

Subject Property: #1-351 Trans-Canada Highway
Legal Description: LOT 1, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN EPP40679
PID: 029-376-190
Property Owner: Coronation Mall Ltd.
Applicant: RND Holdings Ltd. DBA Atlas Sign & Awning
File Number: 3090-20-DVP-2022-04
Proposal: Variance to Sign Bylaw to permit additional Fascia signs

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: Sign Plan

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

Variances

5. This permit varies Section 8.2 and Section 10.4 of Sign Bylaw No. 3095, 2013, by increasing the maximum number of fascia signs per business frontage in Sign District D – Highway Corridor on the north and east façades, as shown in **Schedule 1** and **Schedule 2**.

Sign Plan

6. Signage must be designed and installed in accordance with the sign plan in **Schedule 2**.

Development Variance Permit Issuance and Expiry

This permit was issued by Council on August 15, 2022.

This permit expires on **August 15, 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)

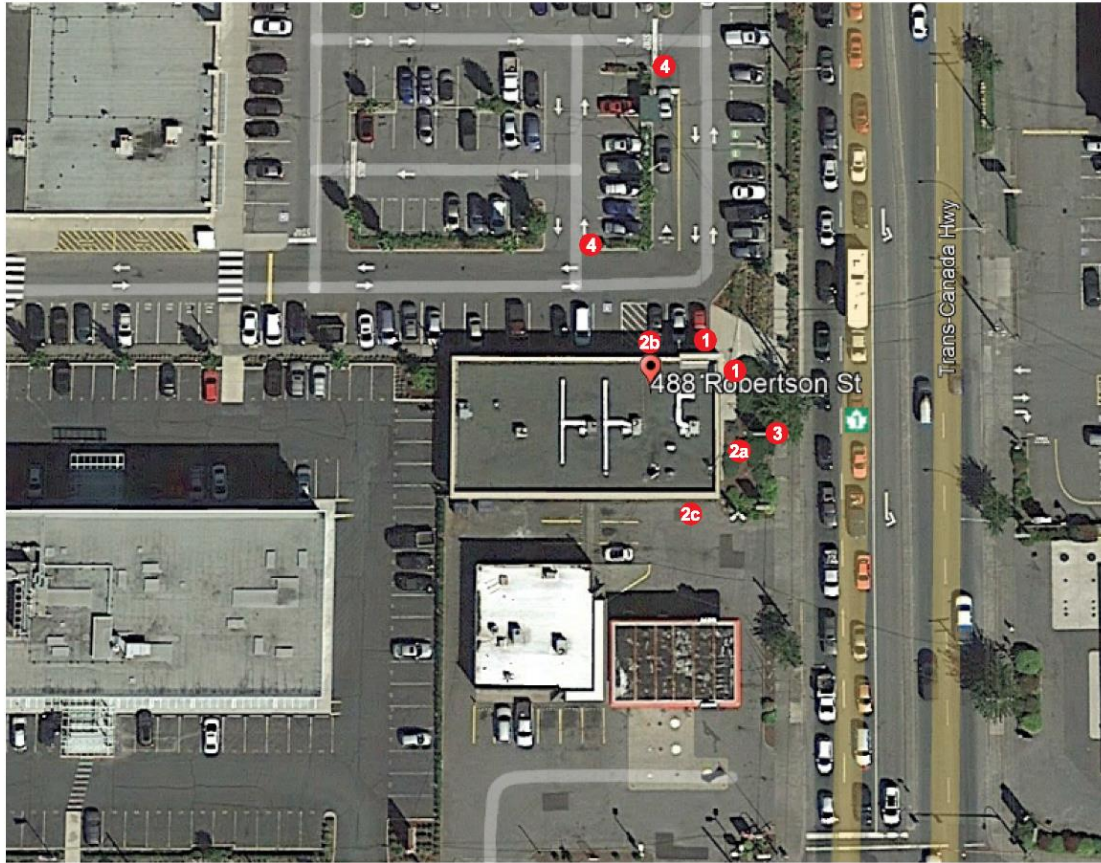
Print Name

Print Name


Date

Date

SCHEDULE 1
Site Plan



Revision:	
Date	Description
04.26.22	For Customer Review
06.09.22	As Per Customer Review
07.06.22	As Per City Review

 <p>TD BANK #678 July 7, 2022 Job # 6803 488 Robertson Street, Duncan</p>	<p>Site Plan Scale nts (at 11x17)</p> <p>PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.</p>	<p>Client Approval/Date: _____</p> <p>Landlord Approval/Date: _____</p>	<p>Contact: Charlie Seaman Atlas Sign & Awning 26697 Gloucester Wey Langley BC V4W 3S8 604.856.7983</p>	<p>Drawn by: JB</p> <p style="text-align: center; border: 1px solid black; padding: 2px;">1/8</p>
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SCHEDULE 2
Sign Plan



EAST ELEVATION




SOUTH ELEVATION

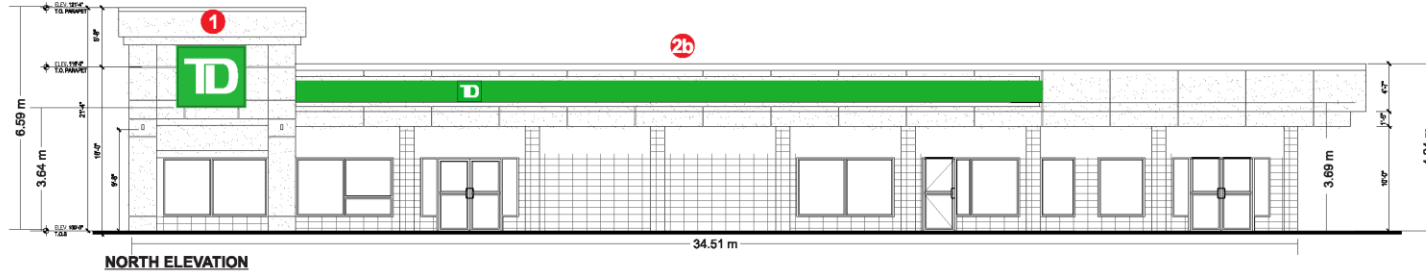


NORTH ELEVATION

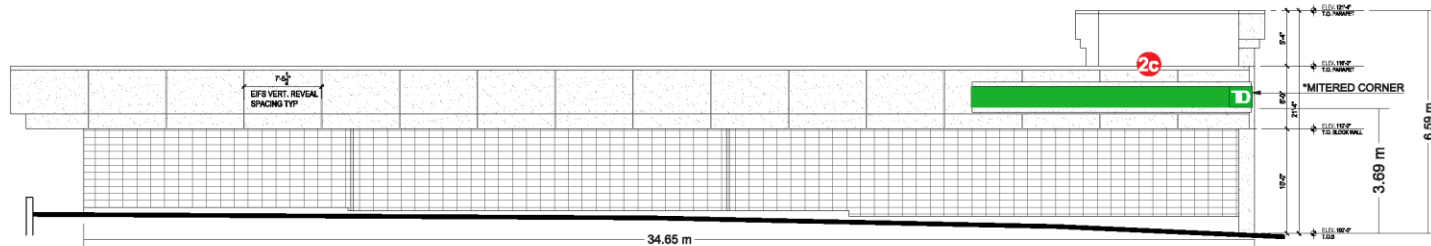


DRIVE THRU KIOSK & DIRECTIONAL SIGN

	TD BANK #678 July 7, 2022 Job # 6803 488 Robertson Street, Duncan	Current Photos Scale nts (at 11x17) PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.	Client Approval/Date: _____ Landlord Approval/Date: _____	Contact: Charlie Seaman Atlas Sign & Awning 28697 Gloucester Way Langley BC V4W 3S8 804.666.7983	Drawn by: JB <div style="border: 1px solid black; padding: 2px; display: inline-block;">2/8</div>
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NORTH ELEVATION



SOUTH ELEVATION




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 July 7, 2022
 Job # 6803
 488 Robertson Street, Duncan

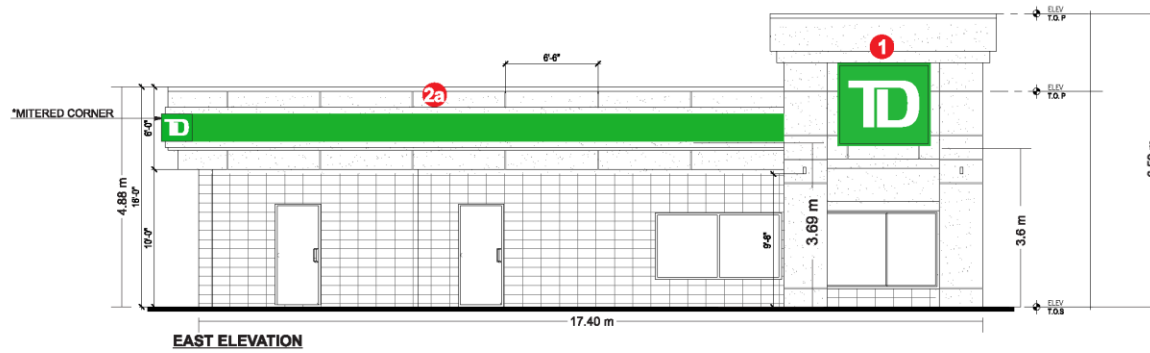
Building Elevations

Scale 3/32" = 1'-0" (at 11x17)
 PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.

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Contact: Charlie Seaman
 Atlas Sign & Awning
 26697 Gloucester Way
 Langley BC
 V4W 3S8
 604.856.7983

Drawn by: JB





TD BANK #678
 July 7, 2022
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 488 Robertson Street, Duncan

Building Elevations
 Scale 1/8" = 1'-0" (at 11x17)
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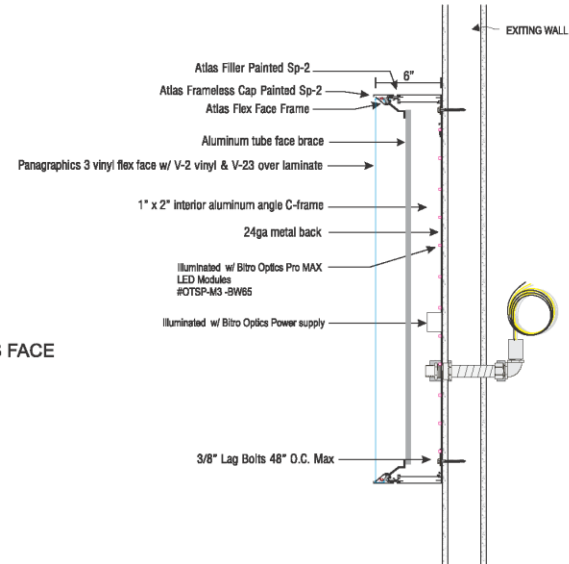
Contact: Charlie Seaman
 Atlas Sign & Awning
 26697 Gloucester Way
 Langley BC
 V4W 3S8
 604.856.7983

Drawn by: JB




SIGN AREA, EACH: 3.5m²
COPY AREA: 42%

SIGN SECTION (TYP)



COLOR SCHEDULE	
3M TD Light Green Vinyl #3630-5741	V-2
3M Clear Matte Overlaminate #3660M	V-23
Matthews TD Light Green Paint #MP65220 Ver 1.3 (Satin Finish)	SP-2
Matthews Paint Gray Epoxy Primer # 274528SP	SP-3



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1 72" Hero Shield - 2 Required

Scale 3/4" = 1'-0" (at 11x17)
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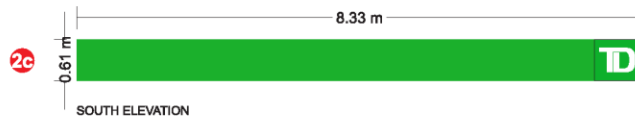
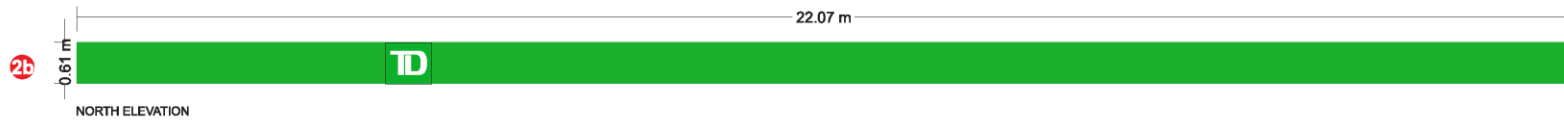
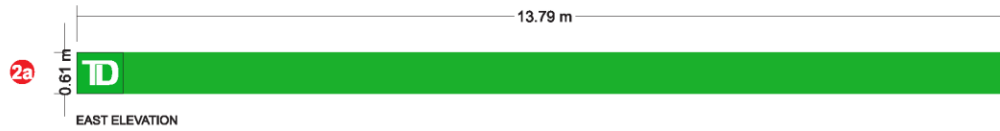
Client Approval/Date:

Landlord Approval/Date:

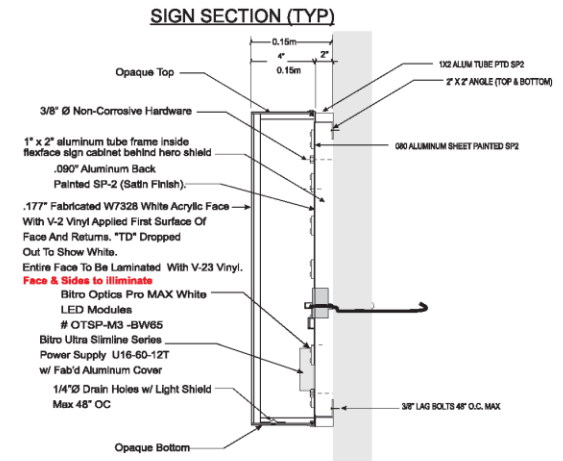
Contact: Charlie Seaman
Atlas Sign & Awning
26697 Gloucester Way
Langley BC
V4W 3S8
604.856.7983

Drawn by: JB

5/8



COLOR SCHEDULE	
3M TD Light Green Vinyl #3630-5741	V-2
3M Clear Matte Overlaminate #3660M	V-23
Matthews TD Light Green Paint #MP65220 Ver 1.3 (Satin Finish)	SP-2
Matthews Paint Gray Epoxy Primer # 274528SP	SP-8



METHOD OF INSTALL TBD WITH SITE SURVEY



TD BANK #678
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2 24" Fascia Signs

Scale 3/16" = 1'-0" (at 11x17)

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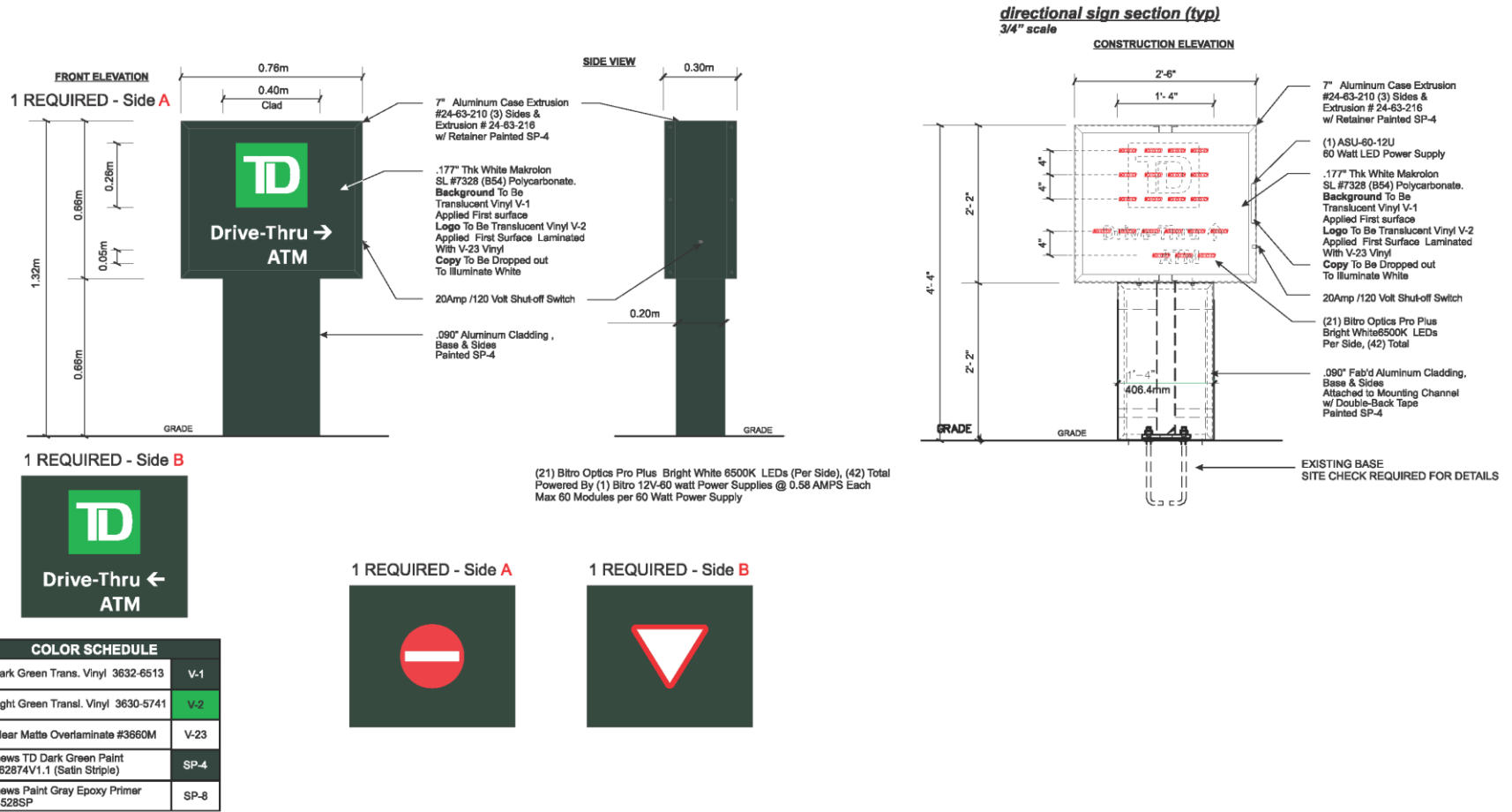
Drawn by: JB

6/8



COLOR SCHEDULE	
3M Dark Green Trans. Vinyl 3632-6513	V-1
3M Light Green Transl. Vinyl 3630-5741	V-2
3M Clear Matte Overlaminate #3880M	V-23
Matthews TD Dark Green Paint # MP62874V1.1 (Satin Striple)	SP-4
Matthews Paint Gray Epoxy Primer # 274528SP	SP-8

<p>THIS DESIGN IS THE PROPERTY OF ATLAS SIGN & AWNING COMPANY, (A DIVISION OF T&D HOLDINGS LTD.) AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.</p>	<p>TD BANK #678</p> <p>July 7, 2022</p> <p>Job # 6803</p> <p>488 Robertson Street, Duncan</p>	<p>3 Pylon Sign- Reface</p> <p>Scale 3/16" = 1'-0" (at 11x17)</p> <p>PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.</p>	<p>Client Approval/Date:</p> <p>Landlord Approval/Date:</p>	<p>Contact: Charlie Seaman Atlas Sign & Awning 28697 Gloucester Way Langley BC V4W 3S8 604.866.7983</p>	<p>Drawn by: JB</p> <p>7/8</p>
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TD BANK #678
July 7, 2022
Job # 6803
488 Robertson Street, Duncan

4 New Directional Signs - 2 Required

Scale 3/16" = 1'-0" (at 11x17)
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Client Approval/Date:
Landlord Approval/Date:

Contact: Charlie Seaman
Atlas Sign & Awning
26697 Gloucester Way
Langley BC
V4W 3S8
604.856.7983

Drawn by: JB
8/8