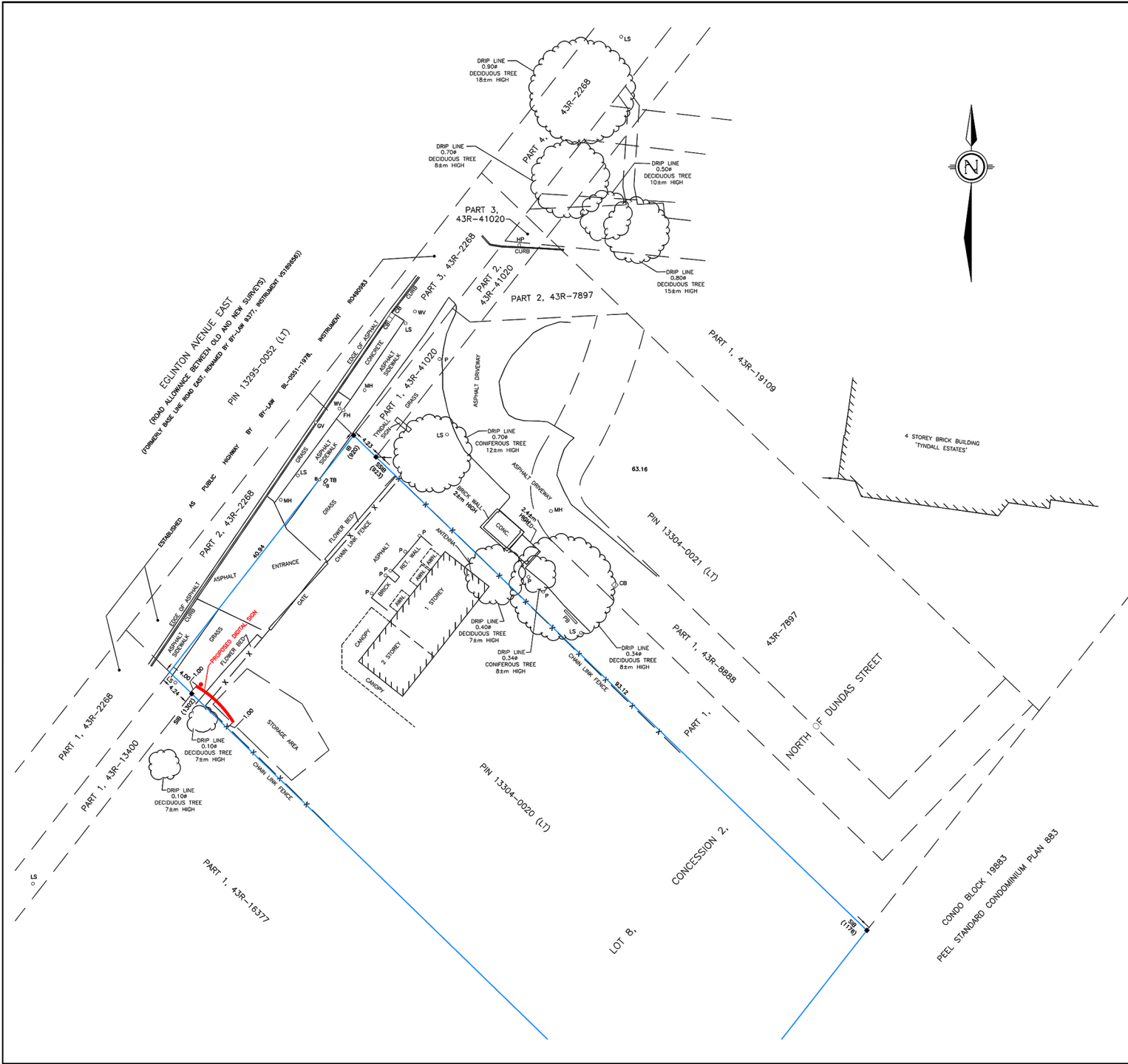


Appendix 2, Page 1
 File: SGNBLD 23-9687 VAR (W3)



SKETCH SHOWING TOPOGRAPHIC INFORMATION FOR PROPOSED SIGN PLACEMENT AT 1034 EGLINTON AVENUE EAST CITY OF MISSISSAUGA

SCALE 1 : 250
 2m 0 2 10 15m
 TULLOCH GEOMATICS INC. 2024

THE INTENDED PLOT SIZE OF THIS PLAN IS 850mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999734.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND ARE DERIVED FROM THE PRECISE POINT POSITIONING (PPP) SERVICE.

DATE:
 TOPOGRAPHIC INFORMATION COLLECTED ON OCTOBER 5, 2023.

CAUTION:
 THIS SKETCH REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. THIS SKETCH WAS PREPARED FOR DISCUSSION PURPOSE ONLY AND ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND OR OVERHEAD CONDUITS, PIPES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS SKETCH. ALL UNDERGROUND AND OVERHEAD FACILITIES SHOULD BE LOCATED BY THE RESPECTIVE AUTHORITIES PRIOR TO CONSTRUCTION.

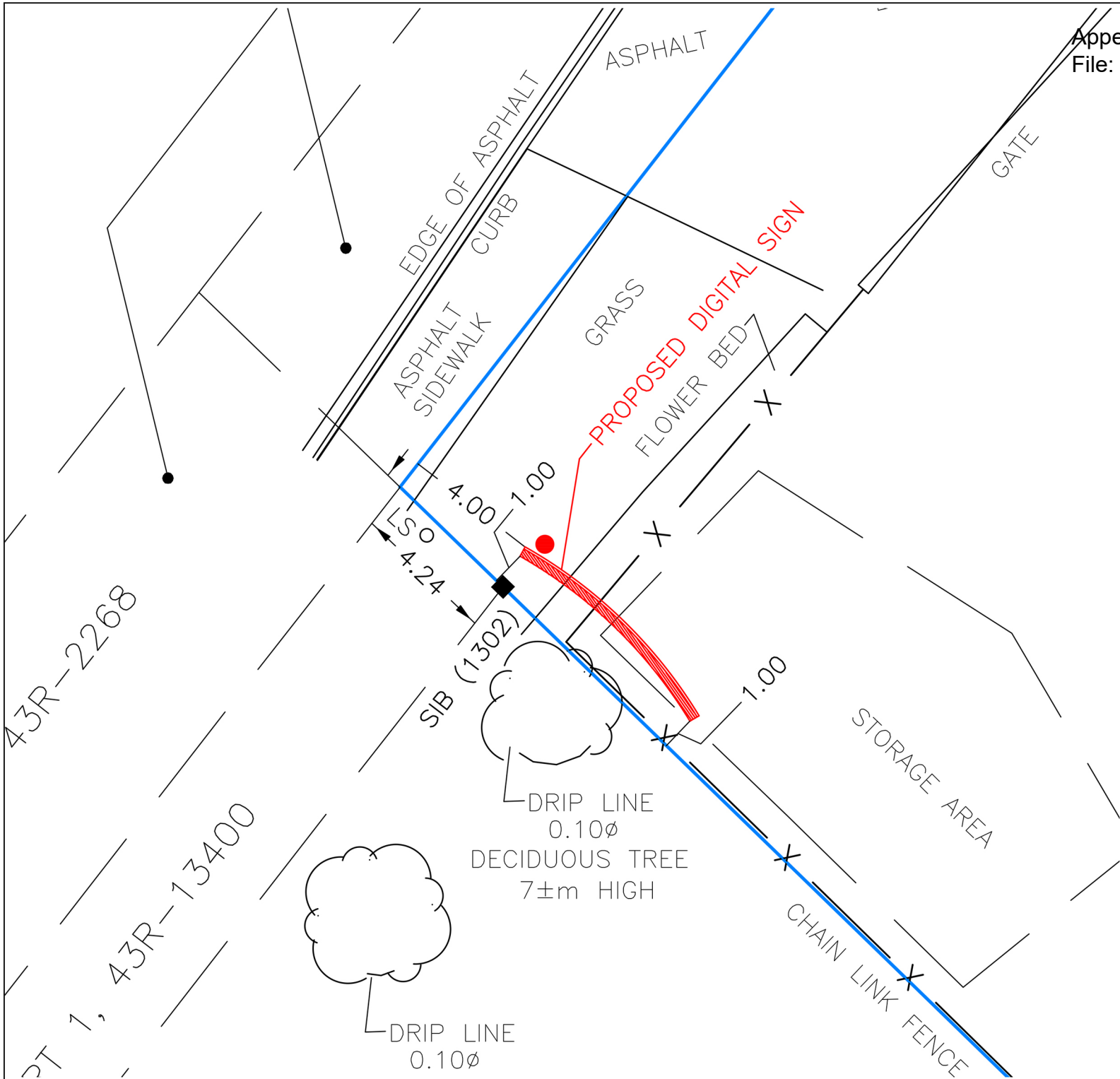
CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS SKETCH HAVE BEEN COMPILED FROM FIELD SURVEY EFFORTS AND LAND REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH GEOMATICS INC. © TULLOCH GEOMATICS INC., 2024.

- LEGEND**
- DENOTES FOUND MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SIBD DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - 920 DENOTES J.A.M. MAUGHAM, O.L.S.
 - 923 DENOTES TARASCOX MCGILLIAN RUBICKI LIMITED, O.L.S.
 - 1176 DENOTES DONALD E. ROBERTS, O.L.S.
 - 1302 DENOTES A. SKRANJA, O.L.S.
 - CONC. DENOTES CONCRETE
 - ARN. DENOTES ANNING
 - RET. DENOTES RETAINING
 - TB DENOTES TERMINAL BOX
 - CS DENOTES CATCH BASIN
 - WV DENOTES WATER VALVE
 - MH DENOTES MANHOLE
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - P DENOTES WOOD POST
 - B DENOTES BILLBOARD
 - PH DENOTES FIRE HYDRANT
 - DV DENOTES GAS VALVE
 - PB DENOTES PARKING BARRIER
 - φ DENOTES DIAMETER
-
- GAS DENOTES BURIED GAS
 - WA DENOTES BURIED WATER
 - SAN DENOTES BURIED SANITARY/SEWER
 - TEL DENOTES BURIED TELECOMMUNICATIONS
 - ELEC DENOTES BURIED ELECTRIC
 - UNK DENOTES UNKNOWN BURIED UTILITY
 - ST DENOTES UNKNOWN BURIED UTILITY

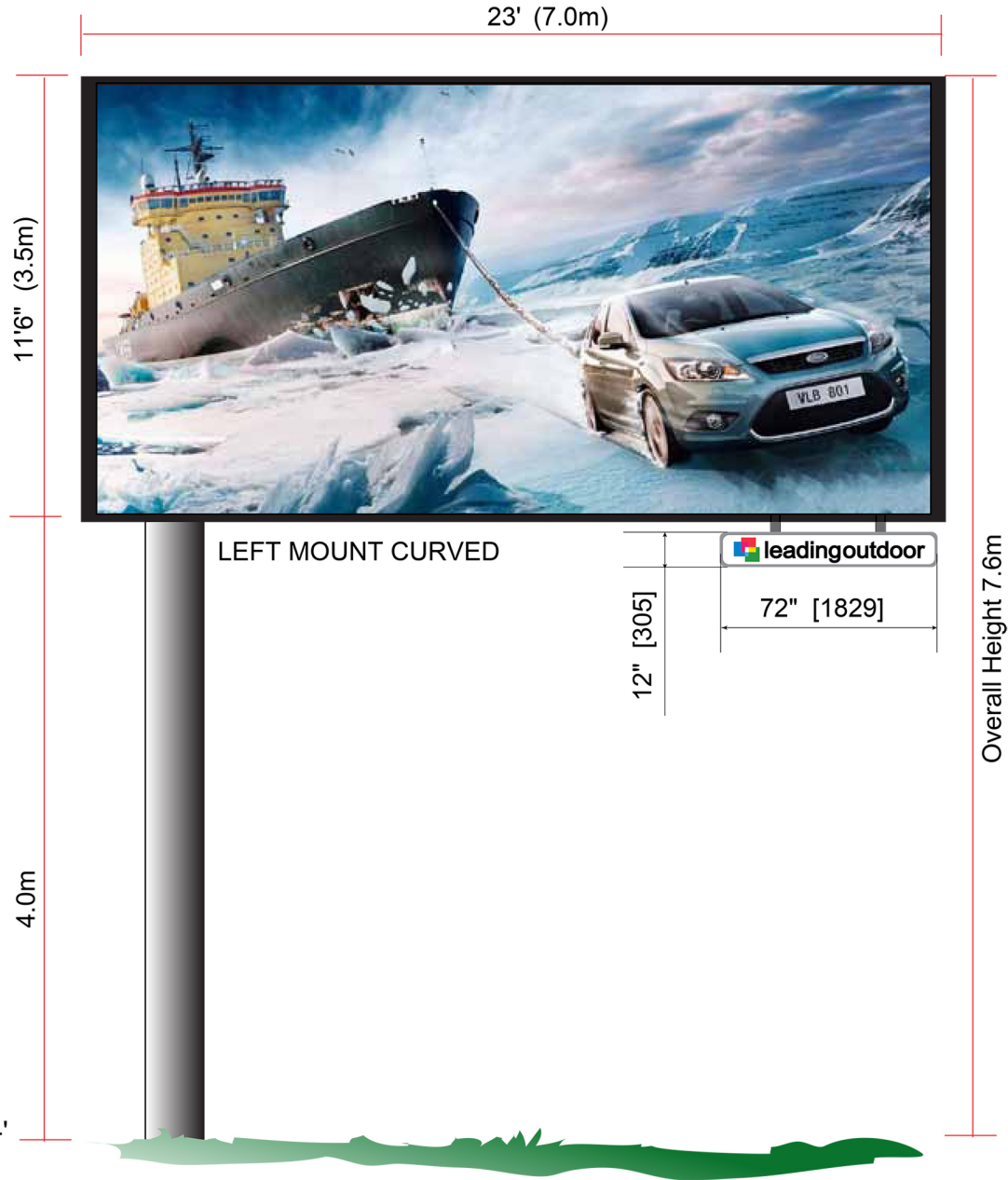
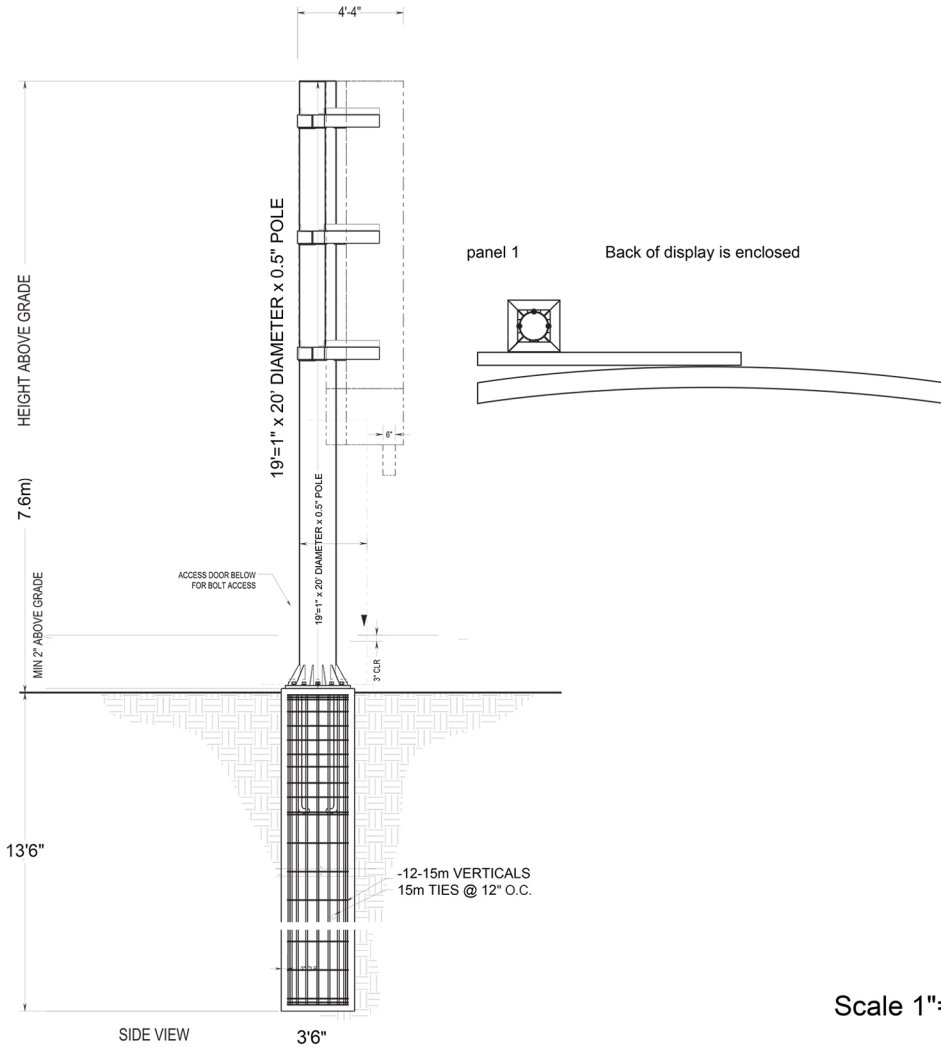
UNDERGROUND UTILITY NOTE:
 UTILITY INFORMATION SHOWN HEREON WAS COLLECTED IN ACCORDANCE WITH THE ASCE STANDARD 38-10. ALL UTILITY INFORMATION WAS COLLECTED IN ACCORDANCE WITH ASCE QUALITY LEVEL "B" UNLESS INDICATED BY DOTTED LINE TYPE (.....) AND LABELED "QLC" OR "QLD".

	TULLOCH GEOMATICS INC.	
	80 MAIN ST. W. MURFRESVILLE, ON P1H 1W9	T. 705 789 7851 F. 705 789 7851 877 535 0558
DRAWN BY: MAL		FILE: 233021



(1) DIGITAL ELECTRONIC MESSAGE BOARD

Ambient Light meter: located on upper right retainer
Camera: Located on first qtr away from street side





November 2, 2023

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

Re: Sign by-law 54-05 Variance Rationale for 1034 Eglinton Avenue East, Mississauga, SGNBLD 23-9687

Dear Sir,

By way of this letter, we are formally making an application for a sign variance in conjunction with the above noted location.

The property is located at 1034 Eglinton Ave. East, is owned by Burnhamthorpe Valley Gardens Inc. and is zoned E2. Permit World, on behalf of the owner, is requesting approval to install one single-sided billboard sign with electronic static changeable copy on the above property. The original location proposed for the billboard sign has changed following discussions with staff and Councillor Fonseca to reflect the following: the billboard will be moved to the western edge of the property from the original eastern edge, the sign will be placed 4.0m back from the front property line and the sign face area will be reduced from 30.07 sq m to 24.5 sq m.

The subject property is located on the south side of Eglinton Avenue East. The digital board is proposed to be oriented to face east bound traffic.

There is currently no existing ground sign on the property and the proposed billboard will be the only ground sign installed.

To the immediate north, south, east and west are properties zoned E2 with G1 approximately 42m to the east.

To the immediate east of the subject premise is a retirement and long term care home. This building will be minimally impacted by the proposed billboard sign as it is approximately 16.0 behind the sign. To the immediate west is a Burger King restaurant and a commercial business directly across the street.

The sign variance application is to permit one billboard sign with one electronic changing copy sign face. The variances being sought under Sign By-law 54-05 are as follows:

- (a) Table 4 billboard signs permitted on Vacant Industrial property – the subject property is zoned Retail Use Converted from House E2

- (b) Table 4 billboard signs are permitted 20.0 sq m maximum sign face area. The proposed billboard has a sign face area of 24.5 sq m
- (c) The billboard will be placed 4.0m from the front property line where Sec. 20(d) of the sign by-law requires 7.5m.

While the by-law as it relates to billboard signs requires a property to be vacant industrial, the subject property is fully surrounded by a variety of commercial operations and a retirement home zoned E2 which is an Employment zone. The addition of a billboard sign with static electronic changing copy in this immediate area is appropriate and will not adversely affect any of the surrounding properties.

For the above reasons, we are asking for your approval of the requested variances which we feel is in keeping with previously approved billboard signs with electronic changing copy within the City and that this sign will make an important contribution to business owners and the City alike.

Yours sincerely,



Gilda Collins
Senior Project Manager – Special Projects

Permit World Consulting Services Inc.
57 William St. West | Waterloo, ON | N2L 1J6
519-585-1201 x 102 | gcollins@permitworld.ca
www.permitworld.ca