

Subject Property: 481 Trans-Canada Highway & 490 St. Julien Street
Legal Description: PARCEL "E" (DD 37712-I) OF SECTION 17, RANGE 6, QUAMICHAN DISTRICT
LOT A, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP51927
PID: 001-046-551 & 017-121-892
Property Owner: Maremoto Holdings Ltd.
Applicant: James McKenzie
File Number: 3090-20-DVP-2022-03
Proposal: Comprehensive Sign Plan and Variance to Permit Fences in Front Yards

CONDITIONS OF PERMIT

General Conditions

1. This permit is issued subject to compliance with all City bylaws and provincial and federal laws.
2. This permit applies only to the subject property identified on this permit (the "Land").

Authorized Development

3. The subject property must only be used and developed in accordance with this permit, including the following schedules:

SCHEDULE 1: Site Plan
SCHEDULE 2: Fences
SCHEDULE 3: Comprehensive Sign Plan

4. Authorized development is limited to the following:
 - (a) the existing fences identified on the site plan in **Schedule 1** and in the photos in **Schedule 2**.
 - (b) signage installed in accordance with the comprehensive sign plan in **Schedule 3**.

Variances

5. This permit varies Section 3.9.4 of Zoning Bylaw No. 3166, 2017, by permitting fences in the front yards of both parcels that comprise the Land, in order to regularize the siting and height of existing fences, as shown in **Schedule 1** and **Schedule 2**.

Comprehensive Sign Plan

6. Signage must be designed and installed in accordance with the comprehensive sign plan in **Schedule 3**.
7. The existing single pole pylon sign on 481 Trans-Canada Highway must be removed.

Development Variance Permit Issuance and Expiry

This permit was issued by Council on June 20, 2022.

This permit expires on **June 20, 2024**.

The City of Duncan

Corporate Officer

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance 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 the registered property owner, other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

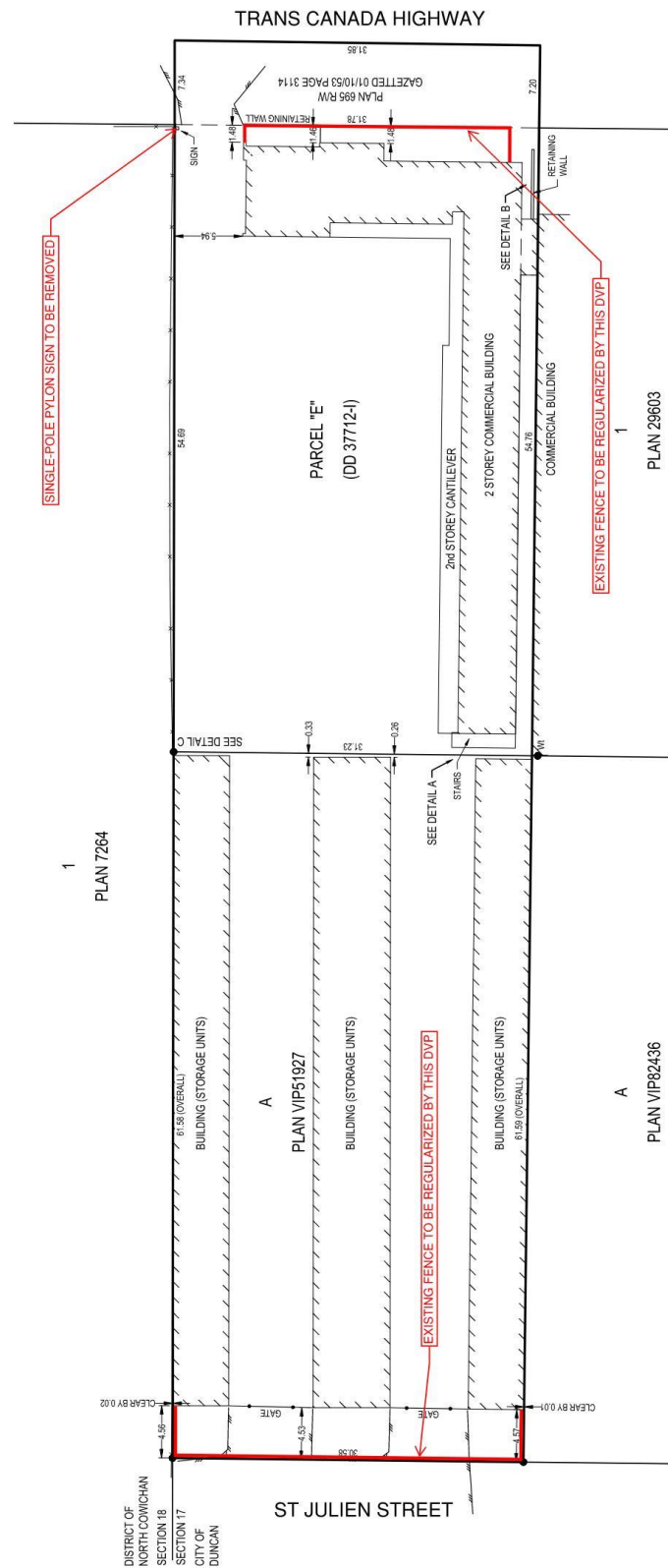
Print Name

Date

Date

SCHEDULE 1

Site Plan



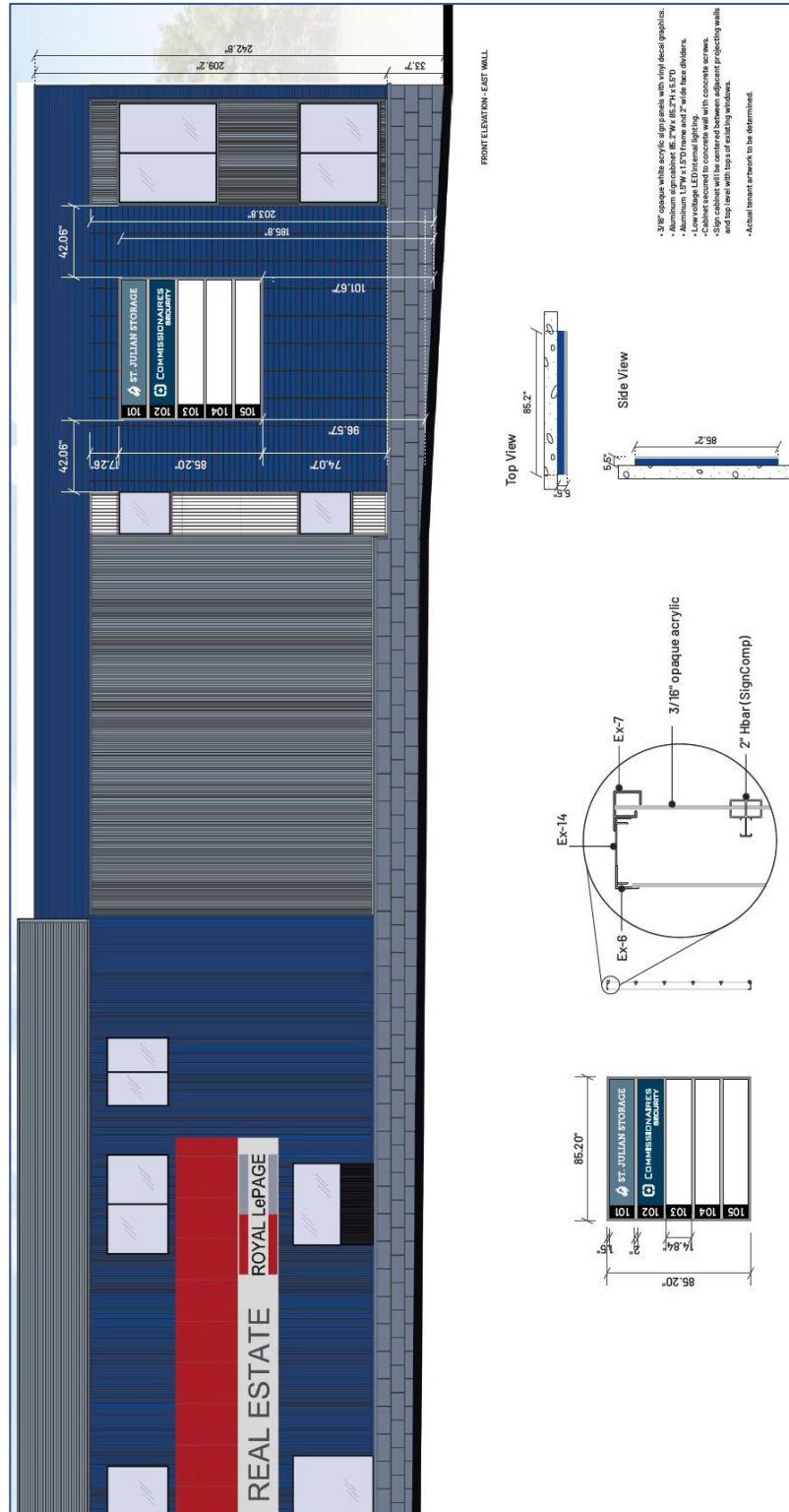
SCHEDULE 2
Fences

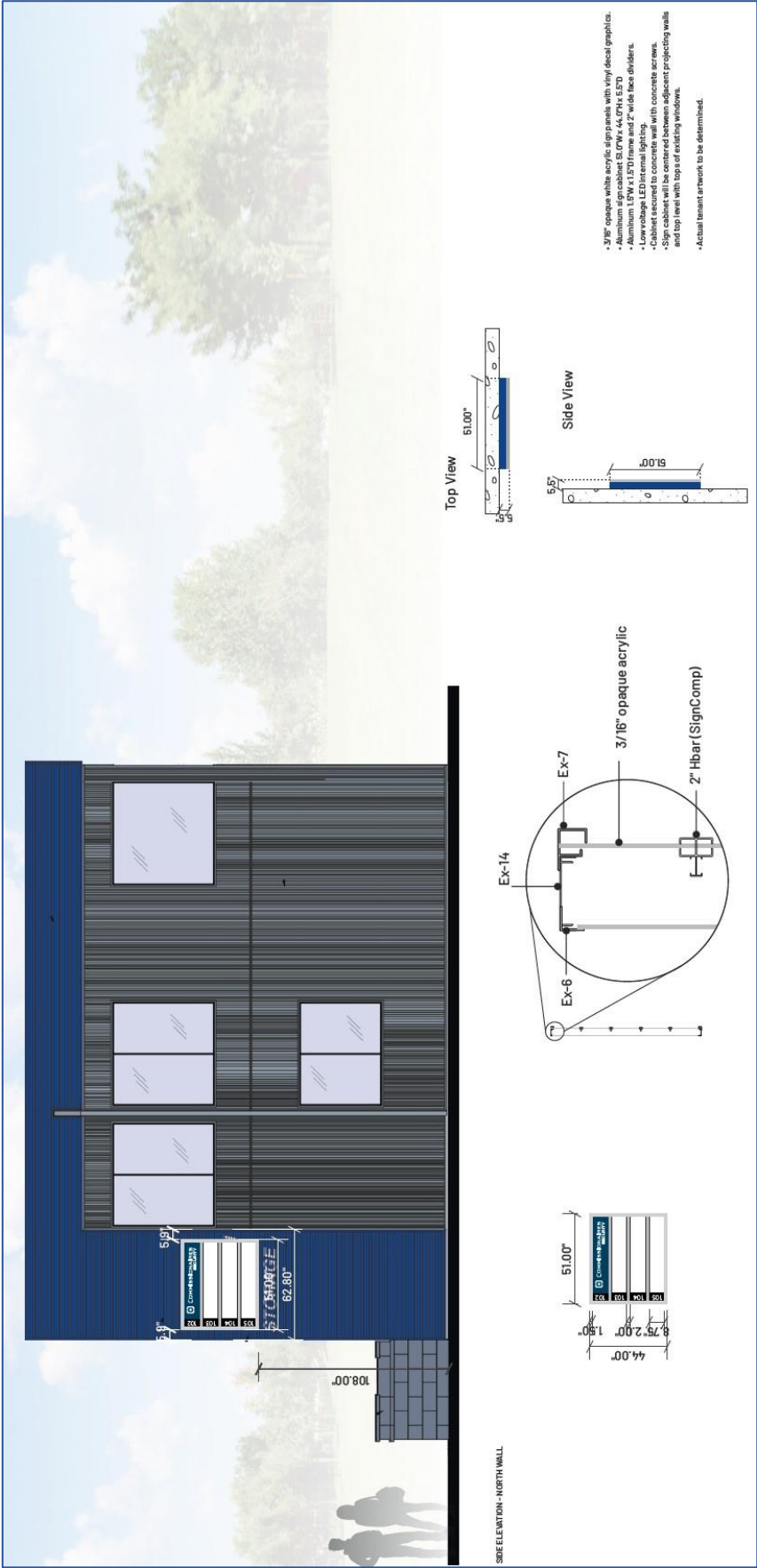


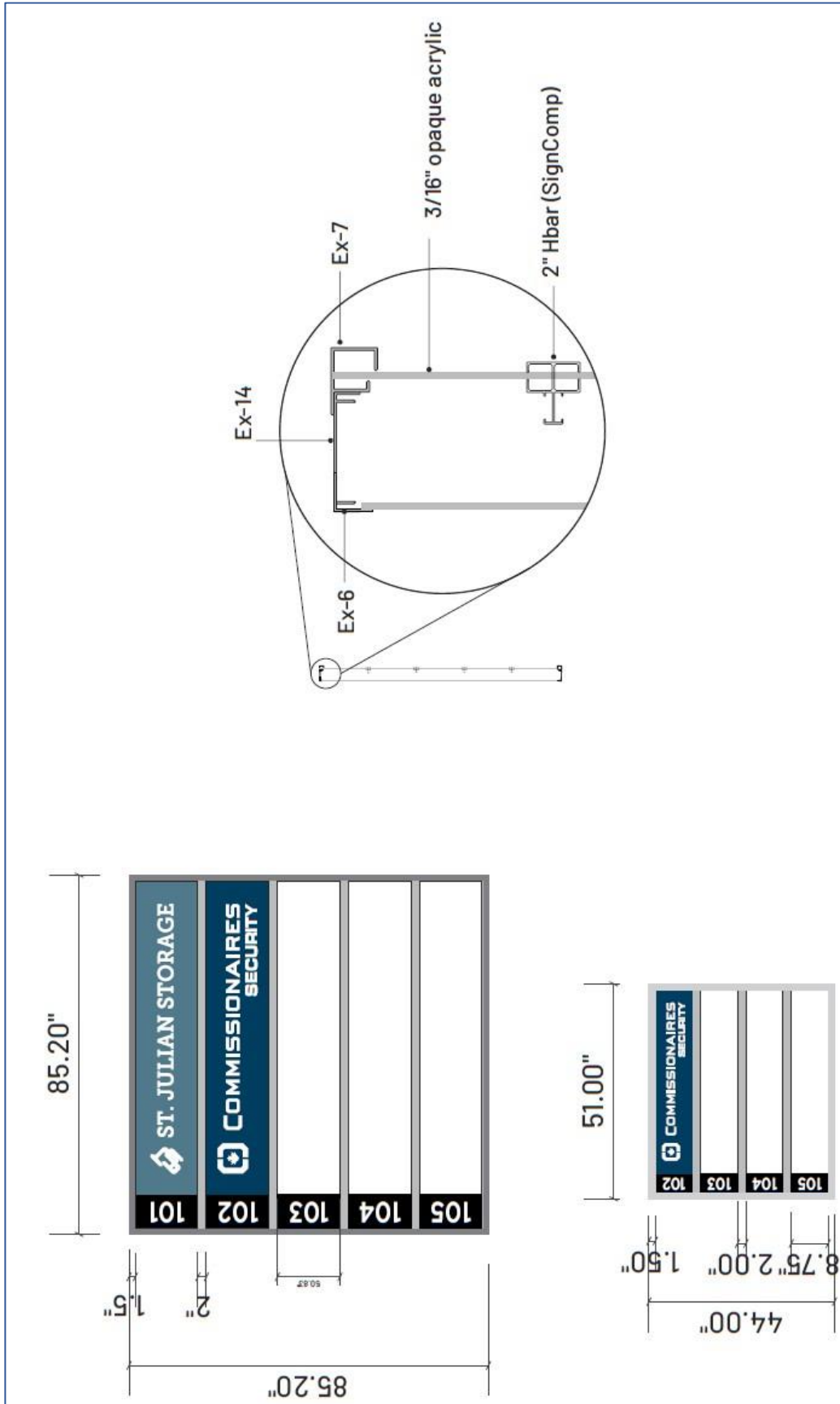


SCHEDULE 3 Comprehensive Sign Plan

- Shared site and building signage must conform to the following specifications:









2. Signage for individual businesses must conform to the City's Sign Bylaw, as amended and replaced from time-to-time, except as otherwise permitted and supplemented by this Comprehensive Sign Plan
3. For the purpose of determining the permitted signage for each business pursuant to the provisions of the City's Sign Bylaw, 'business frontage' means the length of the business space/unit facing the internal drive aisle and parking area.
4. The size and area of the awning signage for the business located in the southeast corner of the building on 481 Trans-Canada Highway is permitted to match the size and area of the existing signage shown on the above images.

5. In addition to the signage permitted in the City's Sign Bylaw, entryway signage is permitted for each business, including the name of the business, unit number, and business logo, which may be affixed to the door or area immediately surrounding the door.
6. The existing single pole pylon sign on 481 Trans-Canada Highway must be removed.
7. The existing fascia sign on the Canada Avenue face of the building on 481 Trans-Canada Highway must be removed.