



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

December 10, 2012

Dave Martin
Committee of Adjustment Office
2nd Floor, Mississauga Civic Centre
300 City Centre Drive
Mississauga, ON L5B 3C1

sent via email

To Whom It May Concern:

Re: File "A" 520/12, Ward 7, 2244 Gordon Drive, Mr. Jaroslaw Choma

The owner has requested a variance to permit an oversized commercial vehicle to be parked on his residential property. On behalf of Gordon Woods Homeowners' Association we would like to advise the Committee of our objection to this application for the following reasons:

The height of the commercial vehicle is 30% greater than permitted per By-law 0225-2007. This difference is not minor in nature. If a commercial vehicle is permitted to be parked on zoned residential property then it should be of a size that allows the vehicle to be parked in the homeowner's garage out of view. This will not only help to maintain the essential character of the area but it will also discourage potentially unlawful activity such as vehicle break-ins, a growing safety concern in the neighborhood.

Attached is a photo of the subject vehicle which shows that it is completely covered in advertising. This is tantamount to a billboard sign as outlined in the Sign By-law 54-02 (Section 1):

- "an outdoor sign that advertises goods, products, or services";
- "advertising device located so as to attract public attention to any goods or services";
- "“sign” means any surface, structure and other component parts, which are used or capable of being used as a visual medium to attract attention to a specific subject matter for identification, information or advertising purposes and includes an advertising device or notice”;

Referring to Section 11 of the Sign By-law, billboard signs are considered commercial signs and shall only be permitted in the Non-Resident property class. Per Section 20 (2), "No part of a billboard sign shall be: (b) located closer than 92 metres measured in a straight line from a residential zone; (d) located closer than 7.5 metres to the street line; (e) multi-faced.

The requested variance is contrary to the intent of the Official Plan, the zoning by-laws and the Cooksville District Review. It is our position that approval of the variance would set a negative precedent. We respectfully request that the Committee deny this application.

We would appreciate receiving notification of the Committee's decision on this application. Please send c/o Sharon Giraud, 69 Harborn Road, Mississauga, L5B 1A5.

Sincerely,

Sharon Giraud, President
Don Stewart, Vice President
On behalf of
Gordon Woods Homeowners' Association

cc: Councilor Nando Iannicca, Ward 7, City of Mississauga
via email to nando.iannicca@mississauga.ca
