



Hamilton

**Welcome to
the City of Hamilton
Planning Committee
September 15, 2015**

PED15140 – (SV-15-008)

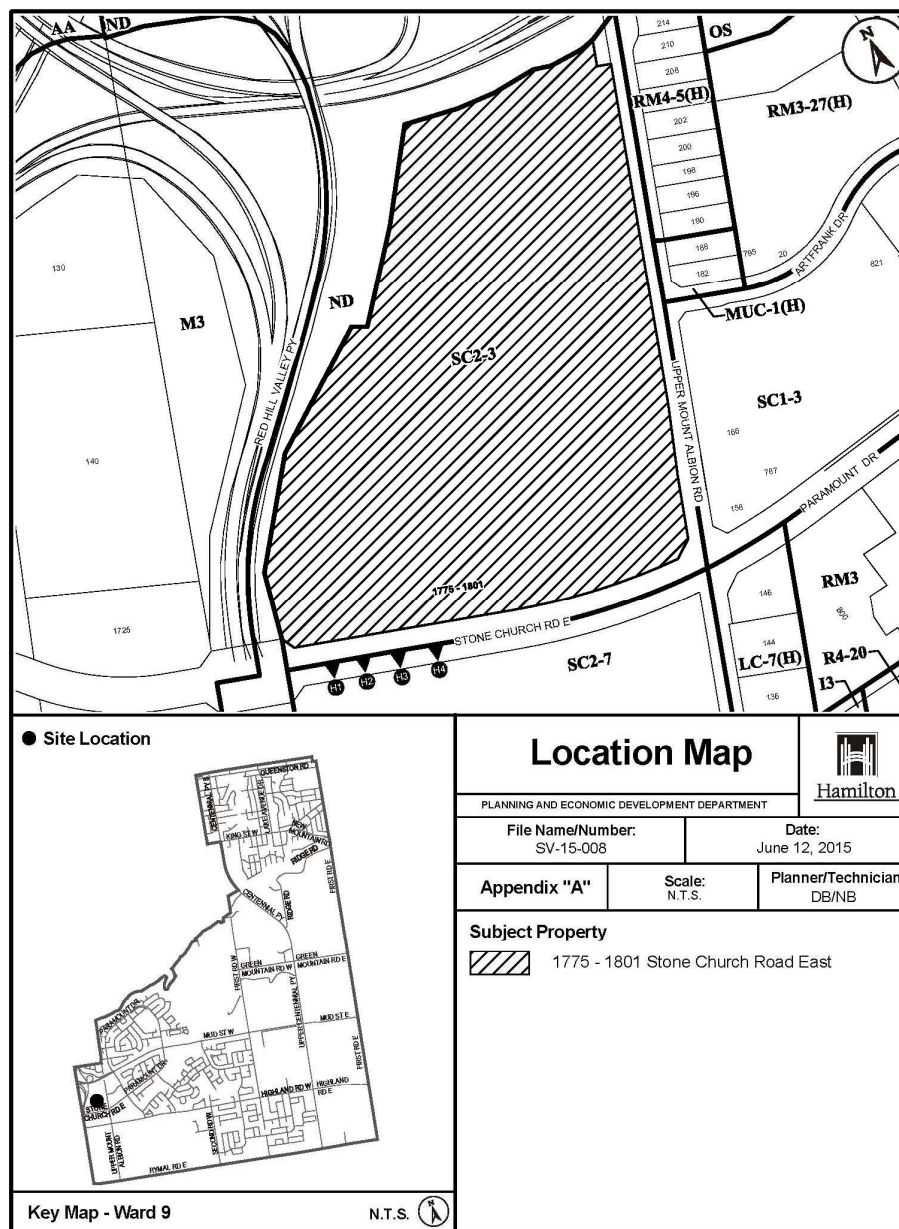
Application for Sign Variance, Appeal Report, to the City of Hamilton Sign By-law No. 10-197 for lands located at 1775-1801 Stone Church Road East, Hamilton

Presenter: Michael Fiorino



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PED15140 **APPENDIX "A"**



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PED15140
APPENDIX "A"



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View from Redhill Valley Parkway Entrance Ramp (Facing North)



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View from Redhill Valley Parkway Entrance Ramp (Facing East)



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View from Redhill Valley Parkway Entrance Ramp (Facing South)



View from the Subject Lands (Facing West)



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PED15140
APPENDIX "D"



Bell PHOTOGRAPHIC SIMULATION
W3217-1803 Stone Church Road



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Requested Sign Variances:

- Located within 400 metres of the Red Hill Valley / Lincoln Alexander Parkway
- Sign face area of 105 square metres for a triple faced sided sign
- Height of 35 metres
- Not provide a municipal address
- Located 4.5 metres from the property line
- Not located along a street frontage



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Staff recommend that the variances be denied on the following basis:

- That the requested variances are not in keeping with the intent of Sign By-law No. 10-197;
- That the proposed triple-faced sign does not conform to Hamilton Zoning By-law No. 6593 since it is located within a required landscape strip; and,
- That the requested variances do not meet the tests of Sign By-law No. 10-197.



Required Minor Variance:

That the applicant/owner receive final approval for a Minor Variance Application to the Committee of Adjustment to permit a Ground Sign in a required landscape strip to the satisfaction of the Manager of Development Planning, Heritage and Design.



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**Thank You for Attending
the City of Hamilton
Planning Committee.**



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