



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2011)

**PDC** FEB 28 2011

---

**DATE:** February 8, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 28, 2011

**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 February 8, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 10-03138  
Ward 1  
Fields Dollar Depot  
1225 Dundas St. E.

To permit the following:

- (i) One (1) fascia sign with a sign area of 18.11 sq. m. (195 sq. ft.) or 24% of the building façade of the first storey.

- (b) Sign Variance Application 10-02948  
Ward 2  
Suncor Energy  
385 Southdown Rd.

To permit the following:

- i) One (1) directional sign with a sign area of 4.46 sq. m. (48 sq. ft.) and a height of 3.66m (12 ft.).

- (b) Sign Variance Application 10-03352  
Ward 5  
Hershey's  
5750 Explorer Dr.

To permit the following:

- (i) One (1) proposed fascia sign located on north elevation, between the limits of the top floor and the parapet being the 3<sup>rd</sup> fascia sign per building.

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 10-03302  
Ward 5  
Lechuza Playmobil  
6430 Kennedy Rd.

To permit the following:

- i) One (1) fascia sign located on the east elevation of the building which is not an exterior wall of the unit occupied by the business.

- (b) Sign Variance Application 10-01918  
Ward 9  
Motel 6  
2935 Argentia Rd.
- i) One (1) ground sign located in the rear yard of a lot adjacent to a Provincial Highway (Highway 401).

**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 five (5) Sign Variance Applications (see Appendices 1 to 5) 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:**

Fields Dollar Depot  
Appendix 1-1 to 1-6

Suncor Energy  
Appendix 2-1 to 2-7

Hershey's  
Appendix 3-1 to 3-7

Lechuza Playmobil  
Appendix 4-1 to 4-8

Motel 6  
Appendix 5-1 to 5-8

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared by: Darren Bryan, Supervisor Sign Unit*





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

February 8, 2011

**FILE:** 10-03138

**RE: Fields Dollar Depot**  
**1225 Dundas St. E – Ward 1**

---

**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 fascia sign is permitted to have a maximum sign area of 20% of the building façade of the first storey.	One (1) fascia sign with a sign area of 18.11 sq. m. (195 sq. ft.) or 24% of the building façade of the first storey.

**COMMENTS:**

This variance is to permit a fascia sign covering 24% of the building façade where the by-law permits a fascia sign to cover 20% of the building façade.

This fascia sign is designed in a manner which is consistent in style and size with other fascia signs, on the same building, in this plaza. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

# WHITEHORN MISSISSAUGA PROPERTIES

700 Applewood Crescent, Vaughan, ON, L4K 5X3

Telephone (416) 987-6800 Fax (416) 987-6810

December 20, 2010

City of Mississauga  
Planning and Building Department  
300 City Center Drive  
Mississauga, ON  
L5B 2C1

Dear Sir or Madam:

**RE: Application for a Sign Variance for unit 20 "Fields Dollar Depot" in the property located at 1225 Dundas Street East, Mississauga**

Please consider the attached sign variance application for approval to allow a 3'11" (1.1m) x 50' (15.2m) Fields Dollar Depot illuminated flex face fascia sign as shown on the attached drawings. The current sign regulations state that the maximum sign area of a fascia sign in a shopping centre is 20% of the building façade of the first storey. In regards to the Fields signage location, 20% of the building façade of the first storey is 14.69 square meters and the area of the Fields Dollar Depot sign is 18.1 square meters (the signage area is only over 3.4 square meters or about 25% the building façade).

The signage represents Fields Dollar Depot's corporate image which has been established nationwide. To have smaller signage would not match the corporate logo which Fields is known for.

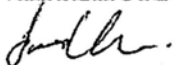
The proposed Fields signage is sized this way to allow clear identification of the tenant's location, to provide good visibility from adjacent streets and to match the overall look of the shopping plaza's signage. It adds esthetic appeal to the plaza. Attached to this letter, please find photos of other signage in the plaza located at 1225 Dundas Street East.

We hope you will approve the variance.

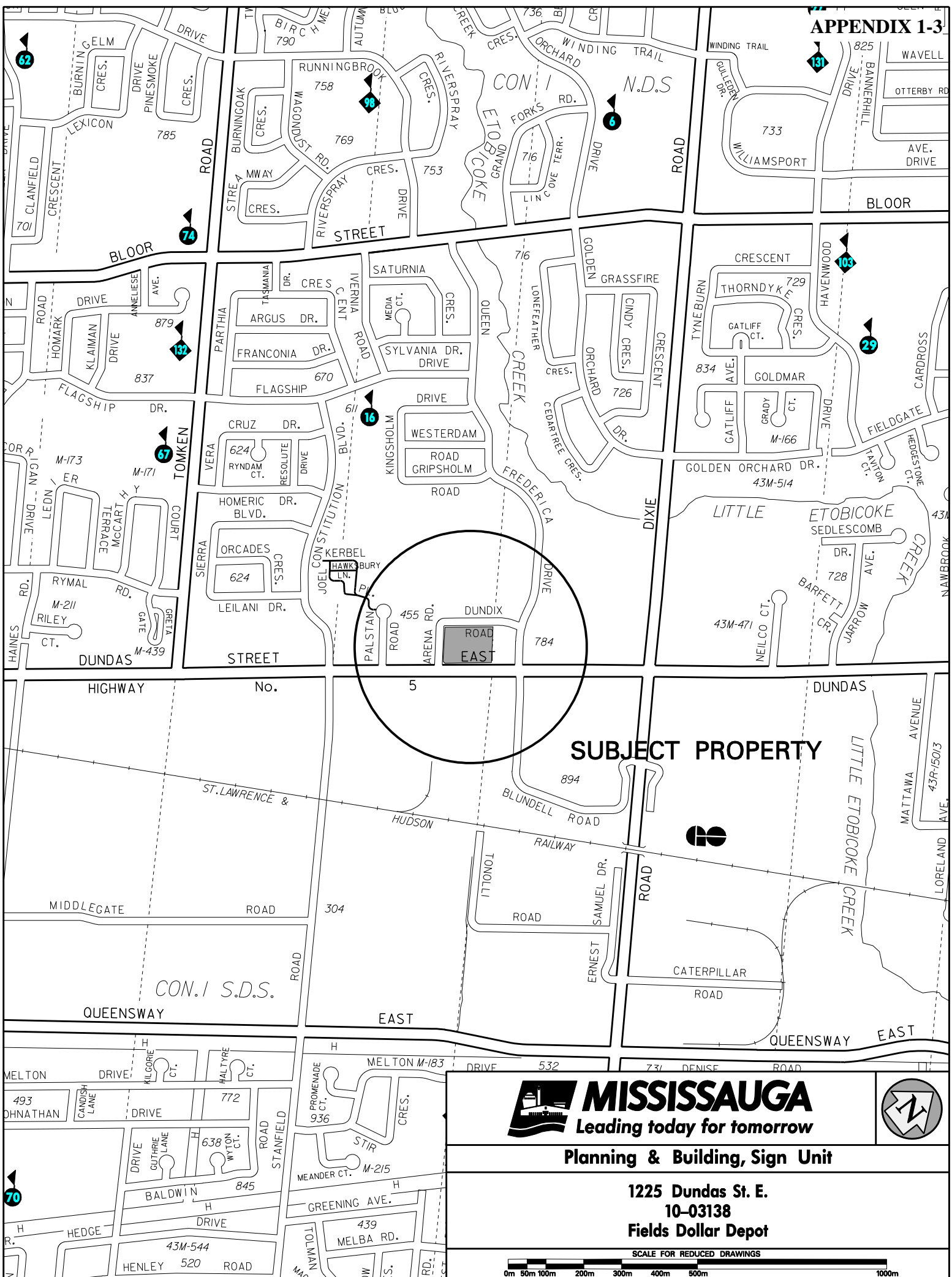
Regards,

Yours very truly,

**WHITEHORN MISSISSAUGA PROPERTIES**



Lucia Chan  
Agent for the Landlord



**MISSISSAUGA**  
Leading today for tomorrow

Planning & Building, Sign Unit

1225 Dundas St. E.  
10-03138  
Fields Dollar Depot

SCALE FOR REDUCED DRAWINGS

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

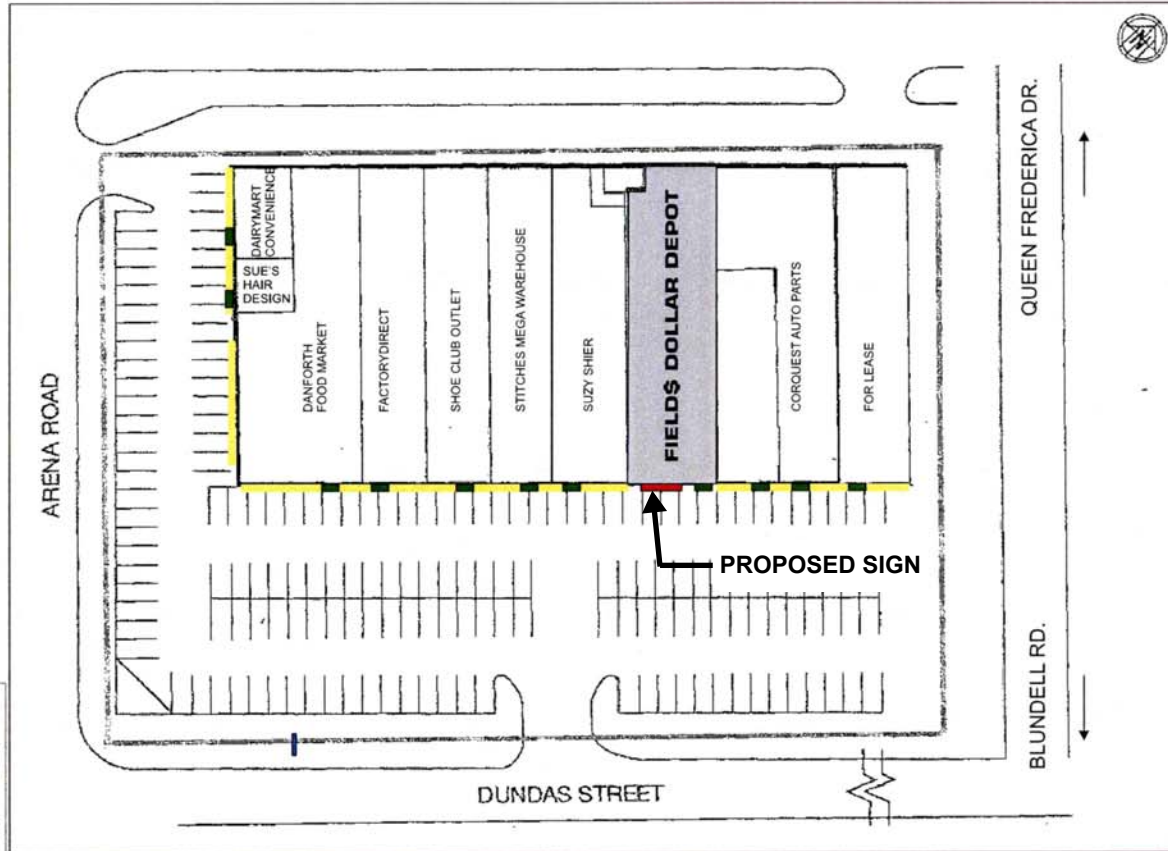
# SITE PLAN



**SIGMACAN ENGINEERING INC.**  
CONSULTING ENGINEERS - STRUCTURAL DIVISION

2344 LAKESHORE RD. WEST, OAKVILLE,  
ONTARIO, L6L 1H5

Tel. 289-837-1333  
email: info@sigmacaneng.com  
website: www.sigmacaneng.com



## LEGEND

- = NEW FASCIA SIGN
- = ENTRANCES
- = EXISTING FASCIA SIGNS
- = EXISTING PYLON SIGN

Customer: Fields  
Address: 1225 Dundas St.  
Mississauga, ON  
Designer: SV  
Page: 3

Sales: Jeff Pilgrim  
Date: Sept. 9 /10  
Revision: Sept. 14 /10...22 /10...27/10  
Scale: NTS  
File Name: Mississauga 1225 Dundas.cdr

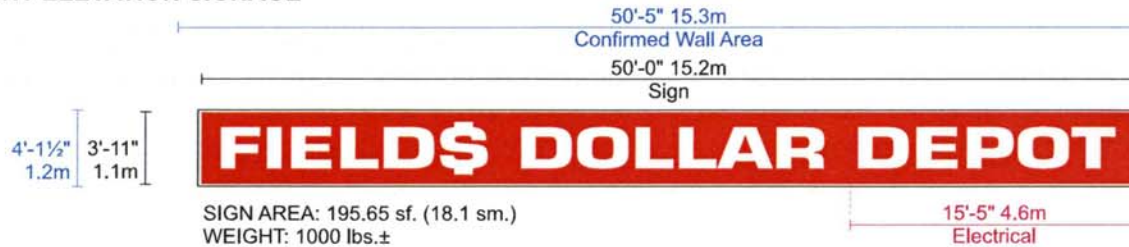
**JONES**  
neon displays  
the LED specialists

**LARGE FORMAT  
PRINTING**

1140 Blair Rd.  
Burlington, ON  
L7M 1K9  
Phone: (905) 335-6664  
Fax: (905) 335-2712  
E-mail: info@jonesneonsigns.com  
Website: www.jonesneonsigns.com



## FRONT ELEVATION SIGNAGE



Wind load data:  
q 1/10= 7.73 psf  
q 1/50= 10.24 psf  
Importance category: Normal Building  
Importance factors:  
Iw[ULS]=1.0  
Iw[SLS]=0.75  
Wind pressure [ULS]=33.85 psf (factored)  
Wind pressure [SLS]=18.13 psf (factored)

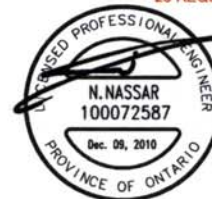
Snow load data:  
Ss=1.10 Kpa  
Sr= 0.4 Kpa  
Importance category: Normal Building  
Importance factors:  
Is[ULS]=1.0  
Is[SLS]=0.30  
Snow load [ULS]=26.74 psf (Unfactored)  
Snow load [SLS]=24.02 psf (Unfactored)

### PROVIDE ONE (1) NEW ILLUMINATED SF FLEX FACE SIGN

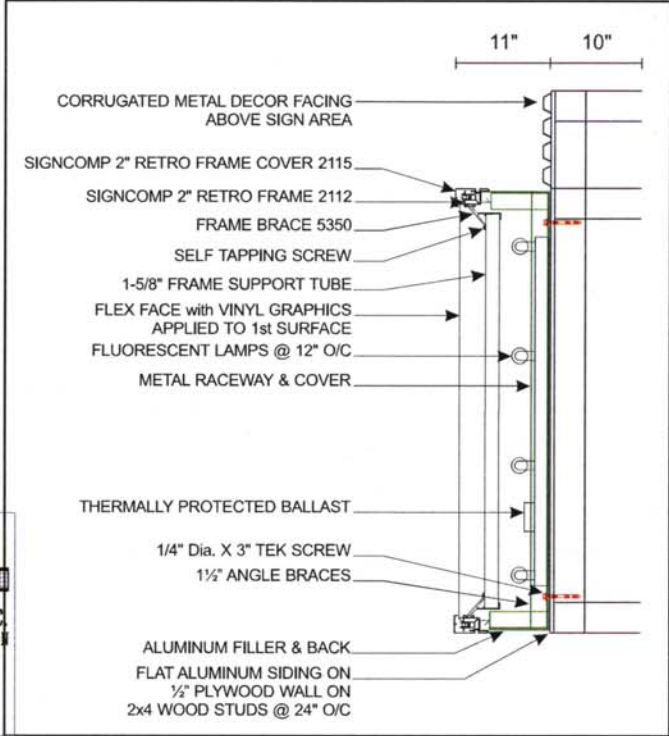
WHITE COPY  
3M LIGHT TOMATO RED 3630-43 VINYL BACKGROUND  
APPLIED TO 1st SURFACE OF WHITE FLEX FACE MATERIAL  
SIGNCOMP 2" RETRO FRAME COVER 2115,  
SIGNCOMP 2" RETRO FRAME 2112,  
ALUMINUM CABINET, PAINTED RED  
ILLUMINATED BY FLUORESCENT LAMPS

### SITE CHECK NOTES:

- 10" FROM WALL TO FRONT OF BULKHEAD
- STEEL BACKGROUND
- THICKNESS OF "FOR LEASE" SIGN IS 7 1/2"



**SIGMA ENGINEERING INC.**  
CONSULTING ENGINEERS - STRUCTURAL DIVISION  
2344 LAKESHORE RD. WEST, OAKVILLE,  
ONTARIO, L6L 1H5  
Tel. 289-837-1333  
email. info@sigmacaneng.com  
website. www.sigmacaneng.com



### SECTION VIEW

Customer:	Fields	Sales:	Jeff Pilgrim
Address:	1225 Dundas St.	Date:	Sept. 9 /10...Sept. 13 /10...14 /10...22
	Mississauga, ON	Revision:	/10...27/10...29 /10... Oct. 7 /10...Dec. 7 /10
Designer:	SV	Scale:	1/8"=1'-0"
Page:	1	File Name:	Mississauga 1225 Dundas.cdr

**JONES**  
neon displays  
the LED specialists

**LARGE FORMAT  
PRINTING**

1140 Blair Rd.  
Burlington, ON  
L7M 1K9  
Phone: (905) 335-6664  
Fax: (905) 335-2712  
E-mail: info@jonesneonsigns.com  
Website: www.jonesneonsigns.com





01/05/2011



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

February 8, 2011

**FILE:** 10-02948

**RE: Suncor Energy**  
**385 Southdown Road - Ward 2**

---

**The applicant requests the following variance to section 18 of the Sign By-law 0054-2002, as amended**

<b>Section 18</b>	<b>Proposed</b>
A directional sign shall have a maximum sign area of 0.75 sq. m. (8.07 sq. ft.) and a maximum height of 1.2m (3.93 ft.).	One (1) directional sign with a sign area of 4.46 sq. m. (48 sq. ft.) and a height of 3.66m (12 ft.).

**COMMENTS:**

Sign By-law 54-2002 as amended defines a directional sign as “any on premises sign which gives directions or instructions for the control of vehicular or pedestrian traffic and shall include an entry and exit sign;”

The proposed directional sign is to replace an existing directional sign. There are no other directional or ground signs on this site. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

# **Robert Doran *and Associates***

September 17, 2010

City of Mississauga  
300 City Centre Drive  
Mississauga ON. L5B 3C1

**ATTENTION: Planning and Building Department  
Sign Unit**

**RE: Suncor Energy Inc Mississauga Lubricants Centre  
Southdown Road, Mississauga  
LETTER OF RATIONALE FOR SIGN VARIANCE APPLICATION**

## **PERMISSION TO REPLACE EXISTING DIRECTIONAL SIGN LARGER THAN PROVIDED FOR IN THE SIGN BY-LAW**

Suncor Inc. is proposing to install a directional sign which will replace existing sign at the entrance to one of the parking areas for this large lubricant manufacturing facility as part of the corporate rebranding of the premises. The following sign is being proposed:

Proposed directional sign "MS20" (ME40) is 2.438 m (8 ft) wide and 3.66 m (12 ft) in height. Sign face area is 4.46 sq m (48 sq ft)

The Mississauga Sign By-law requires that a directional sign have a maximum height of 1.22 m (4 ft) and a maximum sign face of 0.75 sq m (8 sq ft) To be readily visible to tractor trailer drivers who are trying to determine which entrance to use, the directional signs must be somewhat larger than permitted in the sign by-law.

The Mississauga Lubricants Centre is a large and busy facility generating a considerable amount of transport truck traffic. There are no less than five separate entrances into the facility and this can create confusion for truck drivers visiting the plant. To assist the large fuel carriers in locating the appropriate entrances and to allow the trucks to exit from Southdown Rd as expediently and safely as possible the terminal signs must be readily seen from the roadway and allow the driver to slow down and signal for a proper turn into the terminal.

The signs are used to distinguish the various entrances and to eliminate any confusion. They must be at the proper height and be large enough to be easily seen by moving fuel carriers.



-Page 2-

The Suncor property has a total frontage on Southdown Rd of 2 kms with 5 access points from Southdown Rd.

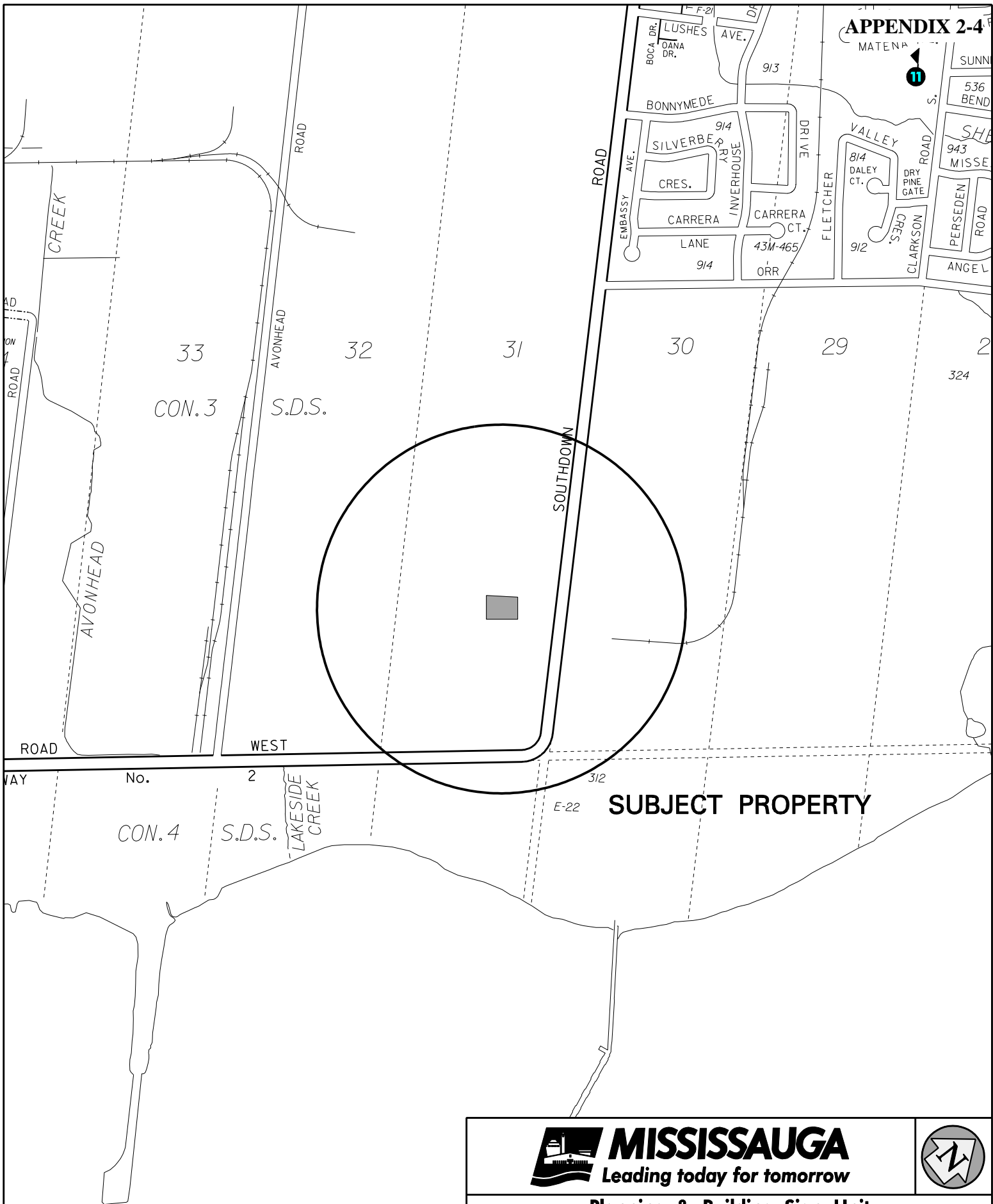
Suncor is not applying for additional ground signs. It is only applying to replace existing signs with signs which have been designed specifically for use at Suncor Terminals across Canada and to provide a consistent corporate image .

I respectfully request that this sign variance application be approved.

Yours very truly,  
ROBERT DORAN and Associates

A handwritten signature in black ink, appearing to be 'Bob Doran', written over the printed name.

Bob Doran  
Managing Director



**MISSISSAUGA**  
Leading today for tomorrow

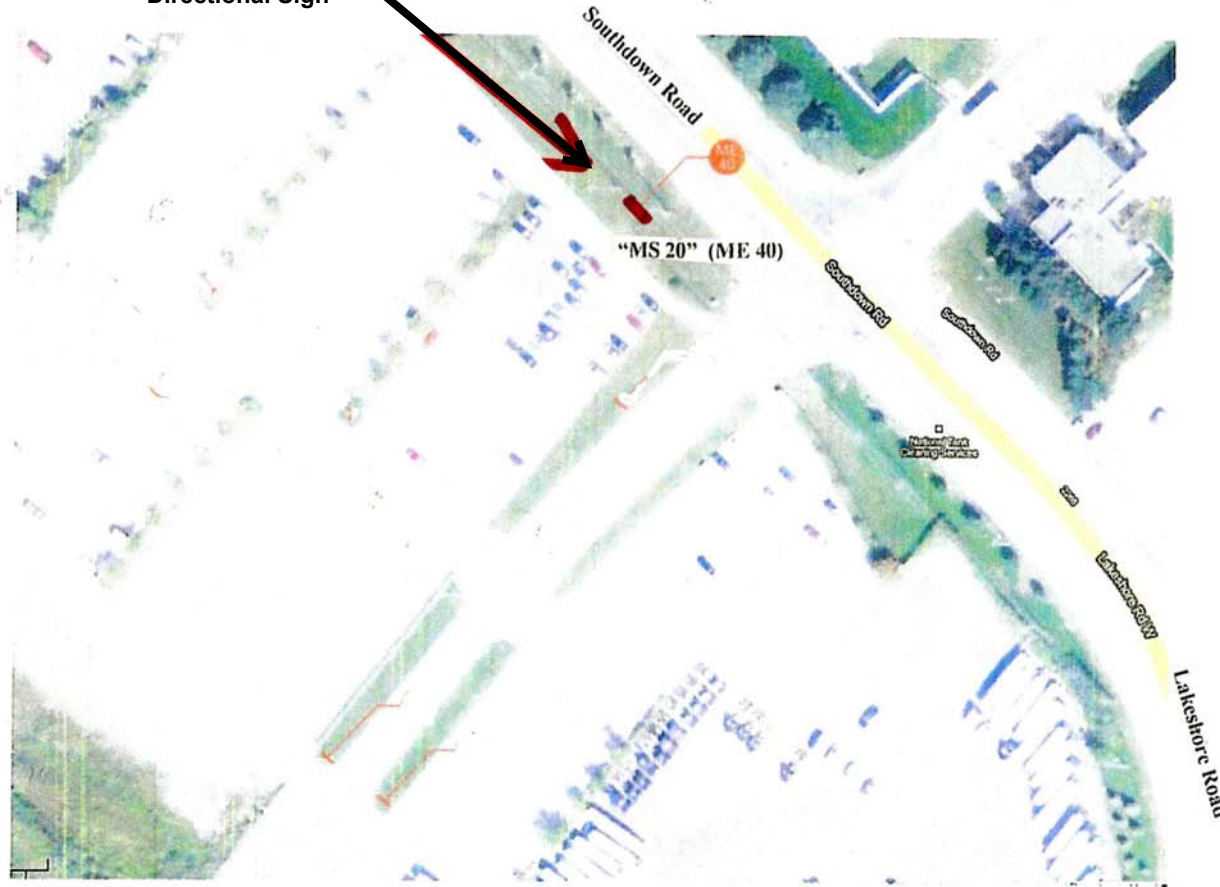


**Planning & Building, Sign Unit**

**385 Southdown Road  
10-02948  
Suncor Energy**



Location of Proposed  
Directional Sign



**abio**

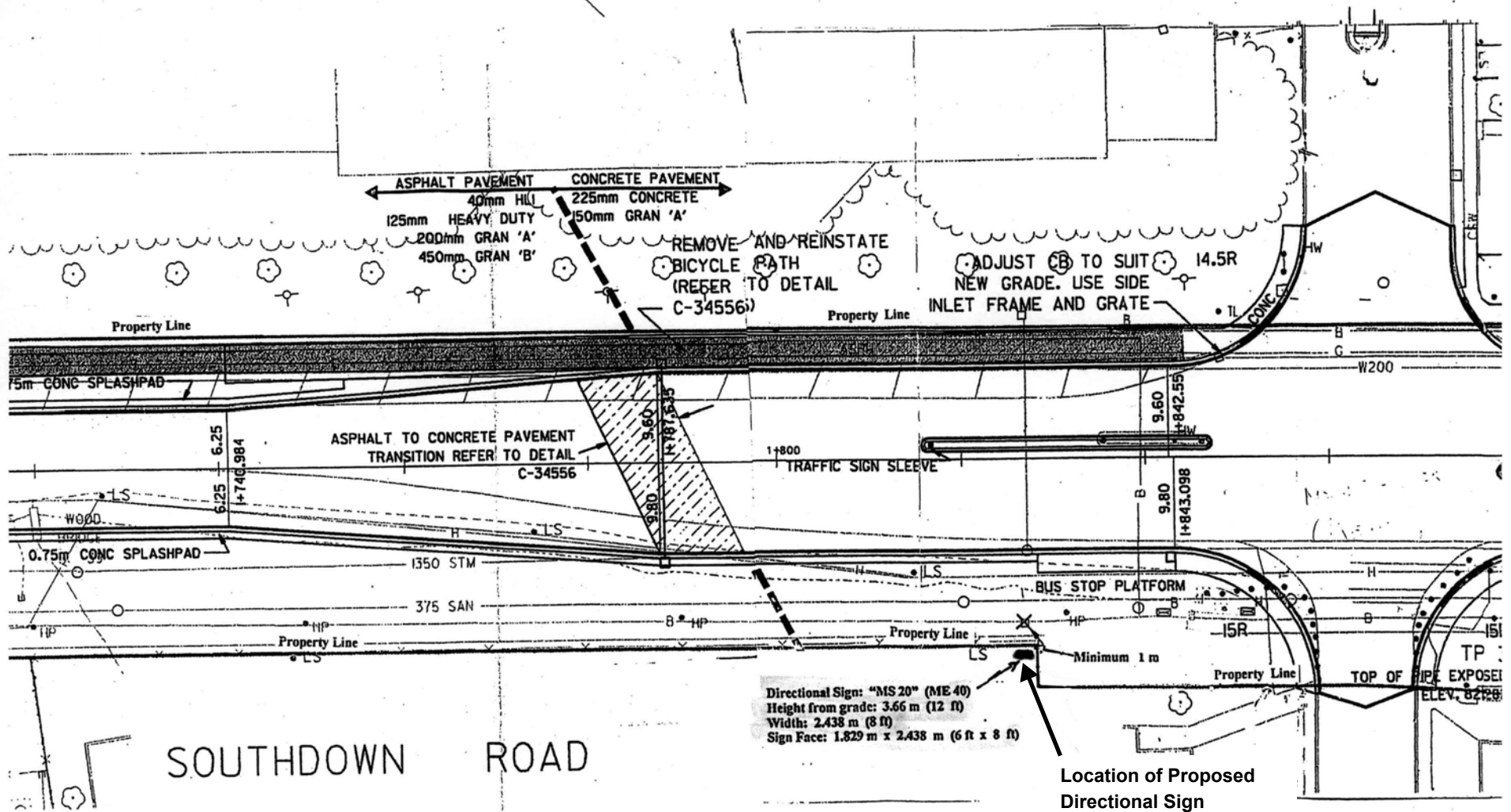
Abio Inc.  
200, 1804 10th Ave SW  
Calgary, AB T2C 0A5  
Canada  
Tel: 403.248.3244  
Fax: 403.532.5656  
Email: info@abio.ca

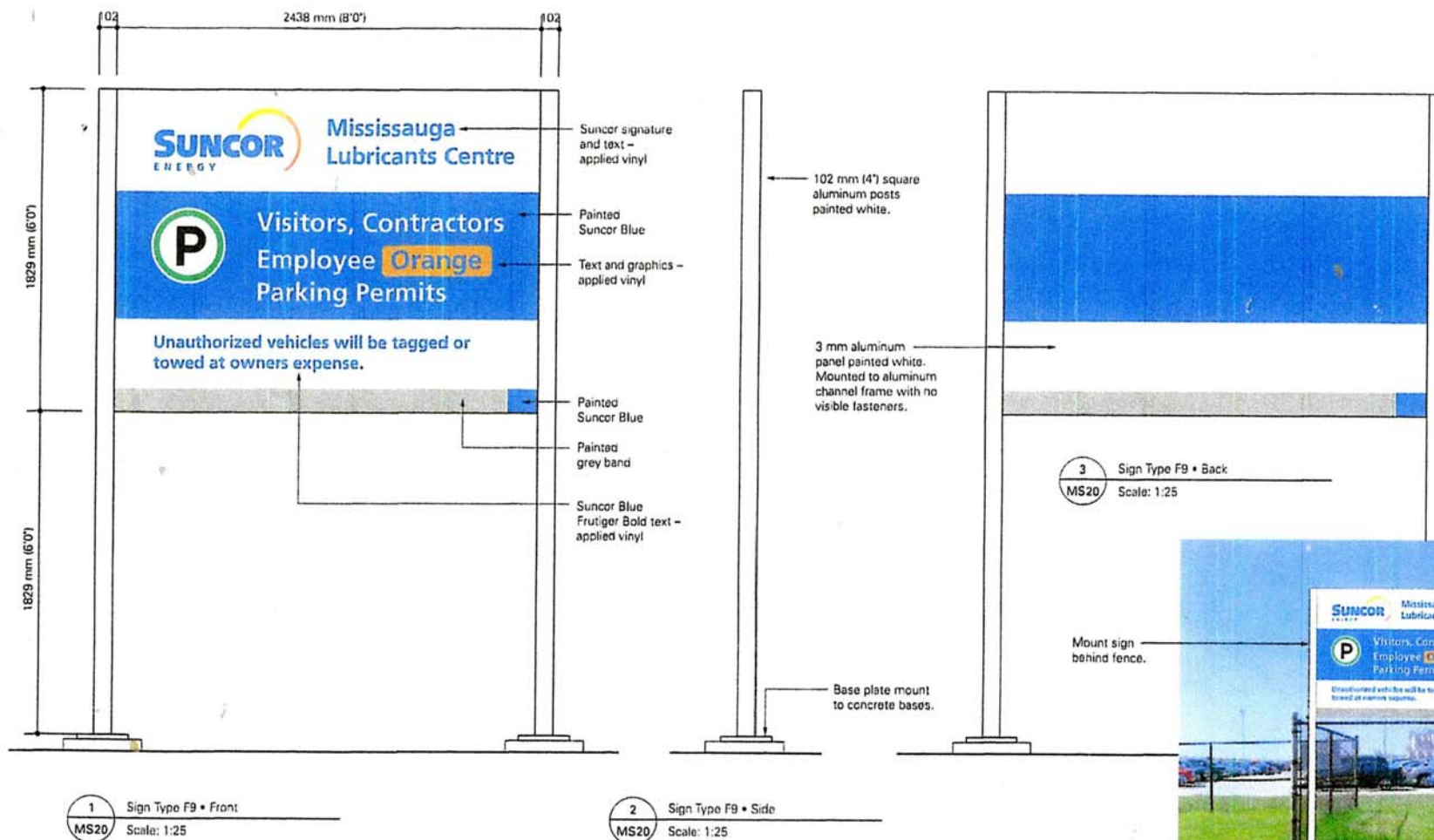
This drawing consists of design and construction documents. It is not to be used for construction or for any other purpose without the written consent of the designer. The designer is not responsible for the accuracy of the information provided by others. The user of this drawing is responsible for the accuracy of the information provided by others. The user of this drawing is responsible for the accuracy of the information provided by others.

Project Name <b>SUNCOR ENERGY - MISSISSAUGA LUBRICANTS CENTRE</b>		Comments <b>Suncor Energy Inc. Mississauga Lubricants Centre Roll No: 21-05-020024-02400-0000</b>	Drawing Number <b>MS01.6</b>
Description <b>Exterior Plot</b>	Date <b>June 16, 2010</b>		
Project No: <b>9-1055.2</b>	Scale <b>NTS</b>		

#### LEGAL DESCRIPTION;

Plan 312, BLK A, All Plan 324, Toronto Con 4 SDS Lot 29 and Pt Lot 28,  
Toronto Con 3 SDS Pt Lots 28-30, Pt Road Allow between Cons 3 and 4 SDS

[illegible]



**abio**

Abio Inc.  
105, 1624 10th Ave SW  
Calgary, AB T2C 0Z5  
Canada  
tel: 403.266.3284  
fax: 403.522.9996  
brand identity strategy reality

This drawing consists of design concept, details and is not a final drawing. It is not to be used as an engineering or construction drawing. It is the property of Abio Inc. and is not to be reproduced or used in any way without the written consent of Abio Inc. All measurements are in mm.

Project Name <b>SUNCOR ENERGY - MISSISSAUGA LUBRICANTS CENTRE</b>		Comments  All measurements are in mm	Drawing Number  <b>MS2</b>
Description <b>Sign Type F9 • Free-Standing Double-Sided Post and Panel</b>	Date <b>June 18, 2010</b>		
Project No. <b>9-1055.2</b>	Scale <b>1:25</b>		

© Copyright 2010 Abio Inc.



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

February 8, 2011

**FILE:** 10-03352

**RE:** **Hershey's**  
**5750 Explorer Drive - Ward 5**

---

**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>
Two (2) fascia signs per building located between the limits of the top floor and the parapet or roof level.	One (1) proposed fascia sign located on north elevation, between the limits of the top floor and the parapet being the 3 <sup>rd</sup> fascia sign per building.

**COMMENTS:**

The proposed fascia sign will be the second sign between the upper storey and parapet on the north elevation of the office building. As only two of the three signs will be visible from this elevation of the building, the Planning and Building Department finds the variance acceptable from a design perspective.





December 2, 2010

City of Mississauga  
Planning & Building Department  
300 City Centre Drive  
9<sup>th</sup> Floor (Building Division)  
Mississauga, ON , L5B 3C1

Attention: Mr. Darren Bryan, CBCO  
Supervisor, Sign Unit

Dear Mr. Bryan:

**Re: Application for Sign Permit/Sign Variance  
5750 Explorer Drive  
Pt. of Block 3, Plan 43M-793  
Explorer Drive Equities Inc.**

We wish to make application to permit an additional building top fascia sign for the property at 5750 Explorer Drive. This variance would allow more signs than are permitted under the provisions of Sign By-law 54-2002. You will recall earlier this year, variances were granted at the June 28, 2010 PDC meeting, under file 10-1167, to permit two undersized TATA and Investors Group building top fascia signs at the south elevation of the building. Currently, the north elevation of the building (facing Highway 401) has one Hersheys sign and this application is seeking variance approval to permit a second sign on the north elevation. We believe the proposed additional building top fascia sign for the north building face is appropriate in that it will only comprise an area of 11.5 m<sup>2</sup>, which when combined with the existing Hersheys sign, still falls short of the maximum 28 m<sup>2</sup> that is actually permitted. In our opinion, the two smaller signs is a more visually and esthetically pleasing alternative to one large sign that would make up the maximum allowable area of 28 m<sup>2</sup>. In view of this and of the approvals granted under file 10-1167 for two smaller signs on the south face of the building that will have an identical condition, we are seeking your support of the requested variance. In support of the proposed permit and variance application, please find enclosed the following:

1. One original copy of the completed Application for Sign Permit/Sign Variance;



2. 3 copies (11 x 17) of the south building elevation for 5750 Explorer Drive with the proposed building top signs sited and dimensioned thereon;
3. 3 copies (11 x 17) of the Site Plan for 5750 Explorer Drive
4. A disc copy of the south building elevation and site plan for 5750 Explorer Drive;
5. A letter of authorization from the property owner (Explorer Drive Equities Inc.) consenting to the installation of the proposed signs;
6. a cheque in the amount of \$525.00, payable to the City of Mississauga, in payment of the sign permit and sign variance processing fees;

We trust the application is in order, as per your instructions. Please feel free to call me directly at (905) 257-6555 if you have any questions or require any further information.

Yours truly,

**KORSIAK & COMPANY**

A handwritten signature in black ink, appearing to read 'Jim Levac', written over a horizontal line.

Jim Levac, MCIP, RPP  
Senior Associate

Encl.

Copy: Jeff Tripp, Redcliff Realty Advisors Inc. (encl.)



**EXPLORER DRIVE EQUITIES INC.**  
**c/o Redcliff Realty Advisors Inc.**  
**40 University Avenue, Suite 1201**  
**Toronto, ON, M5J 1T1**

---

November 22, 2010

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

Dear Sirs;

**Re: Application for Sign Variance – 5750 Explorer Drive, Mississauga, ON (the “Building”)**

The Owner of the Building, Explorer Drive Equities Inc., hereby consents to the variance application to permit an additional building top sign on the north façade of the above-noted Building.

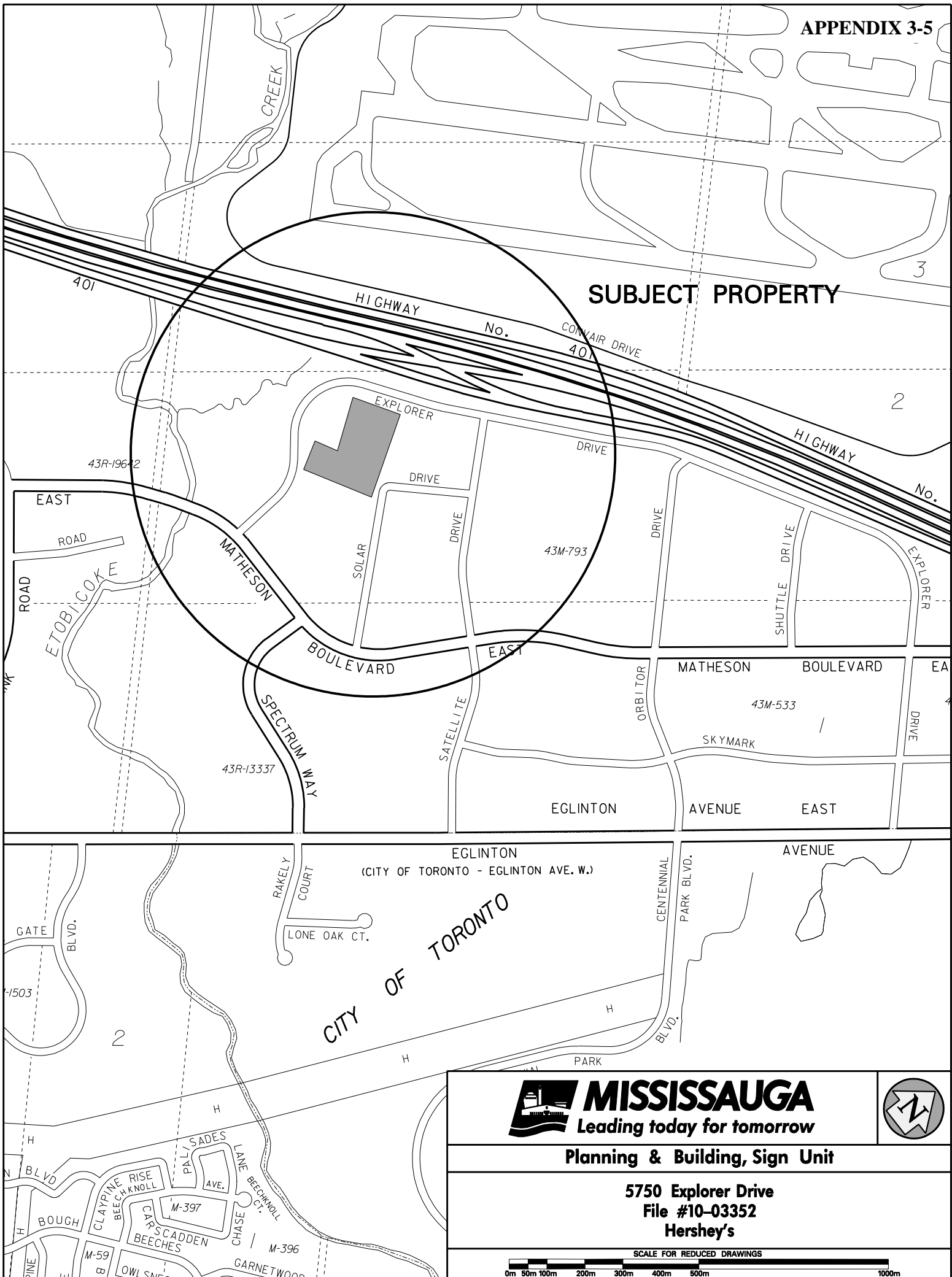
If there are any questions regarding the foregoing please contact Jeff Tripp at (416) 941-7805 or [jtripp@redcliffrealty.com](mailto:jtripp@redcliffrealty.com).

Yours truly,



\_\_\_\_\_  
**Jeffrey D. Tripp**  
Authorized Signing Officer





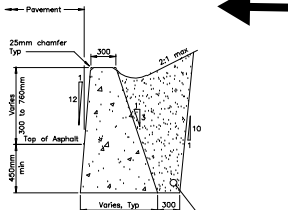
**MISSISSAUGA**  
Leading today for tomorrow



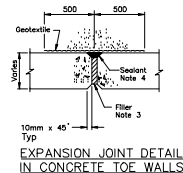
**Planning & Building, Sign Unit**

**5750 Explorer Drive**  
**File #10-03352**  
**Hershey's**





CONCRETE TOE WALL TYPE I  
MODIFIED OPSD - 4066.010



- NOTES:
- Walls shall be founded on undisturbed soil having a minimum bearing capacity at Ultimate Limit States of 200kPa for Type I and 300kPa for Type II and Type III.
  - Excavation for toe walls to be backfilled with free draining granular material.
  - 10mm perforated expansion joint filler, Type A, non-extruding & resilient bituminous type according to OPSD 1306, to be provided every 3.0 metres.
  - Cold applied rubber asphalt joint sealant.
  - When specified, wall drains shall be installed as per OPSD - 3506.000.
  - Concrete for toe walls to be 30MPa.
  - All dimensions are in millimetres unless otherwise shown.

EX MH-3  
TOP 159.22

Explorer Drive

EX MH-1  
TOP 159.26

EX MH-2  
TOP 159.26

EX MH-3  
TOP 159.26

EX MH-4  
TOP 159.26

EX MH-5  
TOP 159.26

EX MH-6  
TOP 159.26

EX MH-7  
TOP 159.26

EX MH-8  
TOP 159.26

EX MH-9  
TOP 159.26

EX MH-10  
TOP 159.26

EX MH-11  
TOP 159.26

EX MH-12  
TOP 159.26

EX MH-13  
TOP 159.26

EX MH-14  
TOP 159.26

EX MH-15  
TOP 159.26

EX MH-16  
TOP 159.26

EX MH-17  
TOP 159.26

EX MH-18  
TOP 159.26

EX MH-19  
TOP 159.26

EX MH-20  
TOP 159.26

EX MH-21  
TOP 159.26

EX MH-22  
TOP 159.26

EX MH-23  
TOP 159.26

EX MH-24  
TOP 159.26

EX MH-25  
TOP 159.26

EX MH-26  
TOP 159.26

EX MH-27  
TOP 159.26

EX MH-28  
TOP 159.26

EX MH-29  
TOP 159.26

EX MH-30  
TOP 159.26

EX MH-31  
TOP 159.26

EX MH-32  
TOP 159.26

EX MH-33  
TOP 159.26

EX MH-34  
TOP 159.26

EX MH-35  
TOP 159.26

EX MH-36  
TOP 159.26

EX MH-37  
TOP 159.26

EX MH-38  
TOP 159.26

EX MH-39  
TOP 159.26

EX MH-40  
TOP 159.26

EX MH-41  
TOP 159.26

EX MH-42  
TOP 159.26

EX MH-43  
TOP 159.26

EX MH-44  
TOP 159.26

EX MH-45  
TOP 159.26

EX MH-46  
TOP 159.26

EX MH-47  
TOP 159.26

EX MH-48  
TOP 159.26

EX MH-49  
TOP 159.26

EX MH-50  
TOP 159.26

EX MH-51  
TOP 159.26

EX MH-52  
TOP 159.26

EX MH-53  
TOP 159.26

EX MH-54  
TOP 159.26

EX MH-55  
TOP 159.26

EX MH-56  
TOP 159.26

EX MH-57  
TOP 159.26

EX MH-58  
TOP 159.26

EX MH-59  
TOP 159.26

EX MH-60  
TOP 159.26

EX MH-61  
TOP 159.26

EX MH-62  
TOP 159.26

EX MH-63  
TOP 159.26

EX MH-64  
TOP 159.26

EX MH-65  
TOP 159.26

EX MH-66  
TOP 159.26

EX MH-67  
TOP 159.26

EX MH-68  
TOP 159.26

EX MH-69  
TOP 159.26

EX MH-70  
TOP 159.26

EX MH-71  
TOP 159.26

EX MH-72  
TOP 159.26

EX MH-73  
TOP 159.26

EX MH-74  
TOP 159.26

EX MH-75  
TOP 159.26

EX MH-76  
TOP 159.26

EX MH-77  
TOP 159.26

EX MH-78  
TOP 159.26

EX MH-79  
TOP 159.26

EX MH-80  
TOP 159.26

EX MH-81  
TOP 159.26

EX MH-82  
TOP 159.26

EX MH-83  
TOP 159.26

EX MH-84  
TOP 159.26

EX MH-85  
TOP 159.26

EX MH-86  
TOP 159.26

EX MH-87  
TOP 159.26

EX MH-88  
TOP 159.26

EX MH-89  
TOP 159.26

EX MH-90  
TOP 159.26

EX MH-91  
TOP 159.26

EX MH-92  
TOP 159.26

EX MH-93  
TOP 159.26

EX MH-94  
TOP 159.26

EX MH-95  
TOP 159.26

EX MH-96  
TOP 159.26

EX MH-97  
TOP 159.26

EX MH-98  
TOP 159.26

EX MH-99  
TOP 159.26

EX MH-100  
TOP 159.26

EX MH-101  
TOP 159.26

EX MH-102  
TOP 159.26

EX MH-103  
TOP 159.26

EX MH-104  
TOP 159.26

EX MH-105  
TOP 159.26

EX MH-106  
TOP 159.26

EX MH-107  
TOP 159.26

EX MH-108  
TOP 159.26

EX MH-109  
TOP 159.26

EX MH-110  
TOP 159.26

EX MH-111  
TOP 159.26

EX MH-112  
TOP 159.26

EX MH-113  
TOP 159.26

EX MH-114  
TOP 159.26

EX MH-115  
TOP 159.26

EX MH-116  
TOP 159.26

EX MH-117  
TOP 159.26

EX MH-118  
TOP 159.26

EX MH-119  
TOP 159.26

EX MH-120  
TOP 159.26

EX MH-121  
TOP 159.26

EX MH-122  
TOP 159.26

EX MH-123  
TOP 159.26

EX MH-124  
TOP 159.26

EX MH-125  
TOP 159.26

EX MH-126  
TOP 159.26

EX MH-127  
TOP 159.26

EX MH-128  
TOP 159.26

EX MH-129  
TOP 159.26

EX MH-130  
TOP 159.26

EX MH-131  
TOP 159.26

EX MH-132  
TOP 159.26

EX MH-133  
TOP 159.26

EX MH-134  
TOP 159.26

EX MH-135  
TOP 159.26

EX MH-136  
TOP 159.26

EX MH-137  
TOP 159.26

EX MH-138  
TOP 159.26

EX MH-139  
TOP 159.26

EX MH-140  
TOP 159.26

EX MH-141  
TOP 159.26

EX MH-142  
TOP 159.26

EX MH-143  
TOP 159.26

EX MH-144  
TOP 159.26

EX MH-145  
TOP 159.26

EX MH-146  
TOP 159.26

EX MH-147  
TOP 159.26

EX MH-148  
TOP 159.26

EX MH-149  
TOP 159.26

EX MH-150  
TOP 159.26

EX MH-151  
TOP 159.26

EX MH-152  
TOP 159.26

EX MH-153  
TOP 159.26

EX MH-154  
TOP 159.26

EX MH-155  
TOP 159.26

EX MH-156  
TOP 159.26

EX MH-157  
TOP 159.26

EX MH-158  
TOP 159.26

EX MH-159  
TOP 159.26

EX MH-160  
TOP 159.26

EX MH-161  
TOP 159.26

EX MH-162  
TOP 159.26

EX MH-163  
TOP 159.26

EX MH-164  
TOP 159.26

EX MH-165  
TOP 159.26

EX MH-166  
TOP 159.26

EX MH-167  
TOP 159.26

EX MH-168  
TOP 159.26

EX MH-169  
TOP 159.26

EX MH-170  
TOP 159.26

EX MH-171  
TOP 159.26

EX MH-172  
TOP 159.26

EX MH-173  
TOP 159.26

EX MH-174  
TOP 159.26

EX MH-175  
TOP 159.26

EX MH-176  
TOP 159.26

EX MH-177  
TOP 159.26

EX MH-178  
TOP 159.26

EX MH-179  
TOP 159.26

EX MH-180  
TOP 159.26

EX MH-181  
TOP 159.26

EX MH-182  
TOP 159.26

EX MH-183  
TOP 159.26

EX MH-184  
TOP 159.26

EX MH-185  
TOP 159.26

EX MH-186  
TOP 159.26

EX MH-187  
TOP 159.26

EX MH-188  
TOP 159.26

EX MH-189  
TOP 159.26

EX MH-190  
TOP 159.26

EX MH-191  
TOP 159.26

EX MH-192  
TOP 159.26

EX MH-193  
TOP 159.26

EX MH-194  
TOP 159.26

EX MH-195  
TOP 159.26

EX MH-196  
TOP 159.26

EX MH-197  
TOP 159.26

EX MH-198  
TOP 159.26

EX MH-199  
TOP 159.26

EX MH-200  
TOP 159.26

EX MH-201  
TOP 159.26

EX MH-202  
TOP 159.26

EX MH-203  
TOP 159.26

EX MH-204  
TOP 159.26

EX MH-205  
TOP 159.26

EX MH-206  
TOP 159.26

EX MH-207  
TOP 159.26

EX MH-208  
TOP 159.26

EX MH-209  
TOP 159.26

EX MH-210  
TOP 159.26

EX MH-211  
TOP 159.26

EX MH-212  
TOP 159.26

EX MH-213  
TOP 159.26

EX MH-214  
TOP 159.26

EX MH-215  
TOP 159.26

EX MH-216  
TOP 159.26

EX MH-217  
TOP 159.26

EX MH-218  
TOP 159.26

EX MH-219  
TOP 159.26

EX MH-220  
TOP 159.26

EX MH-221  
TOP 159.26

EX MH-222  
TOP 159.26

EX MH-223  
TOP 159.26

EX MH-224  
TOP 159.26

EX MH-225  
TOP 159.26

EX MH-226  
TOP 159.26

EX MH-227  
TOP 159.26

EX MH-228  
TOP 159.26

EX MH-229  
TOP 159.26

EX MH-230  
TOP 159.26

EX MH-231  
TOP 159.26

EX MH-232  
TOP 159.26

EX MH-233  
TOP 159.26

EX MH-234  
TOP 159.26

EX MH-235  
TOP 159.26

EX MH-236  
TOP 159.26

EX MH-237  
TOP 159.26

EX MH-238  
TOP 159.26

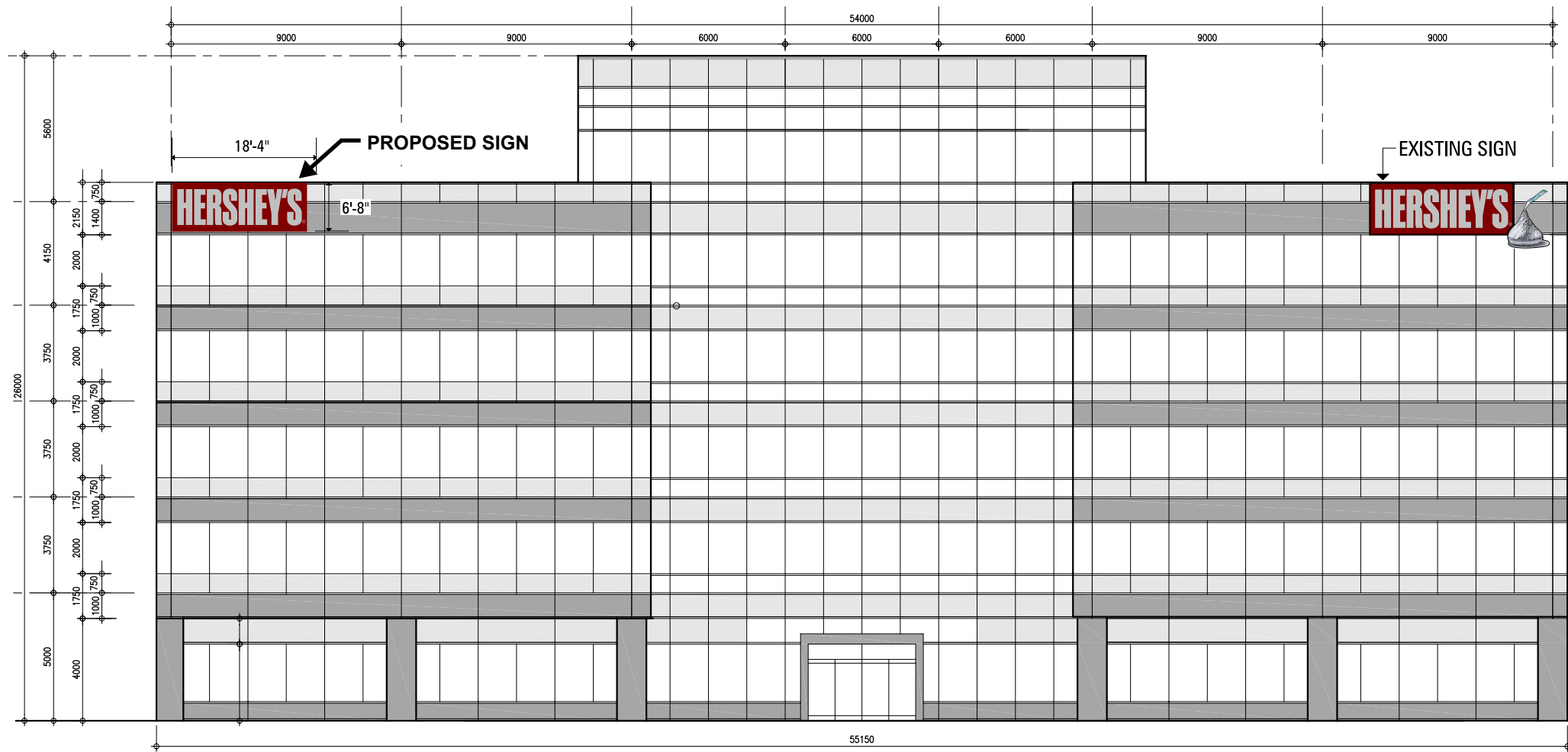
EX MH-239  
TOP 159.26

EX MH-240  
TOP 159.26

EX MH-241  
TOP 159.26

EX MH-242  
TOP 159.26

EX MH-243  
TOP 159.26



**NORTH ELEVATION**



**Sign Area: 124 Sq. Ft. / 11.5 Sq. Metre**

ILLUMINATED MAIN SIGN BOX

- EX2 FILLER PAINTED INSIDE WHITE OUTSIDE TO MATCH PMS #504C
- EX7 FRAME PAINTED TO MATCH PMS#504C
- 0.10 ALUM BACK PAINTED INSIDE WHITE OUTSIDE TO MATCH PMS #504C
- 3/16" CLEAR POLYCARBONATE FACE C/W AL PRINT ON 1ST SURFACE COLOUR TO MATCH PMS#504C AND 3M 3635-70 WHITE DIFFUSER ON 2ND SURFACE
- ILLUMINATED BT SLOAN CL4 GREAT WHITE

"HERSHEY'S" CHANNEL LETTERS

- 2"-0.064 ALUM RETURNS WITH 1/2" LIPS ON BACK PAINTED INSIDE WHITE OUTSIDE TO MATCH PMS #877C
- 3/16" CLEAR POLYCARBONATE BACK RIVETED TO LIPS OF RETURNS AND SECURED TO SIGN BOX FACE WITH 3/16"x1" BOLTS/NUTS/WASHERS
- 3/16" WHITE CAST ACRYLIC FACE C/W DIGITAL PRINT ON FACE
- 1" CHROME TRIM CAP SECURED TO RETURNS WITH #6X1/2" SHEET METAL SCREWS

JOB NAME:

HERSHEYS

JOB LOCATION:

5750 EXPLORER DRIVE  
MISSISSAUGA, ON

PROJECT:

ILLUMINATED CHANNEL LETTERS

DRAWING TITLE:

ELEVATION

DESIGNER:

T. FERRARO

DATE DRAWN:

JUNE 13, 2010

DATE REVISED:

SCALE:

☒ APPROVED BY:

CUSTOMER:

DATE:

APPROVED AS PER LAYOUT /  
SPECIFICATIONS INDICATED  
ON THIS DOCUMENT

**signone**

10 natureview court  
bolton ontario l7E 2N2  
info@signone.ca

NOTICE:  
ALL ARTWORK SHOWN IS THE SOLE PROPERTY OF SIGNONE  
AND MAY NOT BE USED IN ANY FORM WITHOUT PERMISSIC



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

February 8, 2011

**FILE:** 10-03302

**RE: Lechuza Playmobil**  
**6430 Kennedy Road – Ward 5**

**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 fascia sign shall be located on the unit occupied by the business.	One (1) fascia sign located on the east elevation of the building which is not an exterior wall of the unit occupied by the business.

**COMMENTS:**

The proposed fascia sign is to be located on an exterior wall of a unit not occupied by the tenant. The proposed sign does not have design merit and would set a precedent for other tenants to follow. As there is an opportunity for a ground sign on each of the street frontages of the property which could identify all the tenants of the building, the Planning and Building Department cannot support the variance.



AMB ANNAGEM CANCO INC.

December 20, 2010

City of Mississauga  
Planning and Building Dept.  
Sign Unit  
300 City Centre Dr.  
Mississauga, ON  
L5B 3C1

**Re: Sign Variance at 6430 Kennedy Rd.**

Dear Sir/Madam,

The building located at 6430 Kennedy Rd., Mississauga, Ontario, L5T Z5 is a large multi-tenant commercial building with the longest side facing Kennedy Rd. and the entrance facing Annagem Blvd., a small side street.

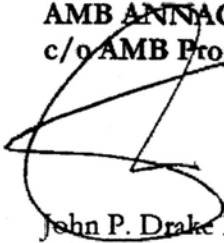
Because Playmobil's unit entrance is not actually located on Kennedy Rd., clients, suppliers and emergency vehicles have difficulty finding Playmobil Canada which is located in the furthest unit from Kennedy Rd. as indicated on the attached elevation drawing.

We are therefore requesting for a sign variance to be granted allowing Playmobil Canada to erect a second sign located on the east wall of the building and facing Kennedy Rd. as indicated on the attached drawing.

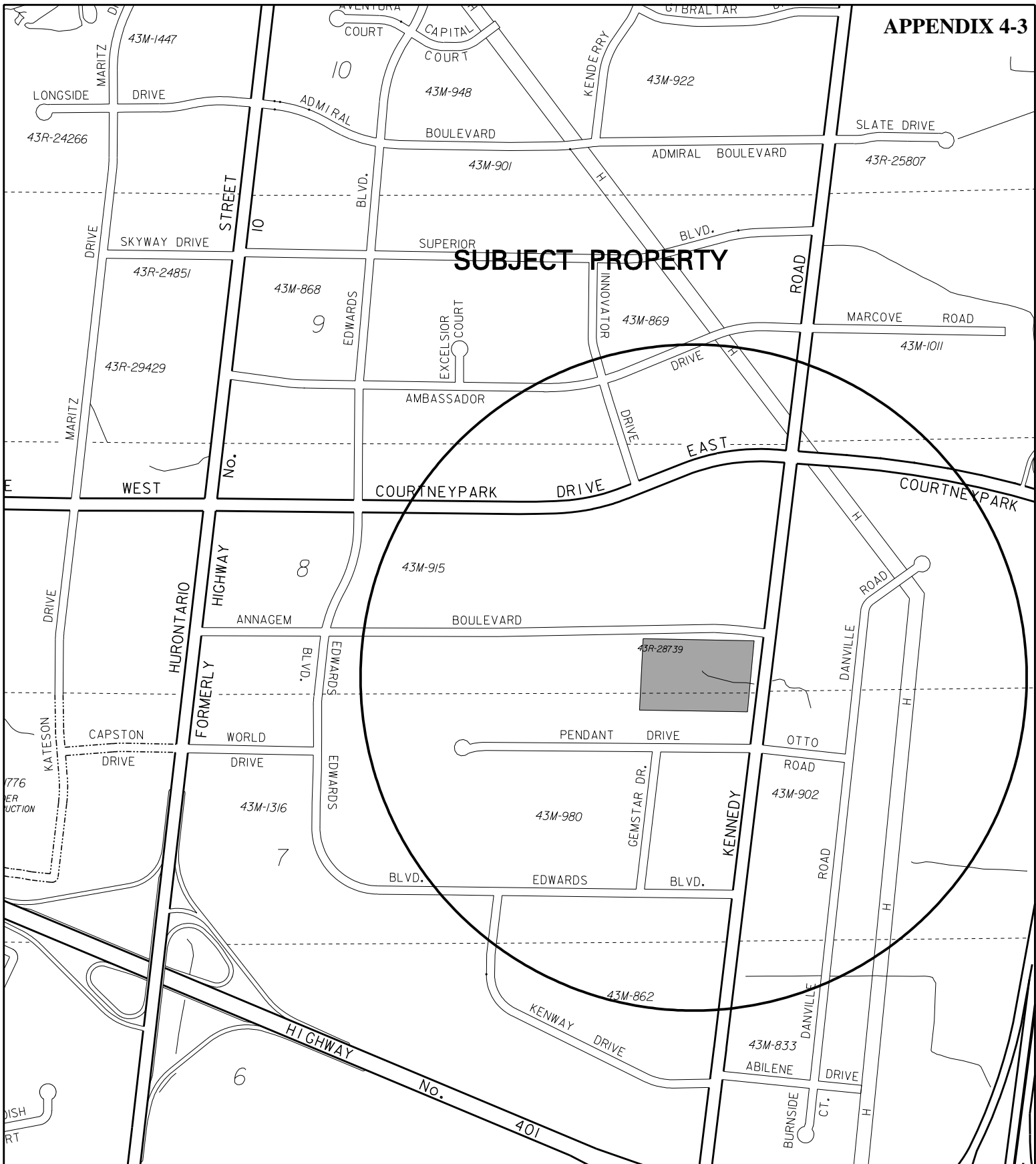
Your favourable response to our request would be greatly appreciated.

Regards,

AMB ANNAGEM CANCO INC.  
c/o AMB Property Canada Ltd.



John P. Drake RPA  
Vice President, Operations and Leasing



**SUBJECT PROPERTY**



**MISSISSAUGA**  
Leading today for tomorrow

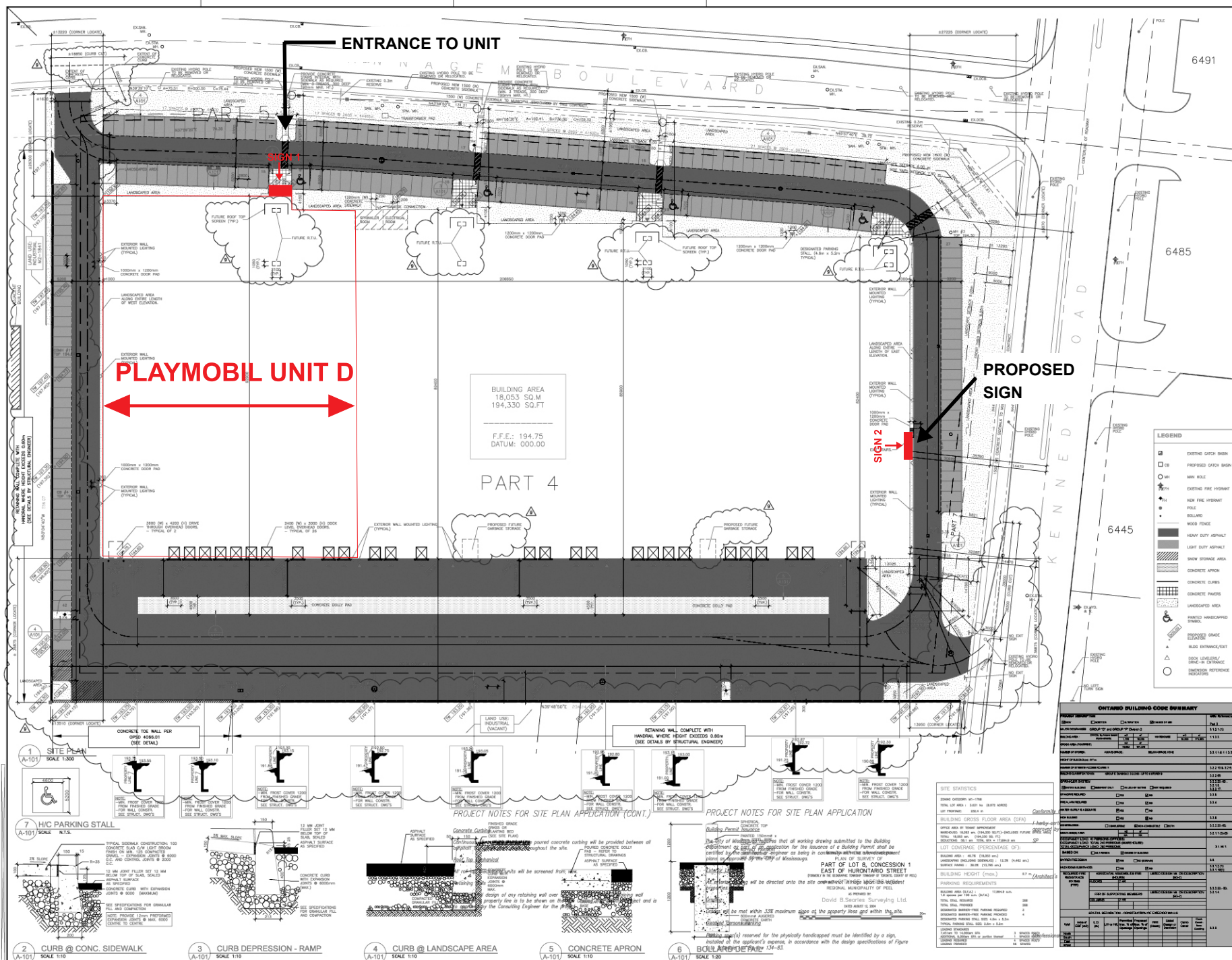


**Planning & Building, Sign Unit**

**6430 Kennedy Road  
File #10-03302  
Lechuza Playmobil**

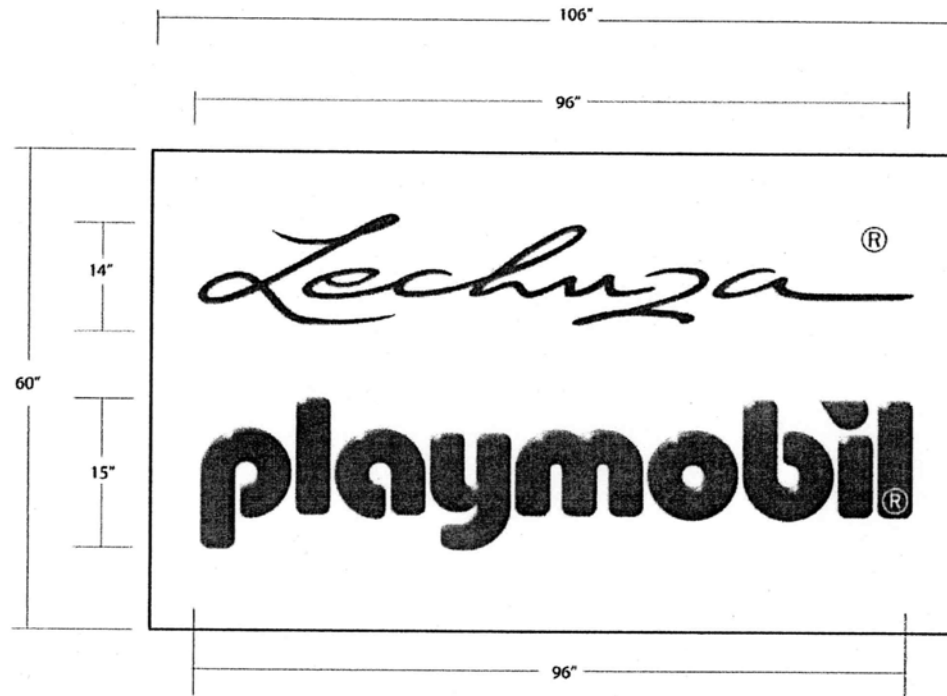












**NOTES:**

- 1) CARRIER BOX : 60" x 106" x 2" DEEP
- 2) CARRIER BOX W/ VERTICAL ANGLE STIFFENERS TO BE A MIN. OF 1 1/2" X 1 1/2" X 3/16" @ A MAX. OF 4'-0" O/C
- 3) WEIGHT OF THE SIGN AND CARRIER BOX TO BE **300 LBS.**



**NEW STYLE SIGNS LIMITED**  
 6635 Kitimat Road.  
 Unit 35, Mississauga, On  
 Pho: 905-363-0101  
 Fax: 905-363-0296

[www.newstylesigns.com](http://www.newstylesigns.com)

CLIENT: PLAYMOBIL

ATTN: Richard Brookes

Ph: (905)542-8697 ext. 232

Fx: (519)542-9008

PROJECT:  
PLAYMOBIL

DESCRIPTION:

ILLUMINATED CHANNEL LETTERS  
ON CARRIER BOX

LOCATION:  
6430 KENNEDY RD.

*Please sign & return to authorize production*

X.

THE DESIGNS AND IDEAS INCORPORATED IN THIS  
DRAWING ARE COPYRIGHTED BY NEW STYLE SIGNS  
AND ARE SUBMITTED FOR CUSTOMER APPROVAL ONLY.

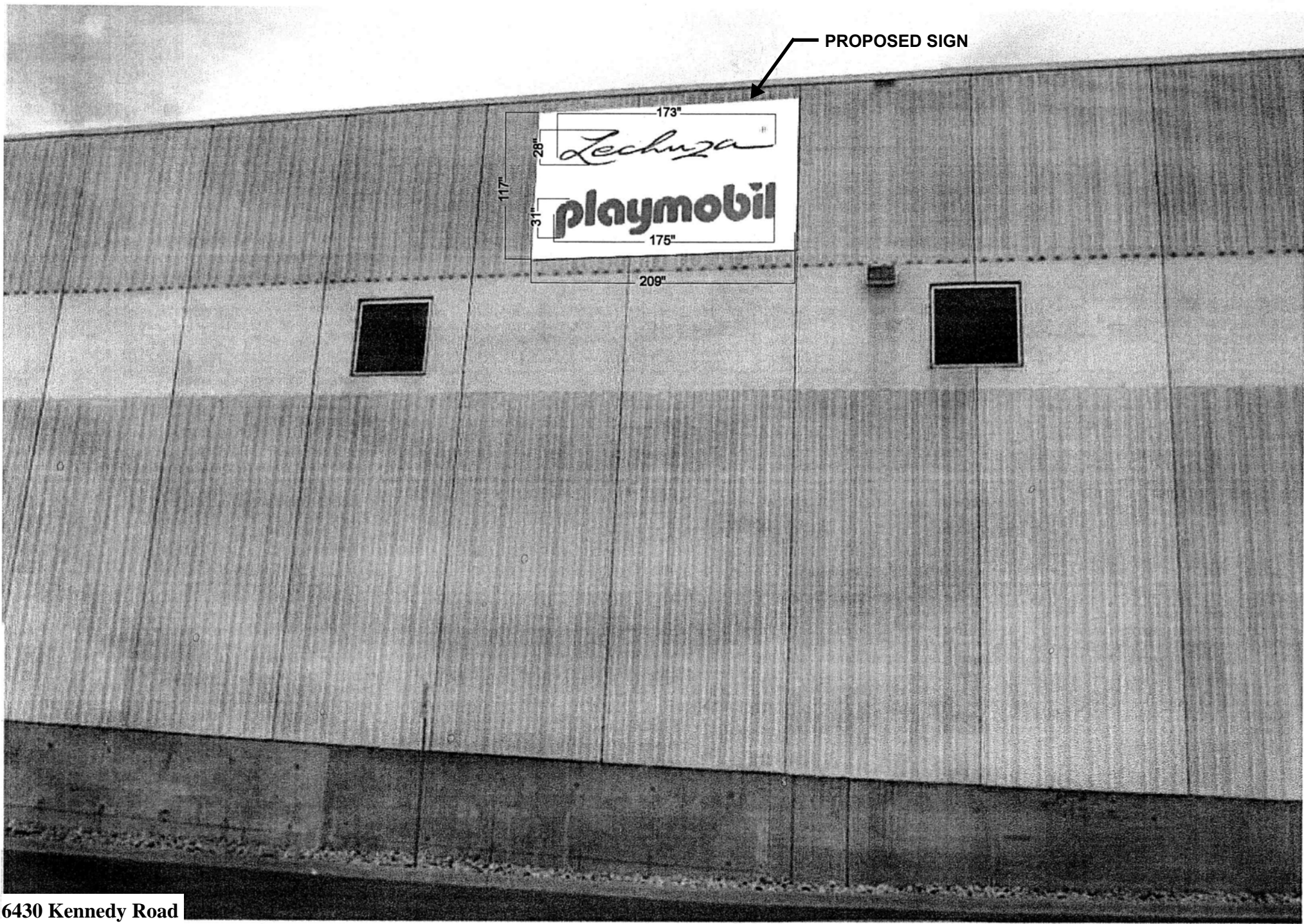
SCALE NTS

DRAWN BY K.R.

DATE  
NOV. 16, 2010

DWG NUMBER

PAGE 1/2



PROPOSED SIGN

6430 Kennedy Road  
East Elevation





PROPOSED SIGN





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

February 8, 2011

**FILE:** 10-01918

**RE: Motel 6**  
**2935 Argentia Rd. - Ward 9**

---

**The applicant requests the following variance to section 16 of the Sign By-law 0054-2002, as amended.**

<b>Section 16</b>	<b>Proposed</b>
No ground sign shall be located in the rear yard of a lot in a commercial or industrial zone located adjacent to a Provincial Highway.	One (1) ground sign located in the rear yard of a lot adjacent to a Provincial Highway (Highway 401).

**COMMENTS:**

At the Planning and Development Committee meeting on November 15, 2010, the recommendation for refusal was deferred at the request of the Ward Councillor. Staff met with the Ward Councillor and the applicant to discuss the proposal. In this regard, the Planning and Building Department still does not find the variance within the intent of the Sign By-law and therefore can not support the request.

The intent of Section 16 of the Sign By-law 0054-2002 is limit ground signs to the portion of the lot adjacent to a public street. Ground signs are not permitted in rear or side yards that do not have frontage on a street. It is not appropriate to allow ground signs in such instances where the rear or side yard abuts an expressway. The identification of the business and visibility from the expressway is more appropriate through the use of a fascia sign. Fascia signs are currently installed in the tower element of the building and provide identification along the Highway 401 frontage.

It is noted that the applicant has revised their proposal to include a solid base (see Appendix 5-8 dated January 13, 2011).

255 PINEBUSH ROAD,  
CAMBRIDGE, ONTARIO, CANADA N1T 1B9  
TEL: 519.622.4040 FAX: 519.622.4031



2340 BRIGHTON HENRIETTA TOWN LINE ROAD,  
ROCHESTER, NY U.S.A. 14623  
TEL: 585.427.9050 FAX: 585.427.9051

July 6, 2010

City of Mississauga  
Attn: Building Department  
300 City Centre Drive  
Mississauga Ontario  
L5B 3C1

**Re: Fieldgate Commercial – Motel 6 Sign Variance – 2935 Argentia Rd**

Please accept this letter on behalf of our clients, Winston Argentia Developments Limited – 2945-2975 Argentia Rd, to obtain permission to move an existing ground sign 210' at 2935 Argentia Road to the East in order to increase visibility of the sign from Winston Churchill Blvd. The proposed location of the sign requires variances due to the fact that the sign exceeds the by-law maximum of 7.5m (24'6"). The existing sign is 7.87m (25'10") from grade, a mere 16" larger than what the by-law permits. Through extensive negotiations with our client, Motel 6 is also seeking an additional pylon sign at the rear of the property along the 401 frontage. The Mississauga sign by-law restricts signs from being placed in a rear yard along the 401, and therefore a variance is required to allow the proposed placement.

Due to the existing location of the pylon sign for Motel 6, there is not very good visibility from Winston Churchill Blvd, one of the city's main arterial roads (see photo "a" – attached). As a result of the negotiations with our client, Motel 6 has requested that we apply to move their existing sign so that it is visible from Winston Churchill Blvd. Due to the curvature of Argentia Rd in this specific area, a more suitable location from the Motel sign is on the east side of the Motel 6 entrance so that both of our clients' and the Motel sign are visible from Winston Churchill Blvd. (See attached plan and photo "b")

The Mississauga sign by-law restricts ground signs from being placed in rear yards along 401 frontages, however the MTO allows it province wide. Motel 6 is proposing a sign to be placed in the rear yard so it will be exposed to the 401 east and westbound lanes as it would maximize their exposure to the largest demographic of people possible. This section of the 401 corridor experiences considerable volume (over 400,000 vehicles per day), and much of that volume comes in the form of commercial trucks driving long distances, as well as vehicles driving for travel or business purposes. A sign along the 401 is the ideal identifier in conjunction with Motel 6's well known branding to allow drivers who may be road weary a reputable and affordable location to stop within the city limits of Mississauga. There are many other businesses with signs along the 401 within the city of Mississauga, and the addition of a Motel 6 sign would by no means jeopardize the appearance of this corridor.

Signage is the main identifier to pedestrian and vehicular traffic. While Motel 6 currently has a sign on site along the Argentia frontage, with the reduced visibility it is not serving its main function as an identifier to the passing public. The poor visibility and shrouded site lines to the current location of the sign could be detrimental to the viability of Motel 6 as a business, as motorists on Winston Churchill Blvd

255 PINEBUSH ROAD,  
CAMBRIDGE, ONTARIO, CANADA N1T 1B9  
TEL: 519.622.4040 FAX: 519.622.4031




2340 BRIGHTON HENRIETTA TOWN LINE ROAD,  
ROCHESTER, NY U.S.A. 14623  
TEL: 585.427.9050 FAX: 585.427.9051

could easily miss the site and drive on to the next available lodging location. Further to that point, vehicular traffic along the 401 could miss the site without appropriate identification at the rear yard as well, and drive to the next exit or out of the city limits entirely to find an appropriate lodging establishment.

I would ask council to approve this variance for both the re-location of the sign as well as the approval to erect a new sign in the rear yard along the 401. The re-location of the sign has a very minor impact on the overall streetscape as the sign already exists, and will only be moved 210' to the East. The new location on Argentinia Rd along with the newly proposed sign at the rear of the site along the 401 will better serve a local lodging establishment by allowing them to have a higher degree of visibility to the public. The increased visibility to the signage would have a positive impact on the business, as it holds drawing power to attract more people to stay at this location which is conveniently located adjacent to many other local commercial businesses that could also benefit from more overnight stays at Motel 6. For any questions or concerns regarding this application, please contact the undersigned.

Thank you,



Nathan Dart

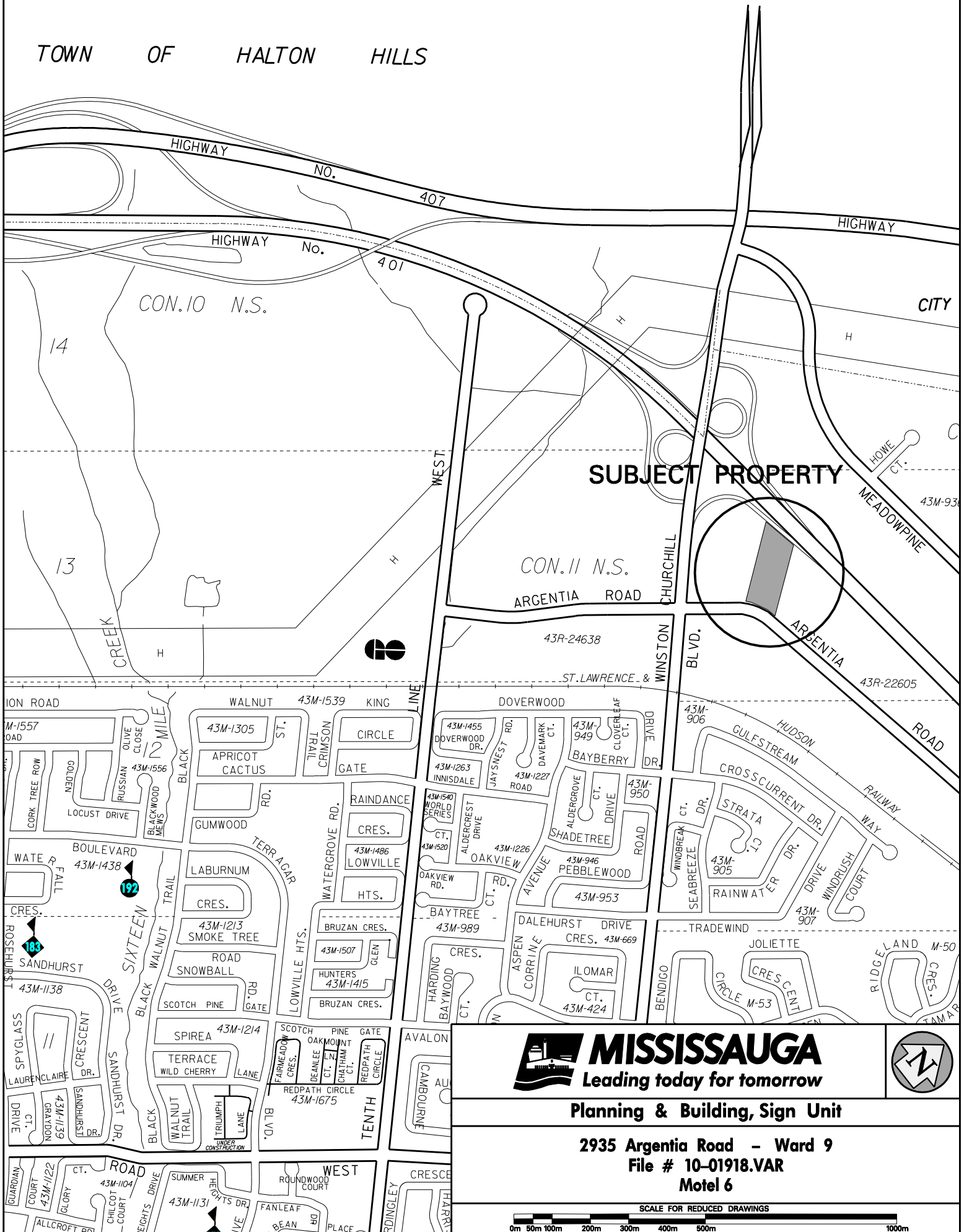
Pride Signs – Permit Coordinator

Tel: (519) 622-4040 x274

Fax: (519) 622-4031

Email: ndart@pridesigns.com

TOWN OF HALTON HILLS



**MISSISSAUGA**  
Leading today for tomorrow

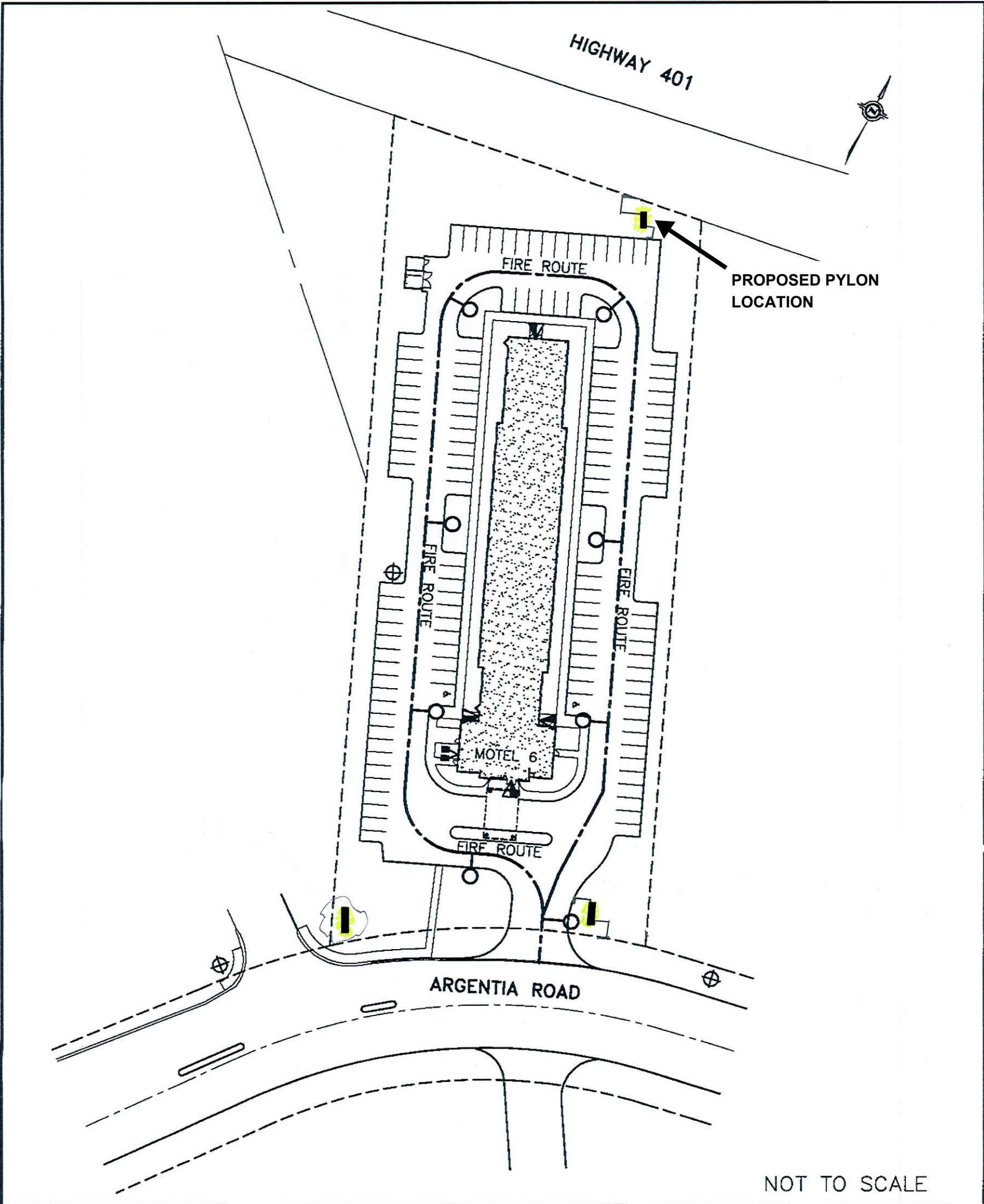
Planning & Building, Sign Unit

2935 Argentia Road - Ward 9  
File # 10-01918.VAR  
Motel 6

SCALE FOR REDUCED DRAWINGS

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





**LEGEND**

APPROXIMATE LOCATION OF PROPERTY LINE	---
FIRE ROUTE SHOWN AS	---
FIRE ROUTE SIGN ON STREETLIGHT POLE	NO STOPPING NO PARKING
FIRE ROUTE SIGN ON SIGN POST	BACK MOUNTED END MOUNTED
FIRE ROUTE SIGN ON BUILDING OR STRUCTURE	BACK MOUNTED END MOUNTED
ENTRANCE TO BUILDING	BACK MOUNTED END MOUNTED
FIRE (SIAMESE) CONNECTION	BACK MOUNTED END MOUNTED
FIRE HYDRANT	BACK MOUNTED END MOUNTED

ALL FR-8 SIGNS ARE TO BE EDGE MOUNTED & LETTERED BOTH SIDES.

DRAWING NUMBER: G-4

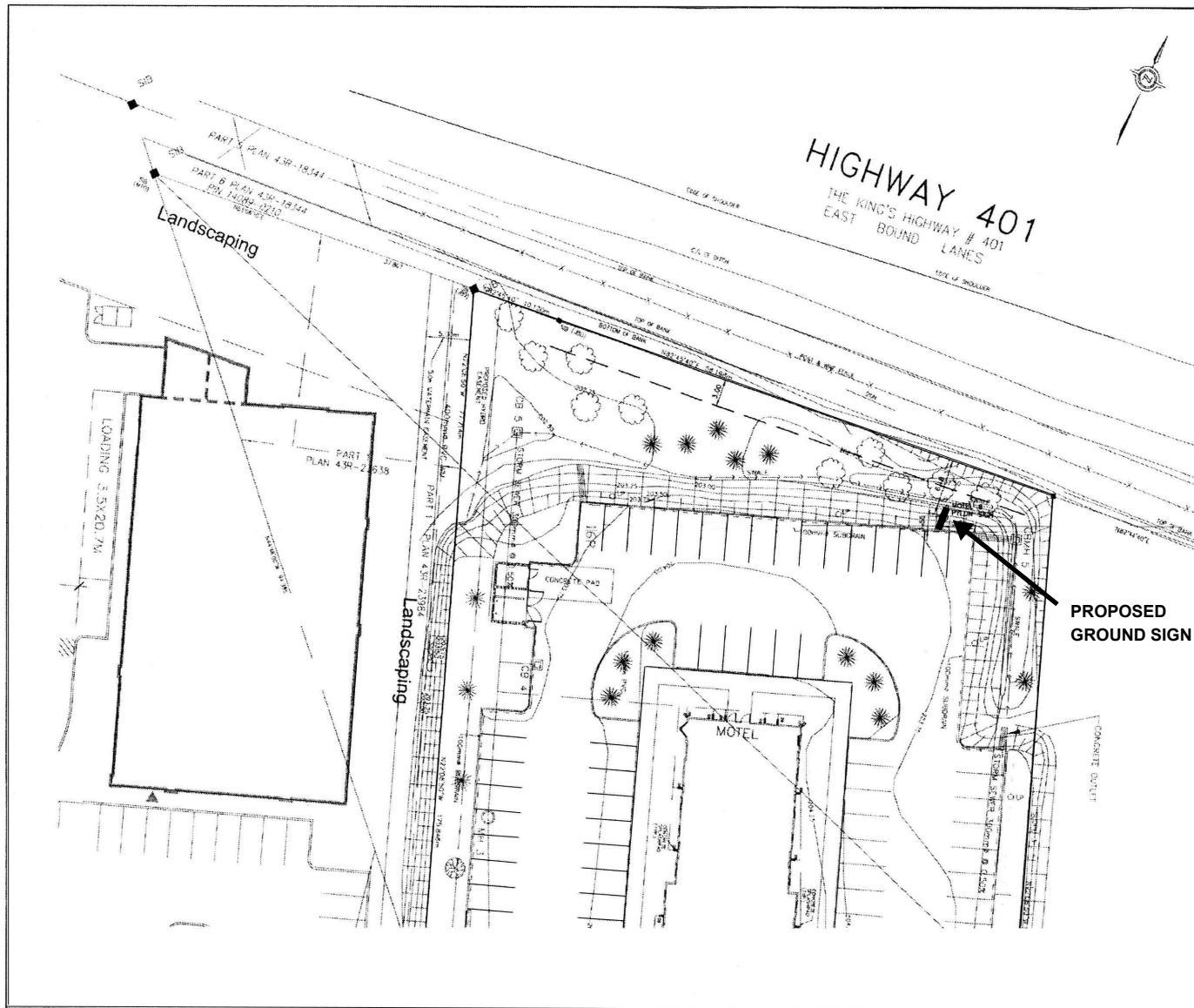
**FIRE ROUTE**  
MISSISSAUGA

**SIGNING**

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

**ADVISORY**

**MOTEL 6**  
2935 ARGENTIA ROAD



SERVICE DATA					
SERVICE	DATE	BY	SERVICE	DATE	BY

REVISIONS		
DATE	DETAILS	BY

NOTE:  
1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS OTHERWISE NOTED.

**LEGEND**

- EXISTING CATCH BASIN
- EXISTING LAMP STANDARD
- EXISTING CONFEROUS TREE
- EXISTING DECIDUOUS TREE

DATE	REVISIONS AS PER OWNER'S COMMENTS	DATE	REVISIONS AS PER OWNER'S COMMENTS

DATE: 11/20/2008 SUBMISSION: 11/20/2008

**KEY PLAN**

**BENCHMARK**  
CITY BM NO. 982 ELEV. 209.922  
ELEVATIONS WERE OBTAINED FROM THE CITY OF MISSISSAUGA RECORDING NO. 982, A PLATE MOUNTED HORIZONTALLY IN THE CONCRETE PAVEMENT IN FRONT OF THE TRAFFIC LIGHT CONTROL BOX LOCATED ON THE EAST SIDE OF HIGHWAY 401, 100 METERS FROM THE INTERSECTION OF HIGHWAY 401 AND ARGENTA ROAD. ELEVATION = 209.922 METERS.

**CAUTION:**  
DO NOT OBTAIN ELEVATIONS FROM S.C. MEASUREMENTS. ELEVATIONS OBTAINED FROM S.C. MEASUREMENTS SHOULD BE USED IN CONJUNCTION WITH THE CITY OF MISSISSAUGA RECORDING NO. 982, A PLATE MOUNTED HORIZONTALLY IN THE CONCRETE PAVEMENT IN FRONT OF THE TRAFFIC LIGHT CONTROL BOX LOCATED ON THE EAST SIDE OF HIGHWAY 401, 100 METERS FROM THE INTERSECTION OF HIGHWAY 401 AND ARGENTA ROAD. ELEVATION = 209.922 METERS.

DESIGNED BY: [Signature] APPROVED BY: [Signature]

**SERNAS ASSOCIATES**  
41 Sunnyside  
Mississauga, ON L4Y 1A3  
TEL: 905.277.1111  
FAX: 905.277.1112  
www.sernas.com

**MOTEL 6**  
2935 ARGENTIA ROAD,  
MISSISSAUGA-ONTARIO.

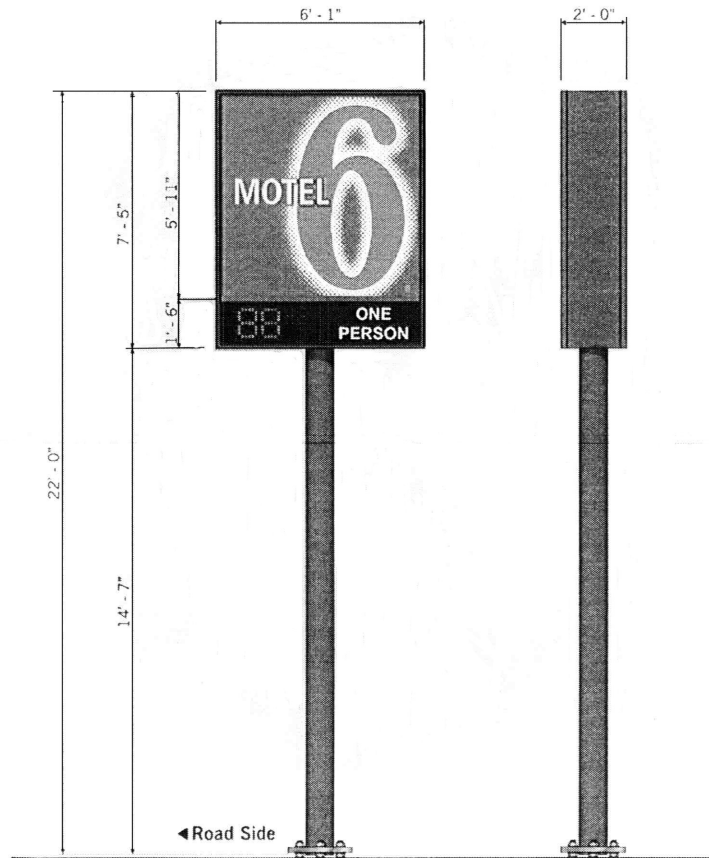
**MISSISSAUGA**  
Transportation and Works

**SIGN LOCATION PLAN**

PROJECT NO.	DATE	PROJECT NO.
11-20-2008	11-20-2008	11-20-2008

**D/S Illuminated Pylon Sign**  
Total Sign Area:



**Material Specifications**

- Aluminum constructed filler and pts frame cover to be painted pms 2930c
- Aluminum constructed 2" h-divider to be painted pms 2930c
- Digitally printed white flex face material
- T12 illumination

**"One Person"**

- 3/16" acrylic face with vinyls applied to first surface
- Text to be white on a black 3m #3630-22 background

- 14.25" x 34" room rate red L.E.D display
- 10" high digit display

- 10" dia. H.S.S. steel post and base plate to be painted pms 2930c

**SIGN AREA = 4.2m<sup>2</sup>**

Drawing No.  
**FCDL-PYL5N0A2.330A1**

---

**Electrical Requirements**  
**347V**

Graphic depiction is illustrative only. All graphic language, colors, dimensions, etc. must be confirmed with the client. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals.

- Vectorized artwork required.
- Digital image for printing required.
- Final colour specifications required.
- Site check required.
- Preliminary Artwork
- Approved for Production

**CLIENT APPROVAL**

**REVISION DATES:**  
September 10, 2008  
January 27, 2010

J. Lewis  
J. Lewis



**PRIDE SIGNS**  
255 PINEBUSH ROAD CAMBRIDGE, ONTARIO CANADA  
TEL: 519.622.4010 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



**sac/ace**



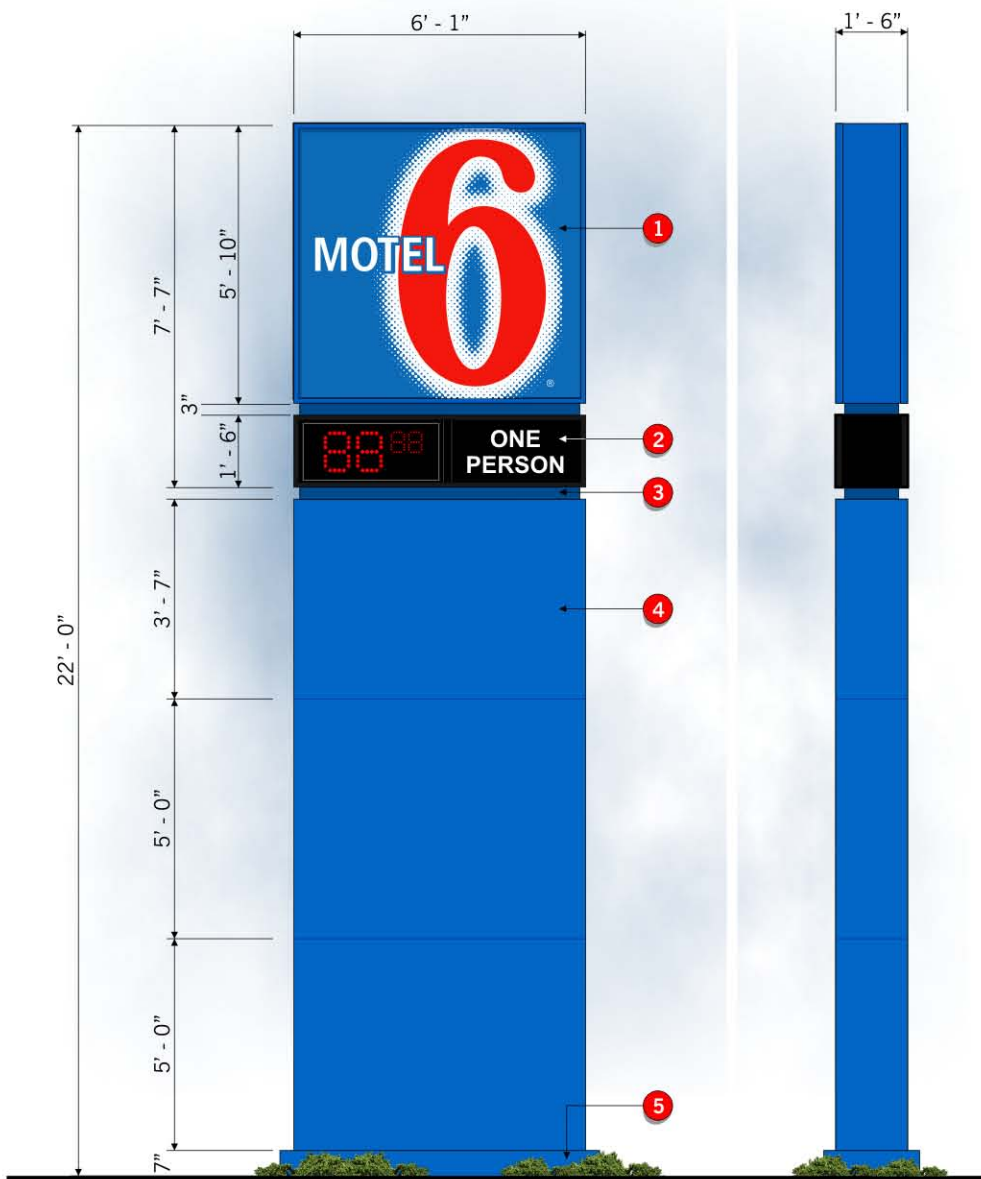
2945-2975 Argentina Road  
Mississauga, Ontario

**Fieldgate Commercial Developments Ltd.**

**DRAWN BY: J. Lewis**  
**DATE: July 7, 2008**

**PROPOSED GROUND SIGN**  
**FRONTAGE - HIGHWAY 401**





### Material Specifications

1. Aluminum constructed filler and pts frame cover to be painted blue pms 2930c
  - Digitally printed 150 DPI white flex face material
  - T12 illumination
2. "One Person"
  - 3/16" acrylic face with vinyls applied to first surface
  - Text to be white on a black 3m #3630-22 background
3. 14.25" x 34" room rate red L.E.D display
4. 10" high digit display
3. Aluminum constructed 3" reveals to be painted blue pms 2930c
4. Aluminum constructed panels to be painted blue pms 2930c
5. Aluminum constructed base plate cover to be painted blue pms 2930c

Refer to No:

### Electrical Requirements

347V

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

• Vektored artwork required.

• Site check required.

- Red circle: Preliminary Artwork
- White circle: Approved for Production

### CLIENT APPROVAL

REVISION DATES:  
September 10, 2008  
January 27, 2010  
January 13, 2011

J. Lewis  
J. Lewis  
J. Lewis



**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS INC. ©2010



255 PINEBUSH ROAD - CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

2945-2975 Argentina Road  
Mississauga, Ontario

Fieldgate Commerical  
Developments  
Ltd.

DRAWN BY: J. Lewis  
DATE: July 7, 2008