

*Memorandum*  
*Planning and Building Department*



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**DATE:** September 17, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 21, 2009

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

**RE:** **Addendum Report**  
**Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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The Planning and Building Department has received a request from Councillor Iannicca's office to include the attached Sign Variance as an additional item on the September 21, 2009 Planning and Development Committee Meeting Agenda, which has already been distributed to the Committee.

The proposed sign replaces an existing ground sign that had to be removed to correct problems to the City's sewer lines. In view of the time it has taken to resolve this matter due to the site conditions, it has been requested this variance be expedited.

The applicant requests the attached variance to section 13 of Sign By-law 0054-2002, as amended, to permit one (1) ground sign having an area of 15.79 sq. m. (170 sq. ft.) and an overall height of 7.3 m (24 ft.).

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor Sign Unit*



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2009)

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**DATE:** September 17, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 21, 2009

**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 September 17, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Applications described in Appendix 1 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 09-04852  
Ward 7  
Rasda Holdings Limited  
93 Dundas St. E.

To permit the following:

- (i) One (1) ground sign with a maximum area of 15.79 sq. m. (170 ft<sup>2</sup>) and an overall height of 7.3 m (24 ft.)

- 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 one (1) Sign Variance Application for approval by Council. The 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:** Rasda Holdings Limited  
Appendix 1-1 to 1-7

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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**

September 15, 2009

**FILE:** 09-04852

**RE: Rasda Holdings Limited**  
**93 Dundas St. E. – Ward 7**

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

<b>Section 13</b>	<b>Proposed</b>
A ground sign erected in the Cooksville sign district is to have a sign area of 3.5 m <sup>2</sup> (37.67 ft <sup>2</sup> ) and must not exceed 3.0 m (9.84 ft) in height.	One (1) ground sign that is 15.79 m <sup>2</sup> (170 ft <sup>2</sup> ) and 7.3 m (24 ft) in height.

**COMMENTS:**

The proposed variance is for a ground sign located on a property in the Cooksville District. In the Sign By-law, the Cooksville District has specific sign provisions to recognize the main street character of the area.

The proposed variance is for a ground sign on lands occupied by a multi-tenant commercial complex. The existing complex has a highway commercial character and not the main street character envisioned for Cooksville. In this regard, the proposed sign is in keeping with the signage provisions of the Sign By-law for a highway commercial complex. In addition, we note that the proposed sign replaces an existing sign which had to be removed to correct problems to the City's sewer lines. The Planning and Building Department therefore find the variance acceptable from a design perspective.

Please note that approval for the location of the sign in the easement has been granted by the Transportation and Works Department.



09-4852. JA

June 16, 2009

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

Attention: Planning and Building Department  
RE: Application Number SGNBLD 09 4852  
Rasda Holdings, 93 Dundas Street E. Mississauga, Ontario

Pattison Sign Group has been engaged in complying with the City Works Dept. in the correction of a blocked sewer line at the above property. After several attempts made by the City to relieve the blockage at this location it was determined that the permitted Multi-Tenant Pylon footings was the cause of this blockage. Pattison Sign Group has agreed with the owner of the property to pay for all associated costs for removal, repair and reinstallation as the sign is under our rental agreement.

We are now seeking approval for the reinstallation of the sign in its exact position as originally permitted with a variance in 2001.

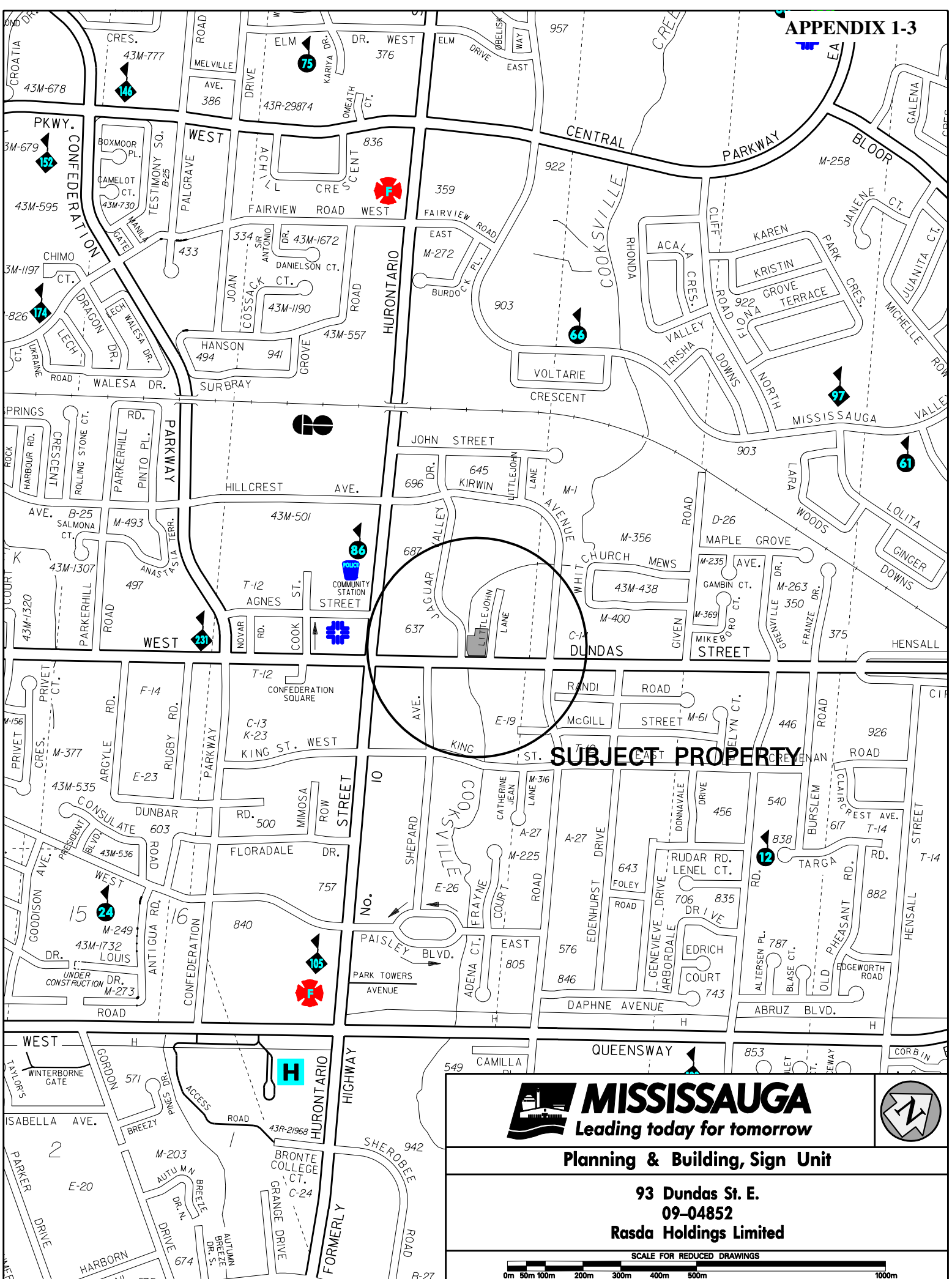
Pattison Sign group is aware that the permitted sign is located within an easement and will comply to any future requests from the City to have the sign temporarily removed in the event of future road widening or repairs as necessary deemed by the City Works Department.

This sign was removed in early April 2009 and tenants are without identification. Your understanding and approval in this matter is greatly appreciated as the sign has been in place since 2001.

Respectfully Yours,

A handwritten signature in dark ink, appearing to read "Joseph Quercia", with a long horizontal line extending to the right.

Joseph Quercia  
Pattison Sign Group  
Production Planning Manager



**MISSISSAUGA**  
Leading today for tomorrow



**Planning & Building, Sign Unit**

**93 Dundas St. E.  
09-04852  
Rasda Holdings Limited**

SCALE FOR REDUCED DRAWINGS

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

REGISTERED PLAN 637

PLAN 13157 - 0050(R)

BLOCK B

PLAN OF SURVEY OF

BLOCK E.

REGISTERED PLAN 637 AND

PART OF LOT 15

CONCESSION 1, NORTH OF DUNDAS STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO)

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEE

SCALE 1:1,200

RAOY-PENTEX & EDWARD SURVEYING LTD., O.S., 1988.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN

BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE

WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE

REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL, 1988.

DATE APR 17 1988

RAOY-PENTEX & EDWARD SURVEYING LTD.

CHIEF SURVEYOR

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NOTES

1. DENOTES MONUMENT (WOOD)

2. DENOTES MONUMENT (CONCRETE)

3. DENOTES STANDARD IRON BAR

4. DENOTES IRON ROD WITH IRON BAR

5. DENOTES IRON ROD WITH IRON BAR

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22. DENOTES IRON ROD WITH IRON BAR

DUNDAS STREET EAST

(ROAD ALLOWANCE BETWEEN CONCESSION 1,

NORTH OF DUNDAS STREET AND SOUTH OF DUNDAS STREET,

PLAN 13157 - 0050(R)

MULTI-TENANT Pylon SIGN LOCATION

(5' WIDER (5'-0") SET BACK FROM PROPERTY

LINE

PLAN 13157 - 0050(R)

PLAN 13157 - 0050(R)

PLAN 13157 - 0050(R)

PLAN 13157 - 0050(R)

PLAN 13157 - 0050(R)

APR 13 1988 - 10:42

APR 13 1988 - 10:42

APR 13 1988 - 10:42

APR 13 1988 - 10:42

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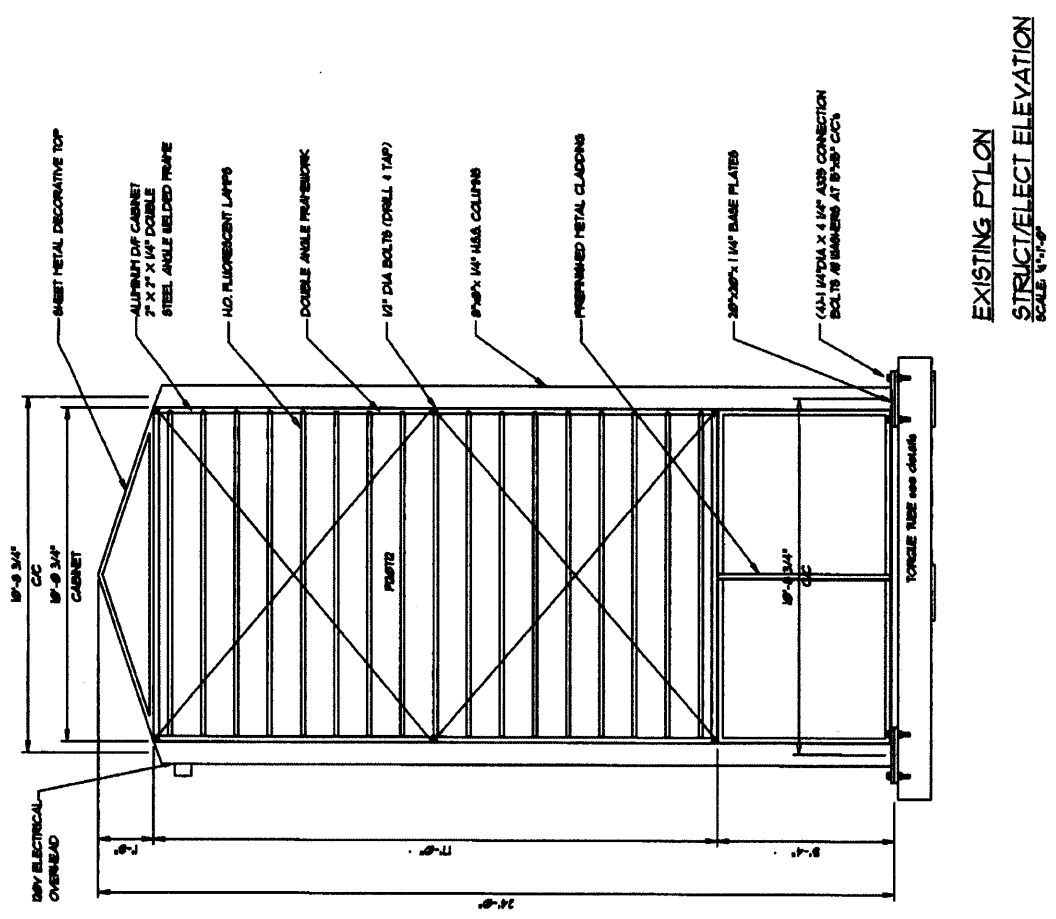
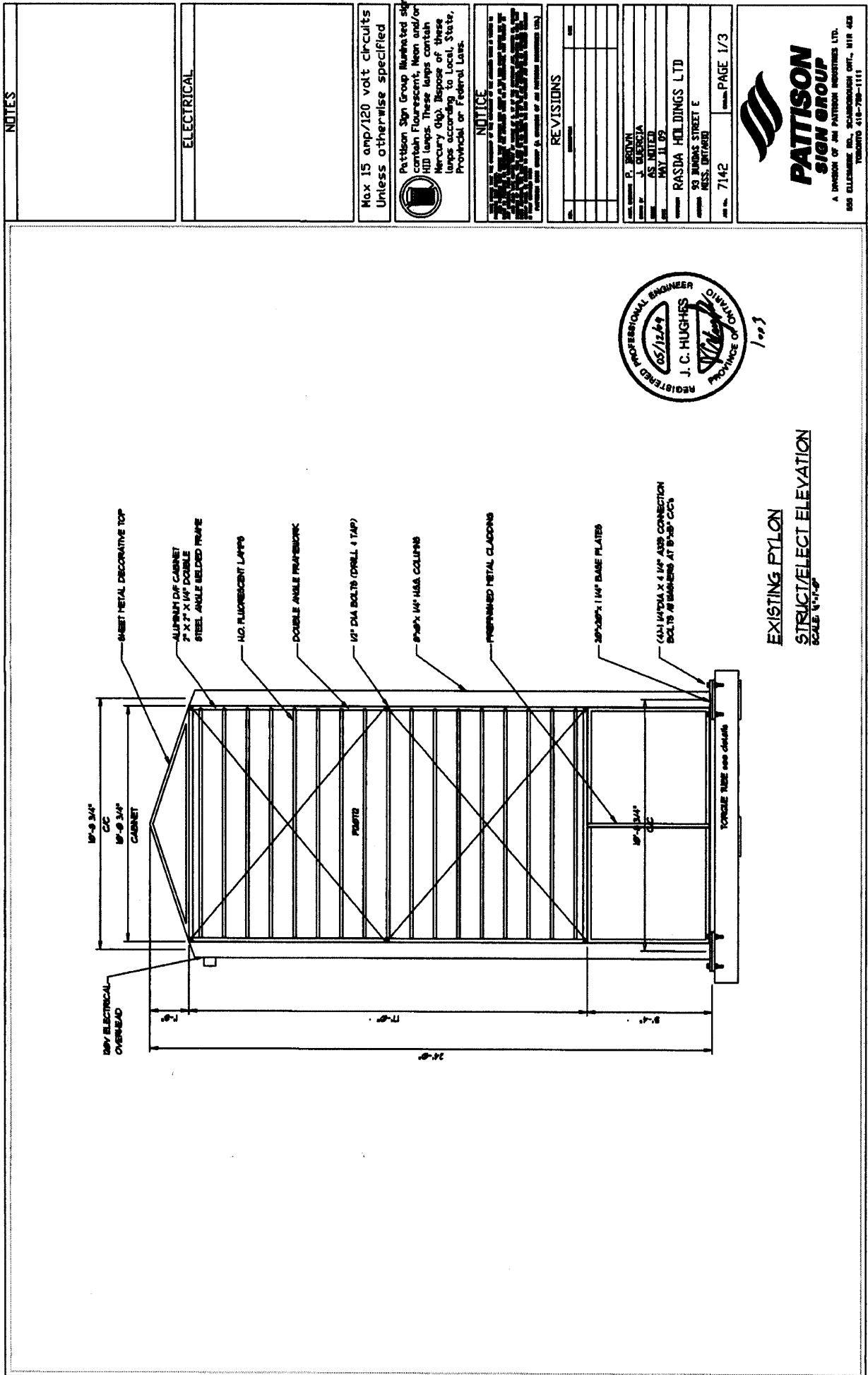
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APR 13 1988 - 10:42



**EXISTING PYLON  
STRUCT/ELECT ELEVATION  
SCALE 1/4"=1'-0"**



# ELECTRICAL

**Max 15 amp/120 volt circuits  
Unless otherwise specified**



**Pattison Sign Group** illuminated signs contain Fluorescent, Neon and/or HCB lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

**NOTICE**

THESE RESULTS WERE OBTAINED IN 20 REPLICATES OF EACH TREATMENT. THE MEAN OF THE 20 REPLICATES WAS USED FOR THE ANALYSIS. THE STANDARD ERROR OF THE MEAN (SEM) WAS USED TO ESTIMATE THE VARIATION BETWEEN REPLICATES. THE SEM WAS USED TO ESTIMATE THE VARIATION BETWEEN REPLICATES. THE SEM WAS USED TO ESTIMATE THE VARIATION BETWEEN REPLICATES.

## REVISIONS

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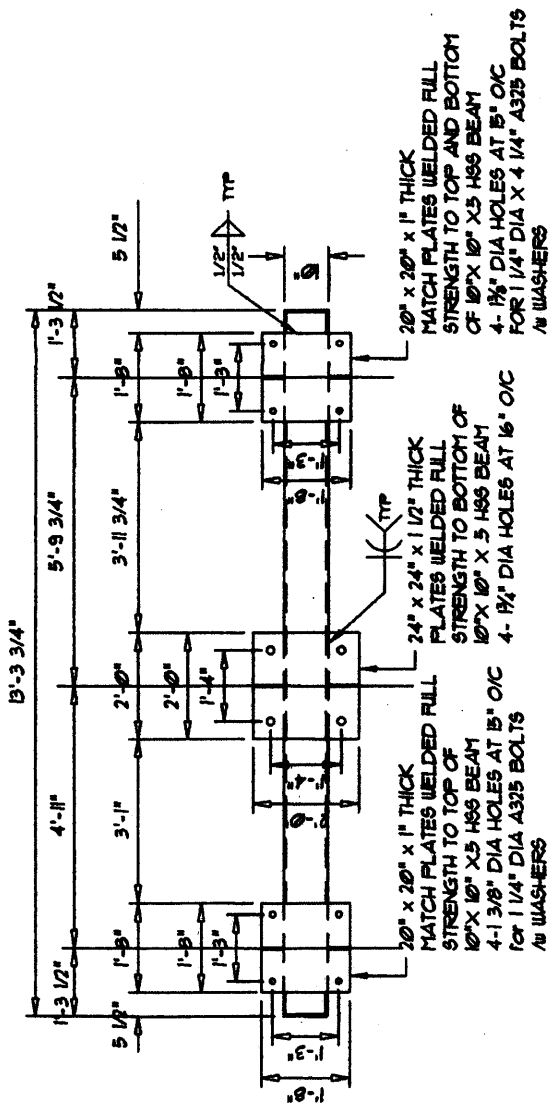
DATE	
TIME	
NAME	P. ROYAL
COMPANY	J. CLOUTIER
ADDRESS	AS NOTED
CITY	MAY 11 19
STATE	
COUNTRY	RASDA HOLDINGS LTD
TELEPHONE	90 RUNDAS STREET E MISSISSAUGA (ONTARIO)

7142

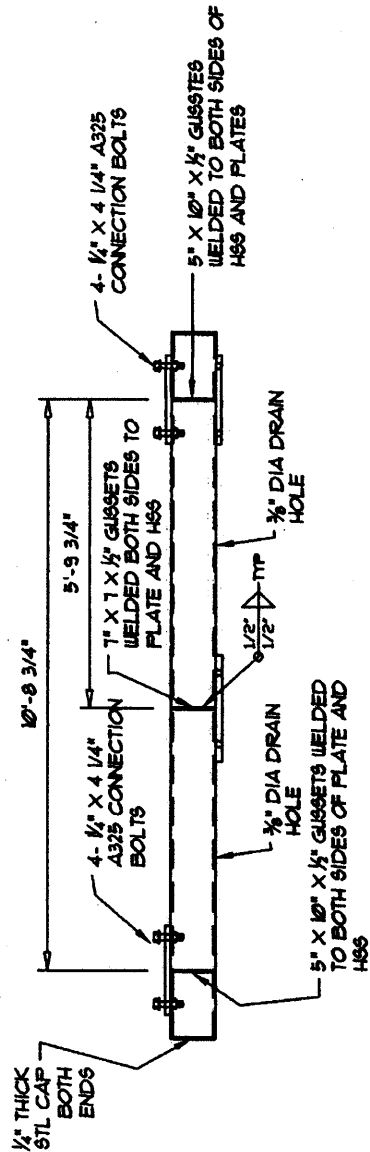


**PATTISON**  
**SIGN GROUP**

A DIVISION OF JIM PATTON INDUSTRIES LTD.  
255 EGLINTON RD., SCARBOROUGH ONT., M1R 4  
TORONTO 416-769-1111




**PLAN VIEW OF TORQUE TUBE**



**SIDE VIEW**

**ALL PAINTED BLACK**



<b>NOTES</b> DESIGN WIND PRESSURE IS 24 PSF ALL MSS TO CSA G40.21-350W ALL ROLLED SECTIONS AND PLATE TO CSA G40.21-300W ANCHOR BOLT MIN. YIELD IS 44 ksi ALL WELDS AND WELDING TO CSA W59 AND WELDERS CERTIFIED UNDER W47.1 CONCRETE TO BE MIN. 25 MPa @ 28 DAYS SOIL TO BE MOIST TO DRY WITH A BEARING CAPACITY OF 3000 PSF (POUR AGAINST UNDISTURBED SOIL) & A PASSIVE LATERAL PRESSURE OF 200 PSF/FT REBAR TO CSA G30-12M GRADE 400 REVIEWED FOR MAIN STRUCTURAL ELEMENTS		<b>ELECTRICAL</b> Max 15 amp/120 volt circuits Unless otherwise specified		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.		<b>NOTICE</b> THIS DOCUMENT IS THE PROPERTY OF PATTISON SIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP.		<b>REVISIONS</b> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION													DESIGNED BY P. BROWN CHECKED BY J. GUERIN DATE ISSUED MAY 11, 09 DRAWN BY RASDA HOLDINGS LTD ADDRESS 93 JUNDUS STREET E MISSISSAUGA TEL NO. 7142 PAGE 2/3		 <b>PATTISON</b> <b>sign group</b> A DIVISION OF THE PATTISON INDUSTRIES LTD. 905 ELLENBOURNE DR., SCARBOROUGH, ONT., M1R 4E9 TORONTO 416-739-1111	
NO.	DATE	DESCRIPTION																										

