

## DRAFT DEVELOPMENT VARIANCE PERMIT

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<b>Permit No:</b>	DVP-2020-02
<b>Registered Owner:</b>	Coronation Mall Ltd. 406 – 4190 Lougheed Highway, Burnaby, BC
<b>Applicant:</b>	Bill Eberly
<b>Subject Property:</b>	371 Trans Canada Highway, Duncan, BC
<b>Description of Land:</b>	
Parcel Identifier:	029-376-190
Legal Description:	LOT 1, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN EPP40679
<b>Proposal:</b>	<b>Development Variance Permit - Variance to Maximum Logo Size and lighting on a Fascia Sign</b>

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### Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Duncan bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. The Lands and building which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules:

#### **Schedule A – SITE PLAN**

#### **Schedule B – ELEVATIONS & SIGN SPECIFICATIONS**

4. This Development Variance Permit includes the following variances to City Bylaws, as shown in Schedule B:
  - a) Maximum Logo Size Variance:

To vary Section 10.4 of *Sign Bylaw No. 3095, 2013* for the size of a logo on a fascia sign of the development shown in Schedule B as follows:

    - i) To vary the maximum logo size on a fascia sign from 1 m<sup>2</sup> to 1.5 m<sup>2</sup>.
    - ii) To vary the internal illumination from only the letters or symbols internally illuminated, with the remainder being substantially opaque material, to a white background backlighting the letters.
5. This Development Variance Permit is subject to the following condition:
  - a) The existing logo fascia sign on the south side of the building is to be removed and replaced with a new sign in the location shown in Schedule B.
6. Pursuant to section 504(2) of the *Local Government Act*, this permit will lapse two years from the date of the Development Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.

- 7. This permit is not a Building Permit.
- 8. Further to condition 7, construction is considered to be substantially started when a valid Building Permit for the development has been issued and shall not have lapsed; and excavation or construction works associated with the development hereby approved may have commenced to the satisfaction of the Manager of Planning. Demolition does not constitute construction.
- 9. Where any security is required by the City of Duncan, the security provided by the Permit holder is to be submitted at the time of Building Permit application submission.
- 10. Where the development authorized by this Permit has lapsed prior to commencement of any work pursuant to this Permit, the security shall be returned to the Permit holder.

**Date of Development Permit Approval/Issue by Council or its Delegate:**

This permit was approved on **October xx, 2020**.

This permit expires on **October xx, 2022**.

The City of Duncan

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**Designated Municipal Officer**

**I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the City of Duncan has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with Bill Eberly, Ebco Products LTD O/A Burger King, other than those contained in this Permit.**

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**Owner/Agent (signature)**

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**Witness (signature)**

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**Print Name**

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**Print Name**

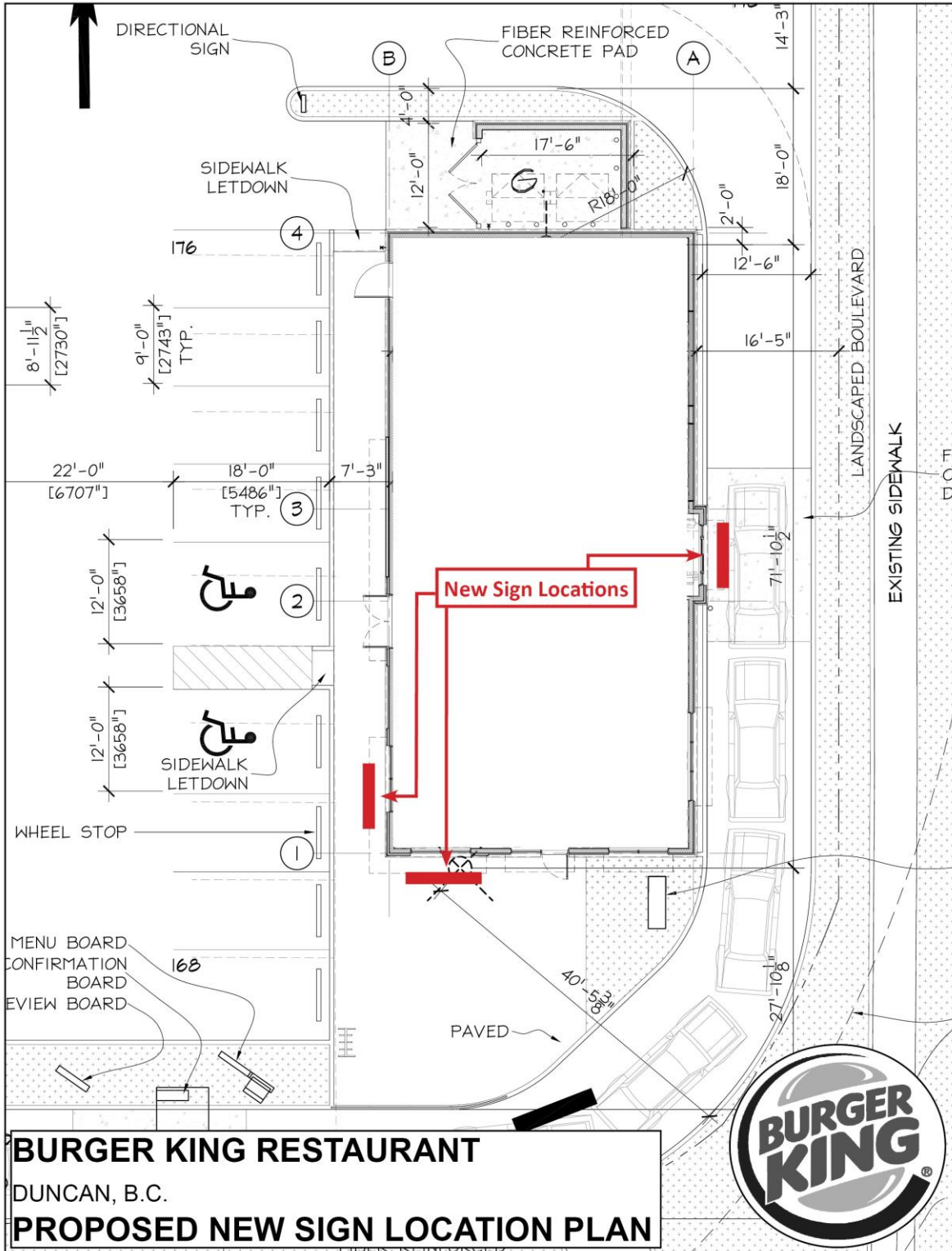
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**Date**

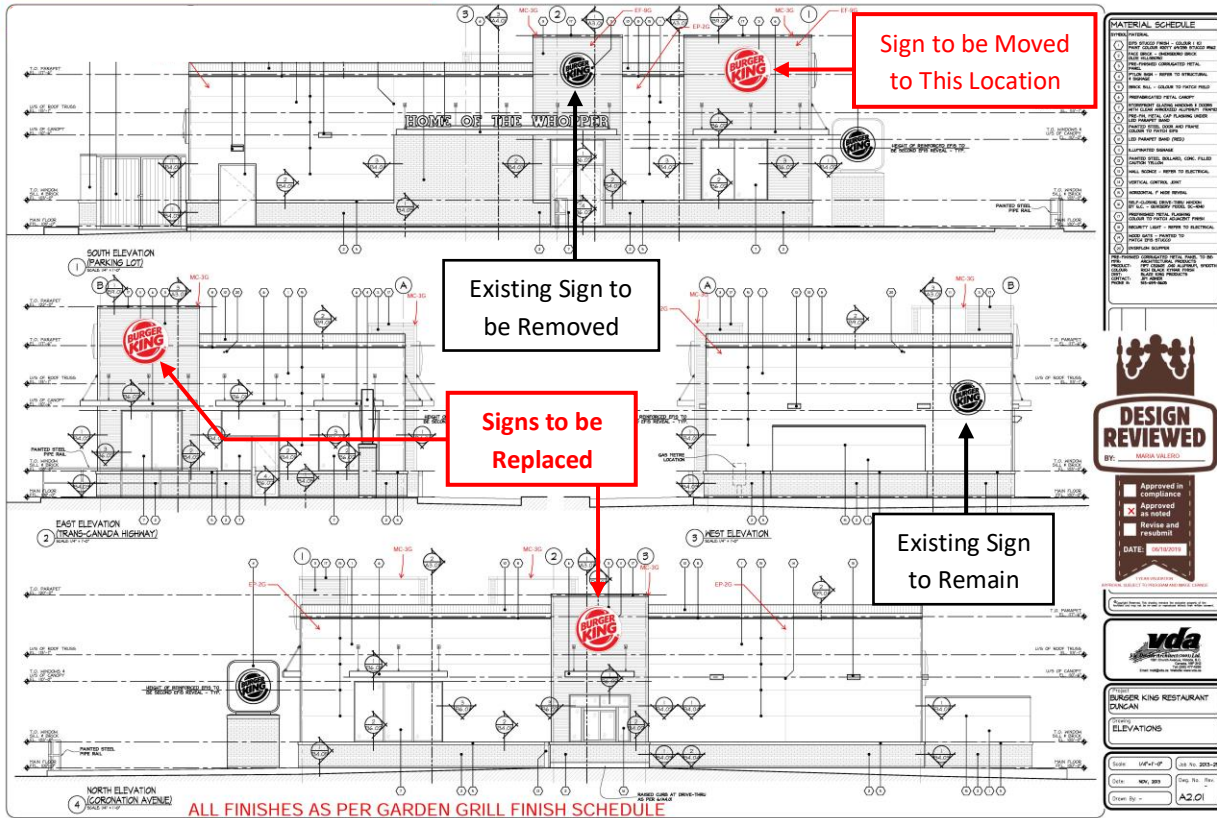
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**Date**

SCHEDULE A – SITE



SCHEDULE B – ELEVATIONS



Proposed Sign Drawing:



Example - Sign to Be Replaced:

