



33 Young St. E., Unit 1, Waterloo, ON N2J 2L4 T: 519-585-1201 F: 519-208-7008

May 8, 2020

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

Attention: Jeff Grech

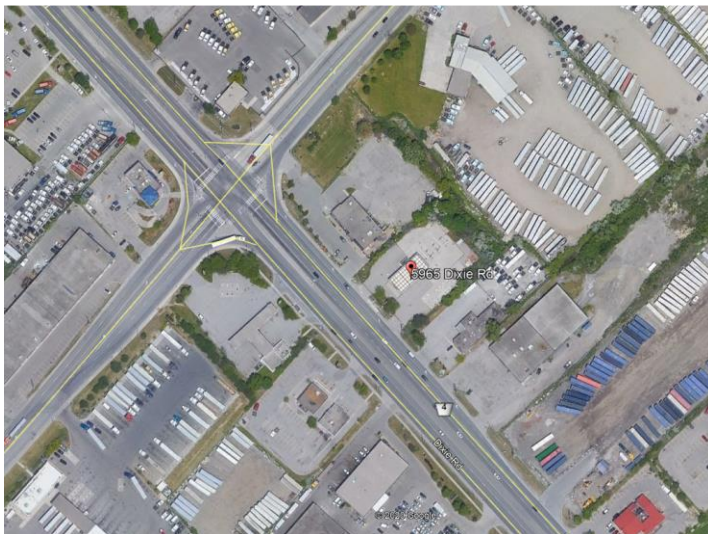
Re: Urban Design Impact Study – SGNBLD 20-1229 - Sign Variance 5965 Dixie Road, Mississauga, ON

Dear Sir,

The following submission is our Design Impact Assessment Study as it relates to our sign variance submission for the property known as 5965 Dixie Road.

The property is located at 5965 Dixie Road and is zoned Vacant Commercial E2. Permit World, on behalf of Len Regina, owner of the above property, is requesting approval to install two electronic changing copy sign faces in a “V” formation on the above property.

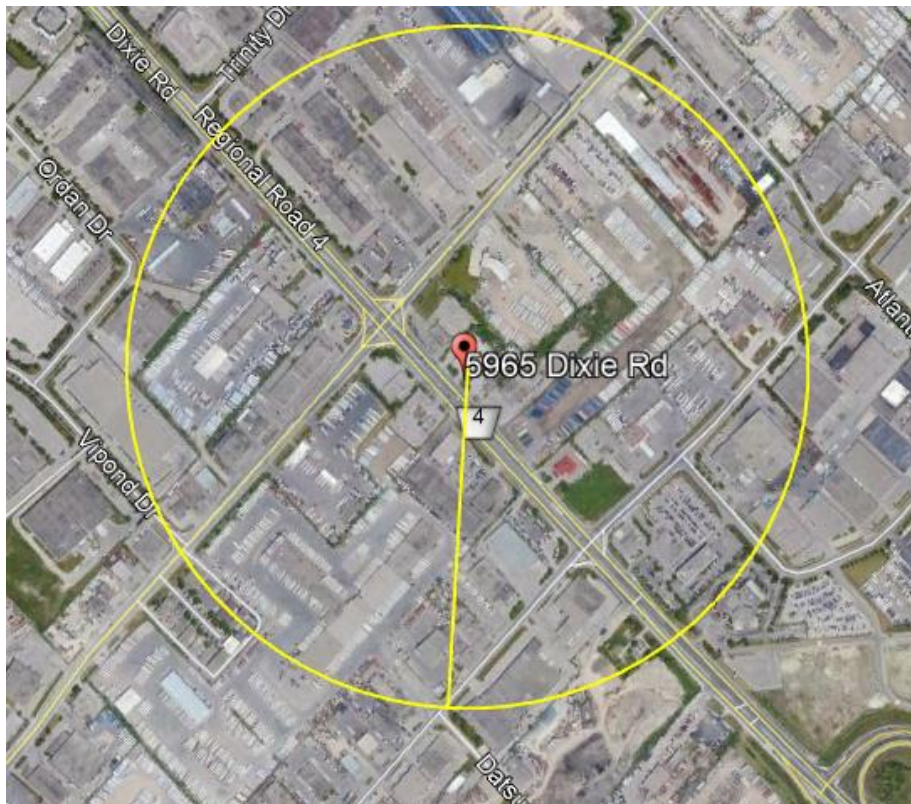
The property is located on the eastern side of Dixie Road with Britannia Road East to the north and Shawson Drive to the south. The frontage is 66.05m with an overall depth of 78.67m. The properties to the immediate north and south of the subject property are fully development commercial.



The digital boards are proposed to be oriented with the attached corner of the “V” facing towards Dixie Road with the intention to provide maximum safe visibility for north and south bound traffic. The proposed sign face area of 18.58 sq m (200 sq ft) is appropriate to the size of the property and the overall neighbourhood.

The variances being sought are to permit one electronic billboard sign with two static electronic changing copy faces and the sign will be installed in a V-shape with two sign faces angled to provide optimal viewing along Dixie Road.

The photo below shows the property location and properties within 500 m of the proposed sign.



The following assessment of our application will be completed in conjunction with the document titled “Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy”. Our analysis will be compared to the “Guideline” excerpt:

“The purpose of this document is to establish a set of criteria by which sign variance applications for billboard signs with electronic changing copy will be evaluated. Municipalities generally establish controls to mitigate the impacts of electronic billboard signs on traffic safety, sensitive land uses and on the visual image of the communities in which they are located.”

The guidelines contained in that document and their criteria will be applied in this review and submission for our request to install a “V” shaped billboard featuring electronic changing copy. One face of the board will be oriented towards south bound traffic and the other will be facing north bound traffic on Dixie Road.

3.1 Waiver

A waiver releasing the City and Road Authority from liability and committing to indemnifying the City and Road Authority against any claim, action or process for damage and/or injury as a result of the installation or existing of the billboard sign has been submitted to the city.

3.2 Location

Billboard signs with electronic changing copy shall only be considered wherever billboard signs are permitted in accordance with Sign by-Law 54-02 (see Table 4, page 19) and in the following areas of the City:

- Public Squares in the Downtown Core
- Public Squares within the Cooksville 4 Corners
- Public Squares within Major Nodes
- Specific areas of the City, deemed by the City to be locations in which electronic billboard signs are seen as key elements that contribute to the character and vibrancy of the area.

Although the subject property is not within those areas identified above, the vacant commercial property at 5965 Dixie Road is ideally located for this type of sign. The property is reasonably close to the northern edge of the city and can function as “gateway” signage. HWY 401 is approximately 3/4 km to the south and Dixie Road is heavily travelled due to the highway proximity and the heavily commercial and industrial nature of the area. The entire area is industrial with no residential or other sensitive properties which could be impacted by the proposed sign.

Dixie Road is also a Region of Peel road and clearance has been obtained from the Region of Peel that they have no issues with the sign (copy of email attached).

3.3 Urban Design Impact Assessment

Each sign variance application package for a billboard sign with electronic changing copy shall include an urban design impact assessment of the proposed sign on the views, visual quality and character of the existing and planned surrounding context (see Appendix C for Terms of Reference).

A contextual plan/site plan is attached to this submission as per the criteria contained in Appendix C of the Guidelines.

3.4 Sign By-law 54-02

As per Table 4 and Sec. 20 of the Sign By-law 54-02 the proposed billboard featuring electronic changing copy will abide by all the criteria as set out on Page 20 of the Sign By-law 54-02 except that the sign shall be V-shaped and the current zoning is Vacant Commercial E2 rather than Vacant Industrial.

3.5 Separation Distances, Heights, Setbacks, Maximum Sign Area

Billboard signs with electronic changing copy shall be positioned relative to one another such that not more than one electronic billboard display shall be visible to an approaching driver at the same time.

Except for 2(a) and 2(b), the provisions of the Sign By-law 54-02 Sec. 20 shall also apply to billboard signs with electronic changing copy. No part of a billboard sign with electronic changing copy shall:

- Exceed 7.62 m in height (240-07)
- Be located closer than 7.5 m to the street line (240-07)
- Be multi-faced
- The maximum sign area of a billboard shall be 20 m² per sign face (240-07)

The proposed sign will not exceed 7.62 m in height.

The proposed sign will be set back not less than 7.5 m from the property line

The proposed sign will have two faces forming an “V”. The proposed sign will have a sign face area per face of 3.048m x 6.0989m = 18.58 sq m or 200 sq ft.

Notwithstanding the provisions of Sign By-law 54-02, Section 20, 2(a) and 2(b), no part of a billboard sign with electronic changing copy shall be:

- Located closer than 250 m from another billboard on the same side of the street but this does not apply to billboard signs on opposite sides of grade separated by railway crossings.
- Located closer than 250 m measured in a straight line from a residential Zone.

It should be noted that there are no billboards located within 250 m of the subject property on the same side of the street as the proposed billboard. However, there are two static billboards on the opposite or west side of Dixie Road, one approximately 200m to the south and the other approximately 225m to the north. There are no residential properties within 1.0 km of the proposed sign.

3.6 Location of billboard signs with electronic changing copy, relative to traffic control devices and important driver decision points

Where the posted speed limit on a road is less than 80 km/hr, a billboard sign with electronic changing copy shall not be erected within 120 m of a major traffic sign or driver decision point.

The proposed billboard sign will be located approximately 120.0 m from the controlled intersection at Dixie Road and Britannia Road East. The speed limit along this section of road is 70 kmph. This separation satisfies the Sign by-laws for setback for a static image billboard.

Driver decision points include intersections, on ramps, interchanges, merge areas, right/left turn lanes and close to traffic signals, toll plaza, pedestrian crossings, rail crossings, work zones, where the cognitive demands on drivers are greatest.

There is a signalized intersection approximately 120 m to the north of the property at the intersection of Dixie Road and Britannia Road East. The proposed billboard sign will have no impact on that intersection. It should be noted that there are left and right turn lanes which are both fully expanded south of the subject property. Driver decision points should not be impacted by the proposed billboard.

3.7 Minimum Message Display Duration

Generally, bright lights and visual changes, both of which are associated with electronic billboards, can draw the eye to a stimulus that is brighter than its surroundings. Bright lights and visual change can also draw the eye to a stimulus that exhibits movement or apparent movement. In addition, the Zeigarnik Effect (the increased memory recall of an incomplete task/message) suggests that drivers will focus longer on a display in which the message changes, in an effort to complete the viewing experience. Ideally, the dwell time for an individual message should be set so that drivers will see no more than one complete message, thus reducing any possible distracting effects of trying to complete the viewing experience. The minimum dwell time of the proposed billboard with electronic changing copy shall be 10 seconds.

3.8 Transition between successive displays

The transition time between successive displays on a billboard sign with electronic changing copy shall appear seamless and imperceptible to approaching drivers.

- The maximum interval between successive displays on a billboard sign with electronic changing copy shall be 0.1 seconds.
- There shall be no visual effects or animation of any kind, including but not limited to, fading, dissolving, blinking or the illusion of such effects, during the message transition or interval between successive displays.

The proposed billboard will only display static images which will change on 10 second intervals. There will be no visual effects or animation of any kind as described above. The maximum transition interval between successive displays on the proposed sign will adhere to 0.1 seconds.

3.9 Message Sequencing

When a single message or advertisement is divided into segments and presented over two or more successive display phases on a single electronic billboard or across two or more billboards, it is described as Message Sequencing. The objective of this type of advertising is to capture and hold the viewers' attention throughout the time or distance required to complete the message.

The proposed billboard with electronic changing copy will not use message sequencing or text scrolling of any kind, over successive display phases on a single billboard or across multiple billboards.

3.10 Amount of information displayed

It takes approximately one second for a road user to read one word. The number of words displayed on a billboard sign with electronic changing copy shall not be greater than the number of seconds required for the duration of the message display. The height of each character on the message display shall be sufficient to ensure that the message is clearly legible over the entire viewing distance.

The proposed billboard will adhere to the maximums above.

Interactive billboard messages that permit, support or encourage interactive communication with drivers in real time shall not be permitted. These include billboard signs with electronic changing copy that respond to text messages, phone calls or emails from passing drivers or that request immediate response

by text, phone, email, etc. The proposed billboard will only display static images which meet the criteria above and will include no interactive communication whatsoever.

3.11 Sign Animation

Animation refers to any motion in the advertisement, including video, special effects within a single frame and transition, movement and rotation between successive frames.

There shall be no animation, flashing movement or appearance of movement on a billboard with electronic changing copy, except where the billboard sign with electronic changing copy is not visible from any vehicular roadway.

The proposed electronic changing copy billboard will provide only static images and those images will change in 10 second intervals. In addition, there will be no video, or animation or flashing as well as those criteria mentioned above and to as *“Transition between successive displays”*.

3.12 Sign Brightness and Luminance

Brightness is the perceived intensity of a source of light. It is the appearance of light to the viewer. Luminance is the amount of light leaving a surface in a particular direction or the amount of light that is deflected off a surface. Sign brightness is a function of sign luminance, the background against which the sign is viewed, the driver’s age, level of adaptation to the eyes, and atmospheric conditions, such as fog.

Brightness can be measured as luminance, in candelas per square m (cd/m²) or illuminance in foot candles (fc). Luminance is the amount of light that is emitted from a surface, while illumination is the amount of light falling upon a surface. The human eye is drawn to the brightest objects in a field of view and this is generally referred to as the “moth effect”. A brightly illuminated electronic billboard sign could draw a driver’s attention away from the road, other vehicles and traffic devices. This is of particular concern at nighttime, dusk or dawn and during periods of inclement weather. The maximum luminance level for a billboard sign with electronic changing copy shall be:

- 5000cd/m² from sunrise to sunset (One nit = One Candela per m² [cd/m²])
- 300cd/m² from sunset to sunrise (One nit = One candela per m² [cd/m²])
- The maximum illumination level for a billboard sign with electronic changing copy shall be 0.3 lux above ambient light levels (One lux = 0.093 foot-candles [fc])
- All billboard signs with electronic changing copy shall be equipped with ambient light sensors and automatic dimmers that control the light output relative to ambient conditions
- Electronic billboard signs shall be illuminated between the hours of 5:00 am and 12 midnight only each day.

To measure illumination, the International Sign Association (2011) has provided the following equation to determine the distance away from the billboard sign at which the measurement shall be taken:

Measurement distance = Square Root of (Sign Area [m²] x 100)

The proposed billboard will adhere to the proposed criteria of 5,000 nits during the day and powering down to 300 nits during the night. This is typical for many other municipalities in Ontario. The hours of illumination from 5:00 am to 12 midnight will also be adhered to, daily.

Conclusion

It is important to remember that these are guidelines only and are not contained in any municipal law. The intent is to allow for applications of this type to be reviewed on a case by case basis by staff and decided through Council.

As stated in the introduction, the property location and proposed billboard with electronic changing copy are ideally suited to this particular location. It will function as a suitable “gateway” sign being situated close to the northern edge of the city. The sign meets all of the criteria identified in the by-law with the exception of the “V” shape of the sign which is proposed to enhance driver viewing.

We respectfully request your support for this application.

Yours sincerely,



Gilda Collins
Senior Project Manager – Special Projects

Leonard Regina, Joan Pighin & Michelle Regina
25 Taber Road
Totonto, Ontario
M9W3A7
Email: len.regina@hellnet.ca

May 11, 2020

City of Mississauga
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Re: 5965 Dixie Road, Proposed Bill Board Sign

Dear Sir:

We are the legal owners of the above noted property. We are "prepared to execute a waiver in a form provided by the City of Mississauga that releases the City and Road Authority from liability and shall further indemnify the City and Road Authority against any claim, action or process for damage and/or injury that arises as a result of the installation or existence of the proposed billboard sign".

Yours truly,
For and On Behalf of Leonard Regina,
Joan Pighin and Michelle Regina

A handwritten signature in black ink, appearing to be 'Len Regina', with a long horizontal stroke extending to the right.

Len Regina

From: [Marzo, Christina](#)
To: [Gilda Collins](#)
Subject: RE: 3rd Party digital billboard, 5965 Dixie Rd., Mississauga
Date: May 6, 2020 2:39:17 PM

Hi Gilda,
I can confirm that we have no concerns with this sign.

Thank you,

**Christina Marzo MCIP RPP
Manager**

Development Services,
Public Works, Region of Peel

T: 905-791-7800 x4362
C: 905-867-3431
E: christina.marzo@peelregion.ca

10 Peel Centre Drive Suite A, 6th Floor
Brampton, Ontario L6T 4B9



In response to the emergence of the novel coronavirus, the Region of Peel is implementing various measures to protect our customers, employees and workplaces. Development Services will endeavour to maintain the continuity of our business operations, however delays in service may still be experienced. We appreciate your patience during this time.

Check out our recently updated website
<https://www.peelregion.ca/planning/about/devservices.htm>
Let us know how we can serve you better

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From: Gilda Collins <admin@permitworld.ca>
Sent: April 28, 2020 3:01 PM
To: Marzo, Christina <christina.marzo@peelregion.ca>
Subject: 3rd Party digital billboard, 5965 Dixie Rd., Mississauga

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS
YOU DO NOT TRUST.**

Good afternoon,

We have applied to the City of Mississauga for permission to allow a 3rd party digital billboard at the above location. The city have requested that we obtain Region of Peel approval before proceeding further. A site survey showing the proposed location of the billboard sign and the proposed design are attached.

Please let me know if you require any additional information or have questions.

Thank you.

Gilda Collins

Senior Project Manager – Special Projects

Permit World

33 Young St. E., Waterloo, ON N2J 2L4

T: 519-585-1201 ext. 102

E: admin@permitworld.ca W: www.permitworld.ca

Please note that in order to slow the spread of COVID-19, I will be working remotely. I will continue to be available via email between the hours of 9 am and 3 pm, Monday through Friday. Thank you for your patience and understanding in this uncertain time.

From: [Kotowicz, Agnes](#)
To: [Straatsma, Greg](#)
Cc: [ZZG-Construction Compliance](#); [Zurek, Wojtek](#); admin@permitworld.ca
Subject: FW: 04-ZM20005 RE: 6900 Dixie Road, Mississauga - 3rd party digital billboard
Date: April 28, 2020 3:20:56 PM

Hi Greg,
Can you please follow up with NavCanada regarding digital billboard project, see email below.
Thank you.



Agnes Kotowicz
Geomatics Planning Analyst, Construction Compliance & Permits Office
Airport Development and Technical Services
Greater Toronto Airports Authority
P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2
Phone (416) 776-3488
Constructioncompliance@gtaa.com
www.TorontoPearson.com

Visit our web page: <https://www.torontopearson.com/en/operators-at-pearson/construction>

Effective **June 1, 2019** the **new FAP Fees Schedule** will be in effect for all tenant projects plus an **updated** on-line **Fees Pre-payment Process** – more info to coming soon. Also the **new 2020 Airport Construction Code** is in progress and scheduled for release in the coming months..

From: Gilda Collins <admin@permitworld.ca>
Sent: Tuesday, April 28, 2020 2:54 PM
To: Kotowicz, Agnes <Agnes.Kotowicz@gtaa.com>
Cc: Zurek, Wojtek <wojtek.zurek@gtaa.com>; ZZG-Construction Compliance <constructioncompliance@gtaa.com>
Subject: RE: 04-ZM20005 RE: 6900 Dixie Road, Mississauga - 3rd party digital billboard

Good afternoon,

I wanted to follow up to see if any comment has been received from NavCanada yet. Mississauga Planning and Development Committee will be considering this application at their May 6th meeting.

Thank you.

Gilda Collins
Senior Project Manager – Special Projects

Permit World

33 Young St. E., Waterloo, ON N2J 2L4

T: 519-585-1201 ext. 102

E: admin@permitworld.ca W: www.permitworld.ca

Please note that in order to slow the spread of COVID-19, I will be working remotely. I will continue to be available via email between the hours of 9 am and 3 pm, Monday through Friday. Thank you for your patience and understanding in this uncertain time.

From: Kotowicz, Agnes [<mailto:Agnes.Kotowicz@gtaa.com>]
Sent: March 12, 2020 1:39 PM
To: admin@permitworld.ca
Cc: Zurek, Wojtek <wojtek.zurek@gtaa.com>; ZZG-Construction Compliance <constructioncompliance@gtaa.com>

Subject: 04-ZM20005 RE: 6900 Dixie Road, Mississauga - 3rd party digital billboard

Hi Gilda,

We have reviewed the proposed sign and have no objection to the project. Due to the proximity of the proposed development to the Airport, NavCanada's review is required. We have submitted your project to NavCanada. Nav Canada review may take up to 12 weeks.

Regards,



Agnes Kotowicz
Geomatics Planning Analyst, Construction Compliance & Permits Office
Airport Development and Technical Services
Greater Toronto Airports Authority

P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2

Phone (416) 776-3488

Constructioncompliance@gtaa.com

www.TorontoPearson.com

Visit our web page: <https://www.torontopearson.com/en/operators-at-pearson/construction>

Effective **June 1, 2019** the **new FAP Fees Schedule** will be in effect for all tenant projects plus an **updated** on-line **Fees Pre-payment Process** – more info to coming soon. Also the **new 2020 Airport Construction Code** is in progress and scheduled for release in the coming months..

From: Zurek, Wojtek <wojtek.zurek@gtaa.com>

Sent: Wednesday, March 11, 2020 3:26 PM

To: Gilda Collins <admin@permitworld.ca>

Cc: Kotowicz, Agnes <Agnes.Kotowicz@gtaa.com>

Subject: RE: 6900 Dixie Road, Mississauga - 3rd party digital billboard

Hi Gilda,

I will ask LUP staff to give you an update on the review tomorrow, when they are back from training.

Regards,



Wojtek Zurek, OLS

Manager, Land Use Planning

Greater Toronto Airports Authority | Strategy and Growth

P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2

Phone (416) 776-5473 | **Fax** (416) 776-4168 |

www.TorontoPearson.com

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From: Gilda Collins <admin@permitworld.ca>
Sent: Wednesday, March 11, 2020 12:23 PM
To: Zurek, Wojtek <wojtek.zurek@gtaa.com>
Subject: RE: 6900 Dixie Road, Mississauga - 3rd party digital billboard

Good afternoon,

I realize it is still a bit early, but I am wondering if you have any comments or concerns regarding the proposed sign.

Thanks.

Gilda Collins
Senior Project Manager – Special Projects

33 Young St. E., Waterloo, ON N2J 2L4
T: 519-585-1201 ext. 102
E: admin@permitworld.ca W: www.permitworld.ca

From: Gilda Collins [<mailto:admin@permitworld.ca>]
Sent: February 18, 2020 12:38 PM
To: 'wojtek.zurek@gtaa.com' <wojtek.zurek@gtaa.com>
Subject: 6900 Dixie Road, Mississauga - 3rd party digital billboard

Good afternoon,

As discussed on the phone today, I have attached the site plan and all the information I have relating to the structure of the sign and the screen information. To date, the City of Mississauga have recommended the sign for approval subject to final approval at Council.

Please let me know if you need additional information.

Thank you.

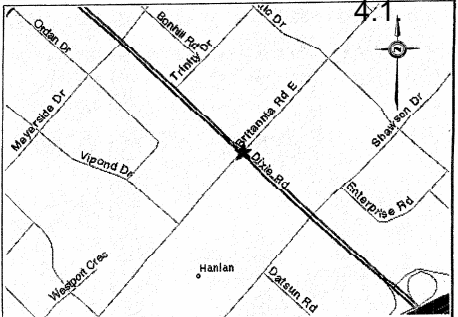
Gilda Collins
Senior Project Manager – Special Projects

33 Young St. E., Waterloo, ON N2J 2L4
T: 519-585-1201 ext. 102
E: admin@permitworld.ca W: www.permitworld.ca

Please note I will be out of the office from Thursday, February 20, 2020, returning to the office on Friday, March 6, 2020. Please contact ext. 100 or pm@permitworld.ca for assistance in my absence.

NOTES:

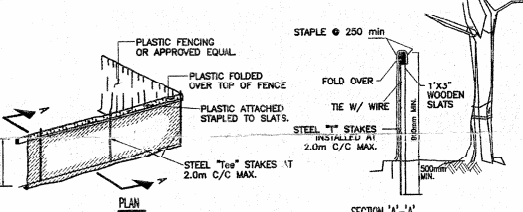
1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR THE ARCHITECT AS APPLICABLE.
3. THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION ANY EXISTING CONDITIONS DISTURBED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
4. NO LANDSCAPING, SIGNS, FENCES OR OTHER ENCROACHMENTS ARE ALLOWED IN PAVED AREAS OR RIGHTS OF WAY.
5. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER CITY OF MISSISSAUGA REQUIREMENTS.
6. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
8. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
9. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
10. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
11. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
12. MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVE GROUND SERVICES AND UTILITIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS HYDRO, BELL OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED BY THE RESPECTIVE UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
14. MINIMUM FROST COVER TO BE 1200mm.
15. NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDINGS.
16. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.80m (2.0 ft.) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE, IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
17. GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
18. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE Building Division AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE City of Mississauga.
19. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
20. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
21. PARKING SPACE(S) RESERVED FOR THE DISABLED PERSONS MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.
22. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO Transport Canada's RESTRICTIONS.



KEY PLAN
PART OF LOT 5,
CONCESSION 4
EAST OF HURONTARIO STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	AC6-1633	AC6-1633
SETBACKS TO EXIST. STORE	FY 13.5m RY 10.5m WY 4.5m EY 4.5m	±27.10m ±45.56m ±15.32m ±38.74m
NET LOT AREA		±5247.7 sq.m
BLDG./CANOPY COVERAGE %		±7.4%
LANDSCAPE COVERAGE %		±31.07%
PAVED AREA		3229.0 sq.m
LANDSCAPE AREA		1630.4 sq.m
EXISTING CONVENIENCE STORE	HEIGHT	±84.0 sq.m
	GROSS FLOOR AREA	±58.12 sq.m
	RETAIL AREA	±15.10m
EXIST. CANOPY	HEIGHT	±306.4 sq.m
	AREA	±1572.3 sq.m
LANDSCAPED AREA		
PARKING	5.4	6
HANDICAPPED	0	0
LOADING	0	0



NOTES:

1. EXACT LOCATION OF STAKES TO BE DETERMINED IN FIELD.
2. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS OR EQUIPMENT BE PLACED WITHIN THE TREE PROTECTION HOARDING.
3. FENCE IS TO BE REMOVED WHEN CONSTRUCTION IS COMPLETED.
4. FOR SOME TREES TO BE PRESERVED, WHOSE TRUNKS ARE FAR FROM ANY MEASURED SURVEYOR'S ELEVATION, AN EXTRAPOLATED VALUE IS GIVEN FOR THE BASE OF THE TREE AND IS MARKED LIKE THIS: ○

TREE PROTECTION HOARDING

SCALE NTS

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE Planning and Building Department. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE Letter of Credit to BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

PROJECT MANAGER: *[Signature]* DATE: Jan 24/07

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE City of Mississauga UNDER FILE NUMBER SP 05/233 W5.

ENGINEER'S SIGNATURE & SEAL: *[Signature]*

SITE PLAN FILE APPLICATION NUMBER: SP 05/233 W5

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.

9. EVERYTHING IS TO BE CONSIDERED EXISTING UNLESS NOTED "NEW" OTHERWISE.

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of Ontario Building Code

[Signature] 21685 BCN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of Ontario Building Code

[Signature] 28953 BCN

File No. SP 05/233 W5
Dwg. No. 1 of 5
APPROVED
J AND B ENGINEERING INC.

J AND B ENGINEERING INC.

5734 Yonge Street, Suite 501, City of Toronto, Ontario M2M 4E7, Tel: (416) 229-2636

OWNER/CLIENT:

SUNCOR
ENERGY

Project: SUNCOR ENERGY PRODUCTS INC. FLEETFUELS COMMERCIAL CARDLOCK 1.D.#33509

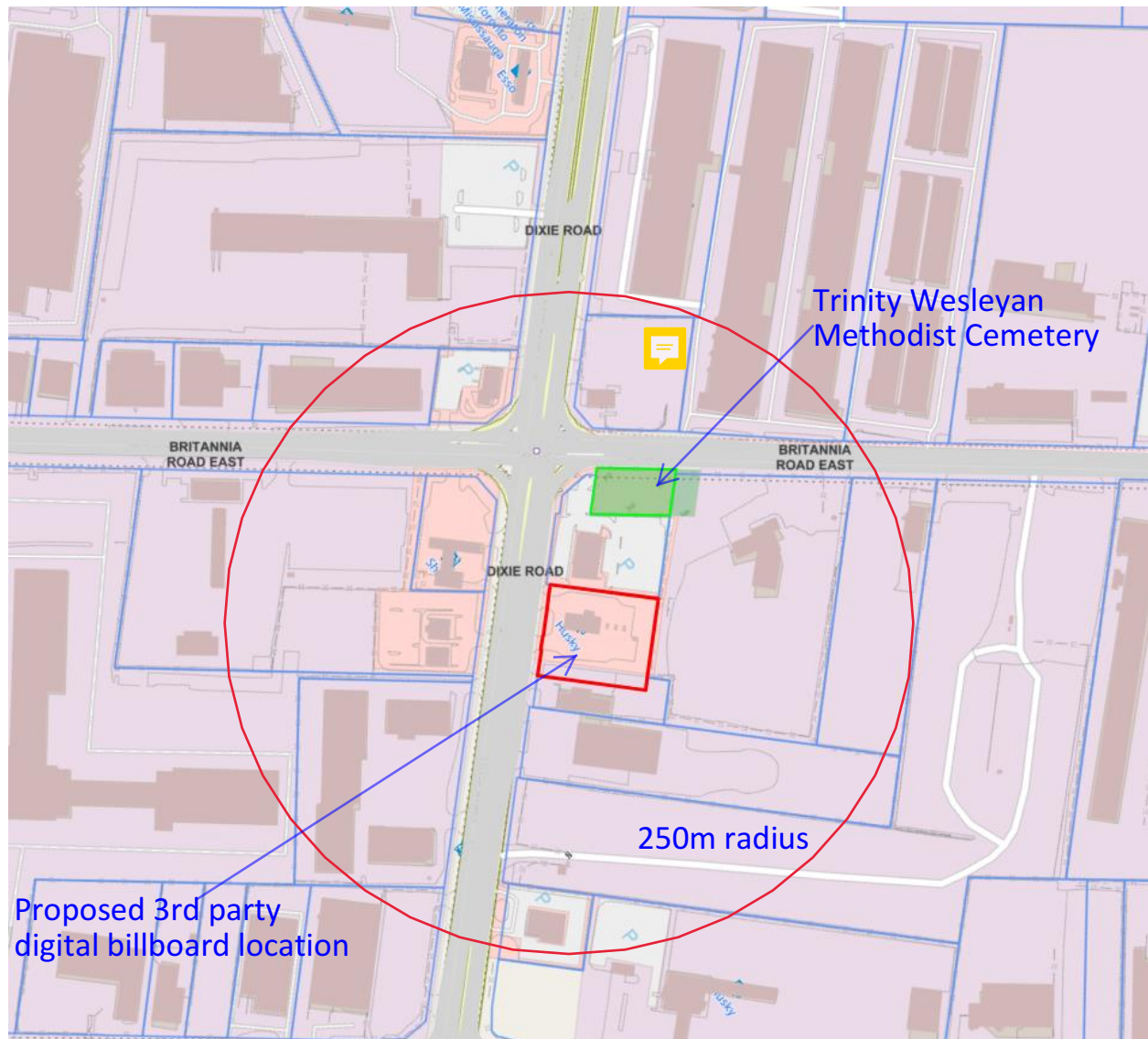
PROPOSED SITE PLAN SP05-233 W5

5965 DIXIE RD. & BRITANNIA RD. EAST MISSISSAUGA, ON

File No: 031190 Date: 16 FEB. '04 ACAD INFO

Drawn By: ME Scale: 1=200 Dwg. File: 031190-P-200

Checked By: DR/KO Sheet 1 of 1 Plotting Scale: 1=1
Drawing No: P-200 Drawing Size: D



Context Site Plan for 5965 Dixie Road
Shows:
250 m radius from proposed sign location
all layers turned on for sensitive land uses, existing
parkland, street names, traffic lights, public art
installations and Heritage or Cultural Heritage resources

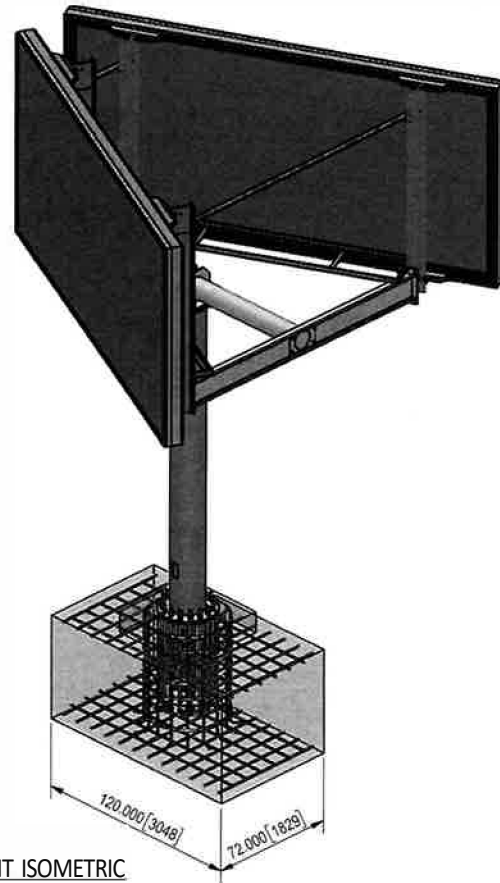




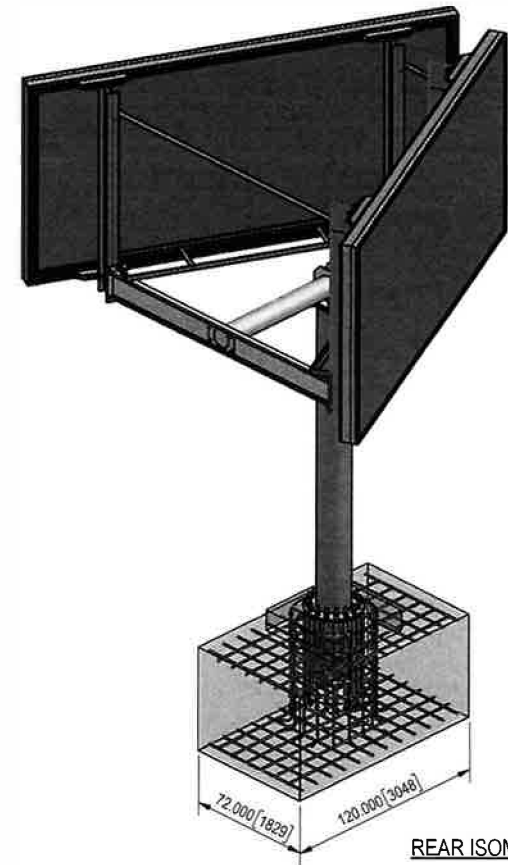
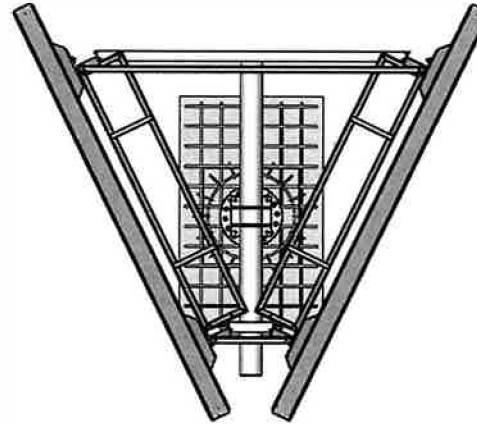
View Northbound
5965 Dixie Road



View Southbound
5965 Dixie Road





FRONT ISOMETRIC



REAR ISOMETRIC

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UNLESS OTHERWISE SPECIFIED		 ...solutions for the sign industry.		MEDIA RESOURCES INTERNATIONAL 1387 CORNWALL ROAD OAKVILLE ONTARIO TEL: 1.800.667.4554 FAX: 1.905.337.9531	
DO NOT SCALE DRAWINGS		PROJECT NO. 11122011		10' x 20' DIGITAL BILLBOARD 9 MODULES HIGH x 18 MODULES WIDE CENTER MOUNT VEE STRUCTURE	
INTERPRET OF DIMENSIONS PER ASME Y14.5M-1994		DRAWN BY R. YORK DATE 1/12/18		B 10x20 Center Vee Structure	
DIMENSIONS ARE IN INCHES		CHECKED BY KEITH EDWARDS DATE 1/11/2018		SHEET 1 OF 9	
TOLERANCES APPLY AS SHOWN		APPROVED BY KEITH EDWARDS DATE 11/22/11			
 1. ALTERED 2. FINISH 3. COATING		Typical Center Mount Vee Structure 9H x 18W LED			

