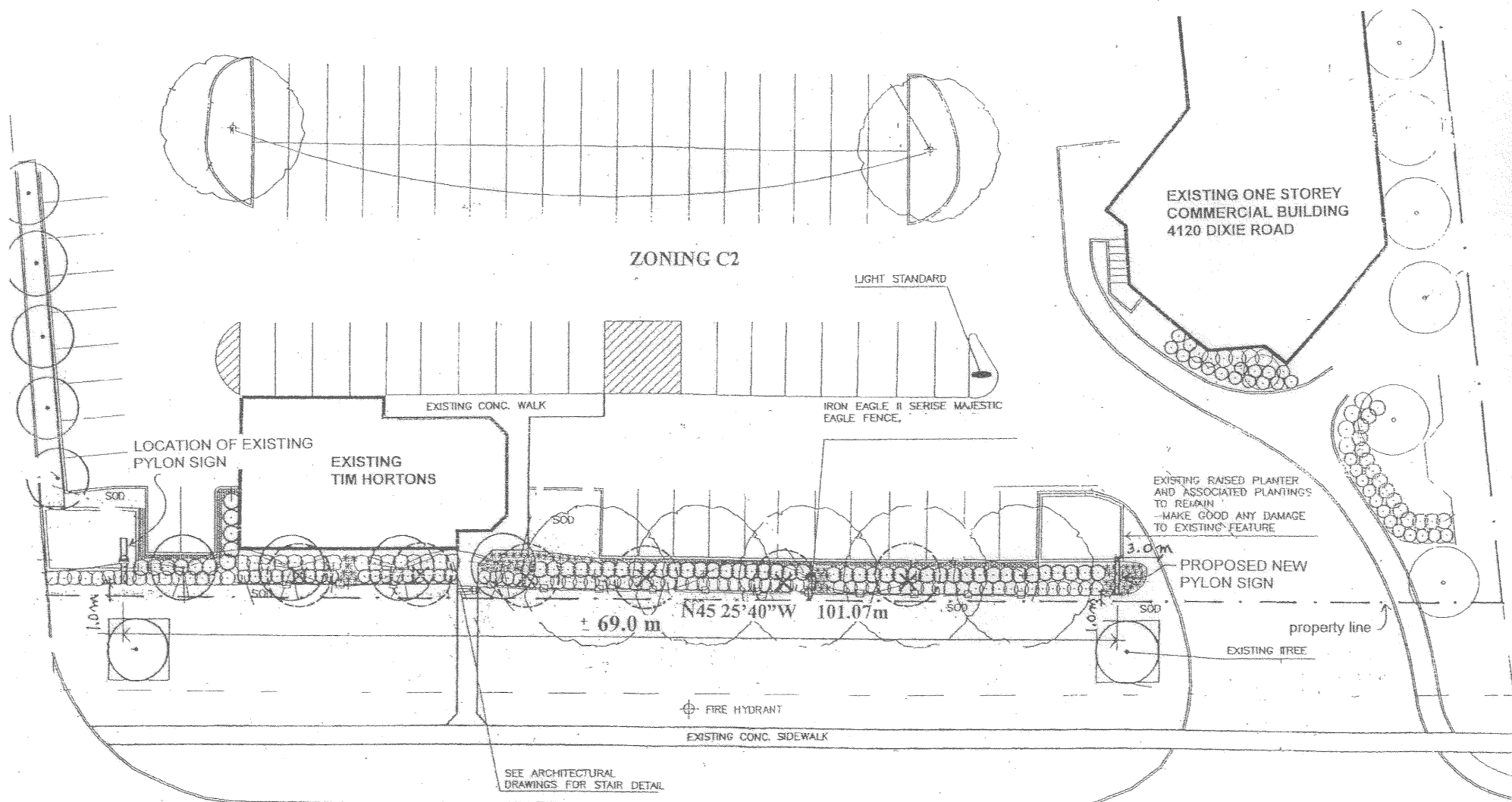




SITE PLAN n.t.s.

PROPOSED NEW PYLON SIGN
ROCKWEST PLAZA
4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
40 Wynford Drive, Ste. 312
Toronto, Ontario M3C 1J5
Tel. 416-449-8845 fax. 416-449-0103
Email: sbernatt@bellnet.ca



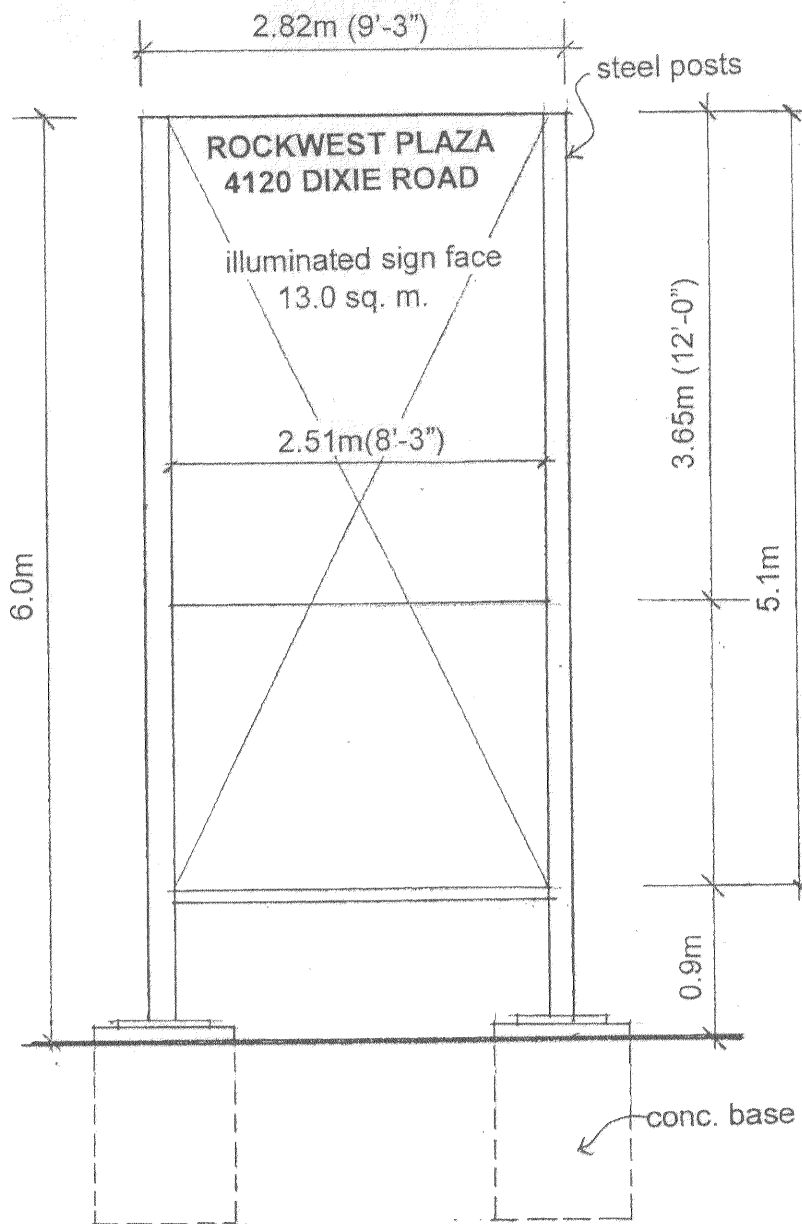
PART SITE PLAN
AT DIXIE ROAD
Scale 1:250

DIXIE ROAD

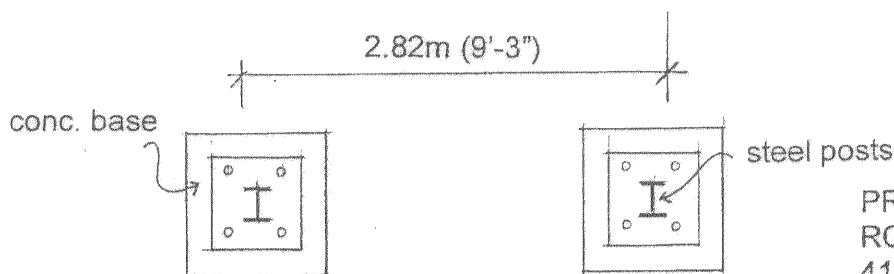
PROPOSED NEW PYLON SIGN CODE NO.
ROCKWEST PLAZA 08-1066 V1
4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
40 Wynford Drive, Ste. 312
Toronto, Ontario M3C 1J5
Tel. 416-449-8845 fax. 416-449-0103

REV. May 30/08
April 11, 2008



ELEVATION
Scale 1/4" = 1'-0"



PLAN
Scale 1/4" = 1'-0"



PROPOSED NEW PYLON SIGN
ROCKWEST PLAZA
4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
40 Wynford Drive, Ste. 312
Toronto, Ontario M3C 1J5
Tel. 416-449-8845 fax. 416-449-0103
Email: sbernatt@bellnet.ca

April 11, 2008

4120 DIXIE ROAD
EXISTING GROUND SIGN LOCATED AT SOUTH END OF PROPERTY



17/06/2008



LOCATION OF PROPOSED
GROUND SIGN

17/06/2008