

**Subject Property:** 470 Trans-Canada Highway  
**Legal Description:** LOT A, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN 32742  
**PID:** 000-181-960  
**Property Owner:** Madrone Holdings Corp.  
**Applicant:** David Coulson  
**File Number:** 3060-20-DP-2022-09  
**Proposal:** Site, Building and Signage Improvements

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## **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:** Development Plans

### **Variances**

4. This permit varies the following sections of Zoning Bylaw No. 3166, 2017:
  - a) Section 3.31.1, by reducing the minimum number of off-street parking spaces for an office use from 36 to 20.
  - b) Section 3.32.2, by reducing the minimum two-way drive aisle width in the parking area on the Trans-Canada Highway side of the building from 6.5 m to 5 m.
  - c) Section 5.13.1, by reducing the minimum front parcel line setback on the Whistler Street side of the building from 4 m to 0 m.

5. This permit varies Sign Bylaw No. 3095, 2013, Section 10.4, by permitting fascia signs that do not meet the maximum area, required positioning, and related regulatory provisions.
6. The variances granted under this permit are for the existing building and uses and improvements authorized by this permit only. The variances do not apply to future development or redevelopment of the Land or new or altered signage.

### **Landscaping**

7. Landscaping and tree planting must be completed in accordance with planting plans shown in the development drawings in Schedule 1 of this permit. A Work on City Property Permit is required prior to any landscaping or other work in the road right-of-way.
8. A landscape security in the amount of \$3,750.00 (125% of estimated cost of landscaping) must be provided to the City prior to the issuance of a Building Permit or any land or site alteration authorized by this permit. The landscape security must be in a form acceptable to the City. This amount represents the cost of tree planting on Whistler Street (\$1,500.00) and the Trans-Canada Highway (\$1,500.00) frontages of the Land required under DP-2022-06. As of the date of issuance of this permit, the required cash contribution and landscape security for DP-2022-06 have not been provided to the City. If the work authorized under DP-2022-06 proceeds in advance of the work authorized under this permit, the amount of the landscape security required under this permit will be reduced accordingly.

### **Single-Pole Pylon Sign**

9. The existing single-pole pylon sign on the Trans-Canada Highway frontage of the Land must be fully removed prior to issuance of a Building Permit or a Sign Permit.

### **Encroachment Agreement**

10. The property owner must enter into an encroachment agreement with the City to authorize the proposed landing, steps, and planter shown on the Development Plans in **Schedule 1** of this permit to encroach into the Whistler Street road dedication. The encroachment agreement will require the owner to maintain liability insurance with the City named as an additional insured party. The encroachment agreement must be finalized and in place prior to installation or placement of the encroaching structures.

### **Easement Agreement**

11. The property owner must enter into a private easement agreement with the owner of 460 Trans-Canada Highway (PID: 000-329-398) prior to issuance of a Sign Permit that would authorize the "Madrone" sign on the southeast corner of the building.

**Development Permit Issuance and Expiry**

12. This permit will expire two years from the date of issuance unless construction, in accordance with the terms and conditions of this permit, has substantially started. Construction is considered to be substantially started when a valid building permit for the authorized development has been issued and remains valid, and excavation or construction works associated with the authorized development have commenced to the satisfaction of the Manager of Planning. Demolition does not constitute construction.

This permit was issued by Council on January 16, 2023.

This permit expires on January 16, 2025.

The City of Duncan

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**Corporate 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 the registered property owner, 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**

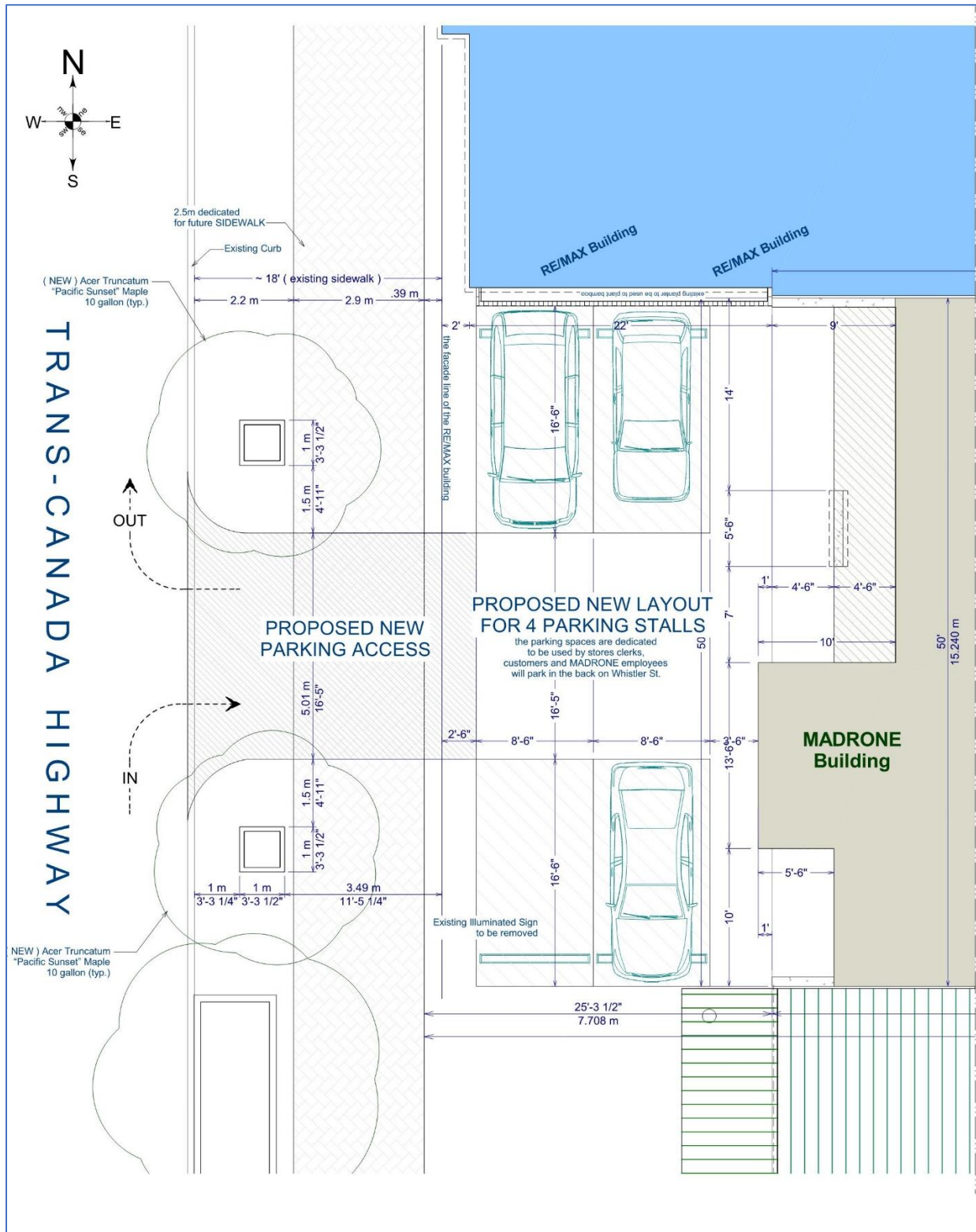
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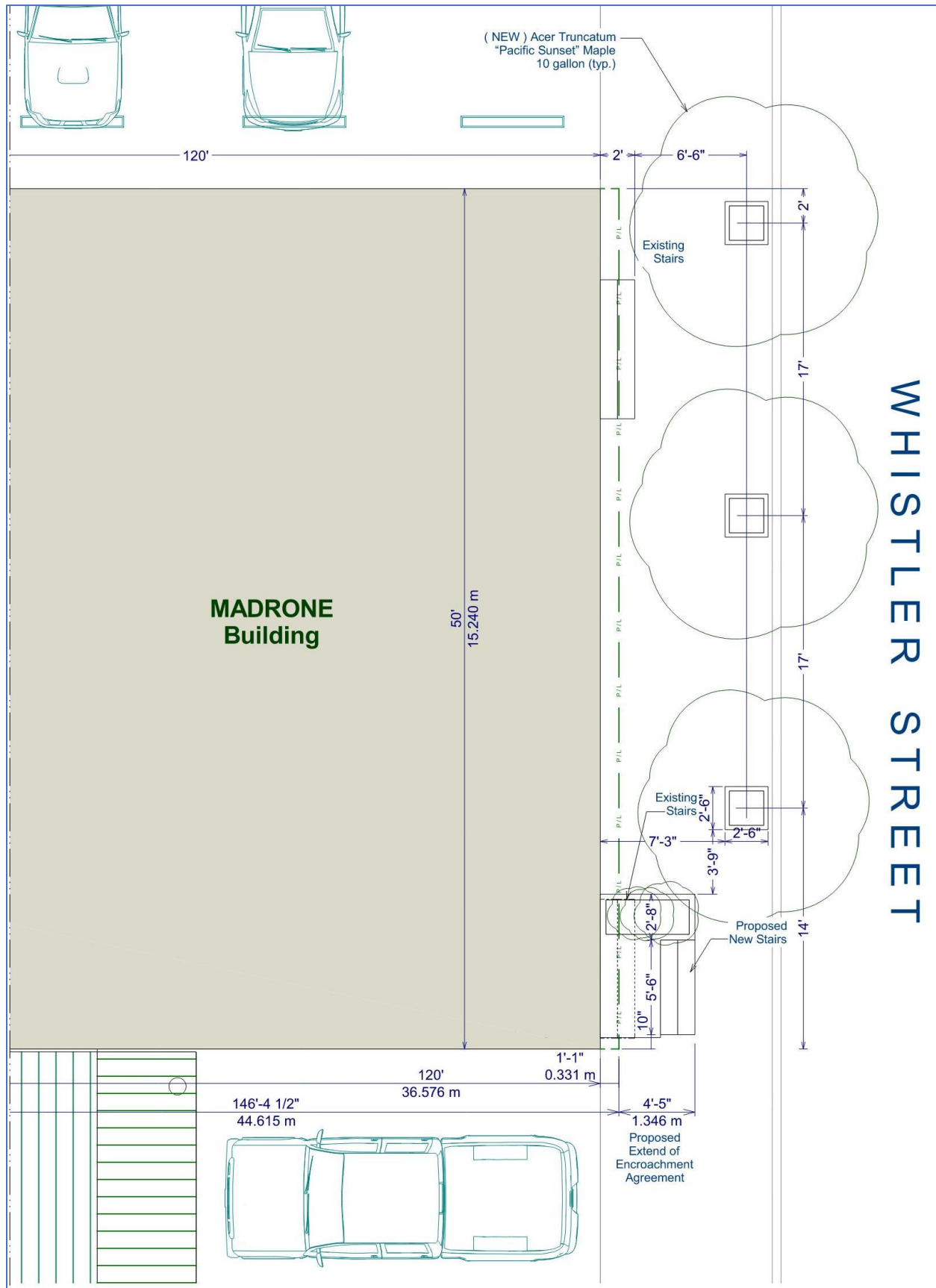
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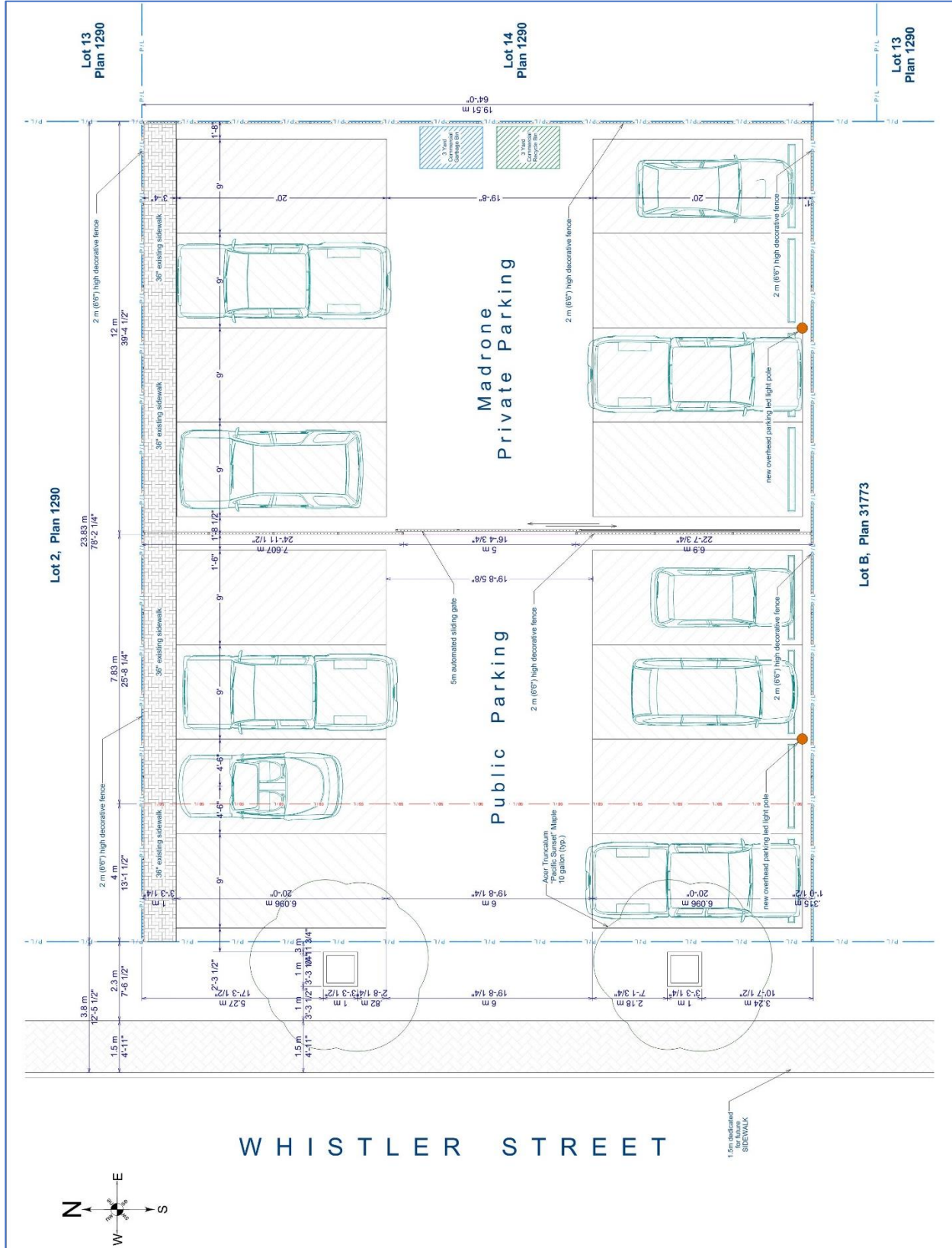
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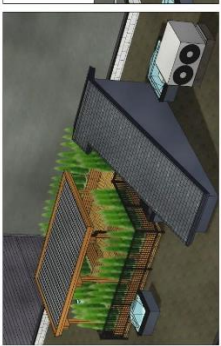
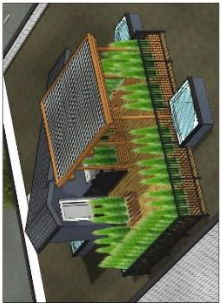
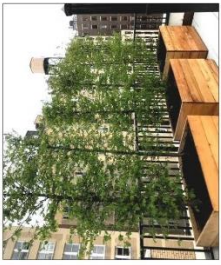
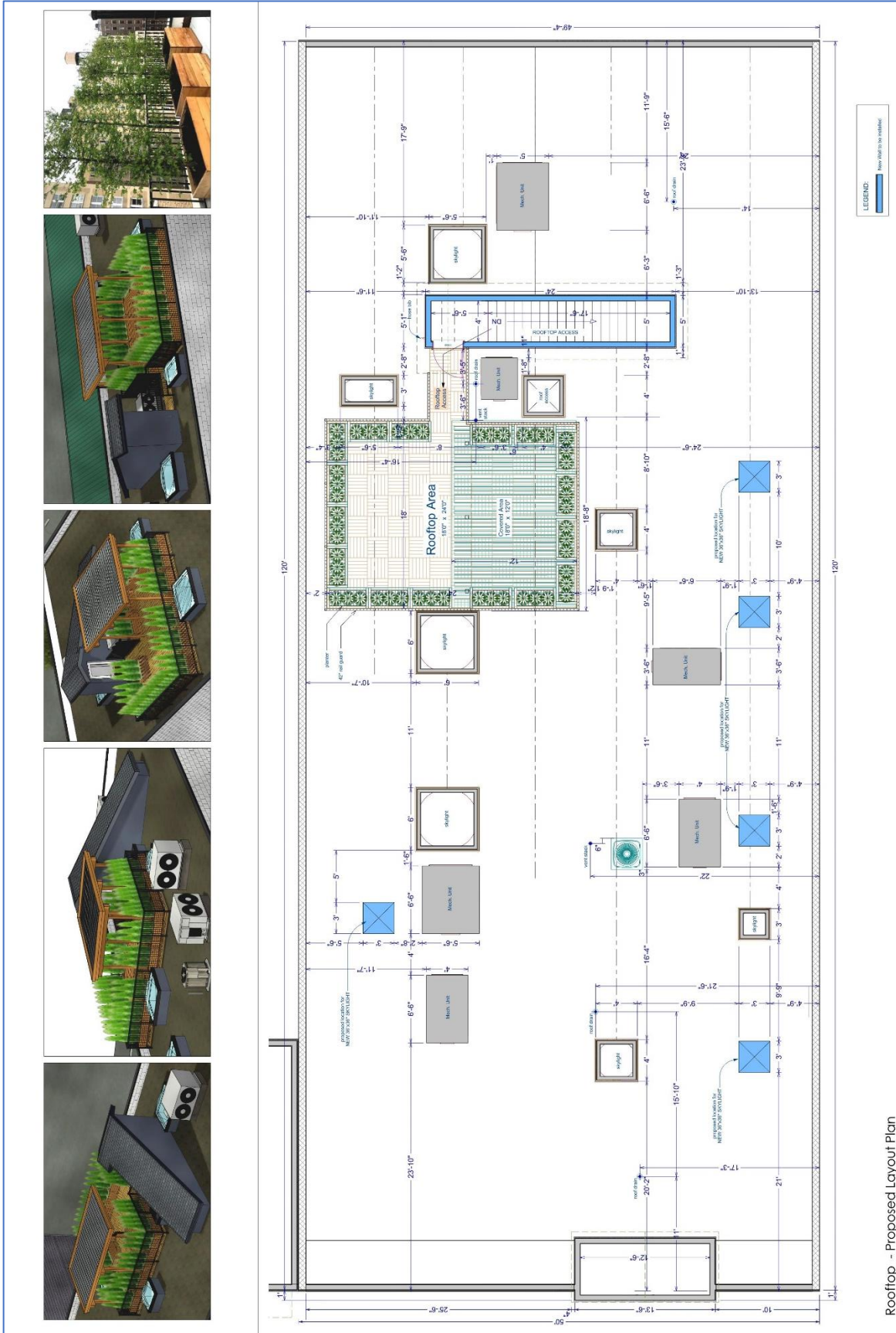
**SCHEDULE 1**  
Development Plans

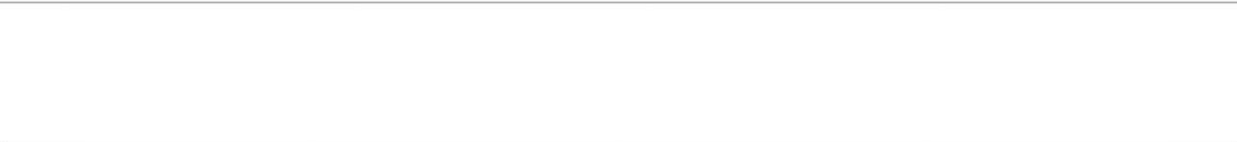




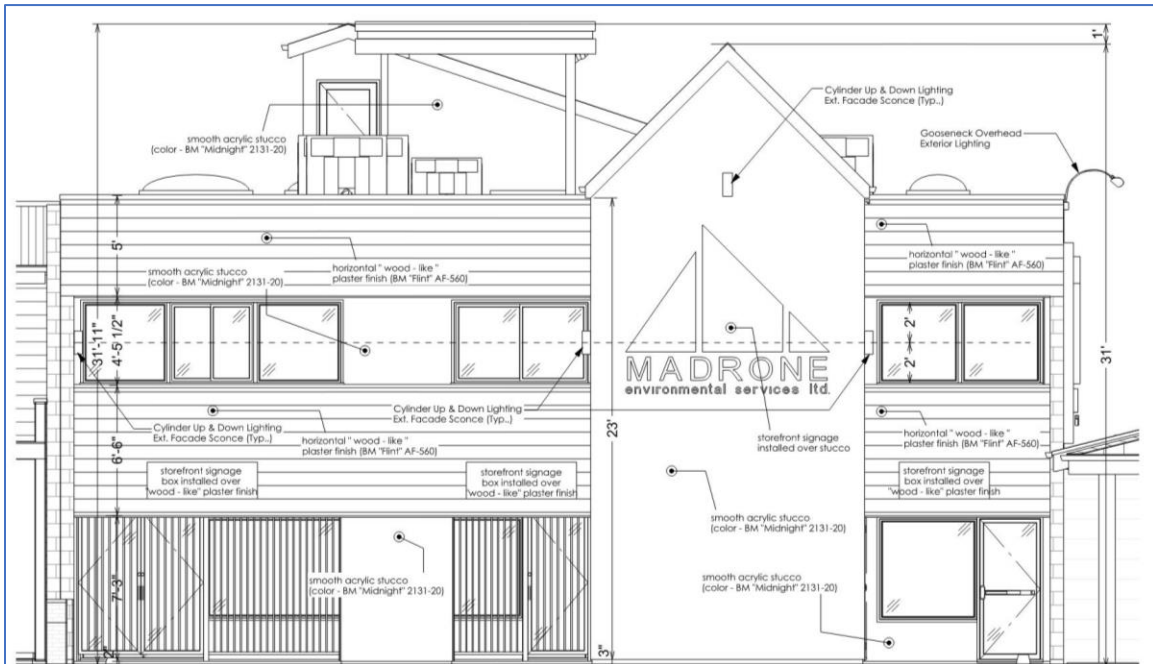






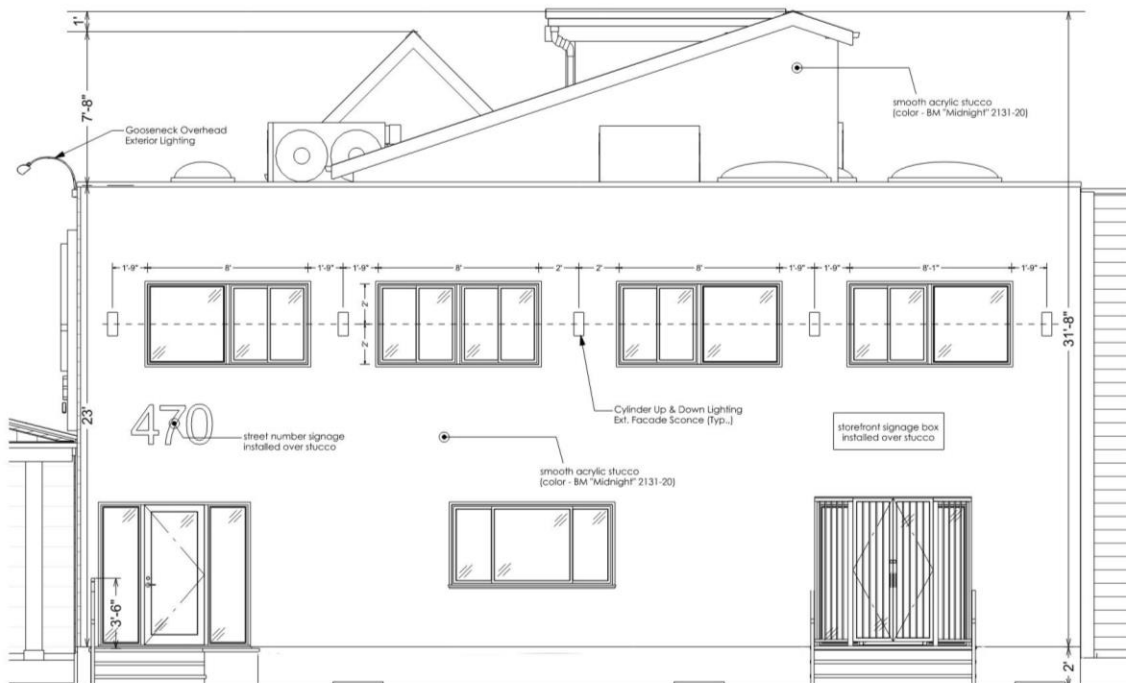






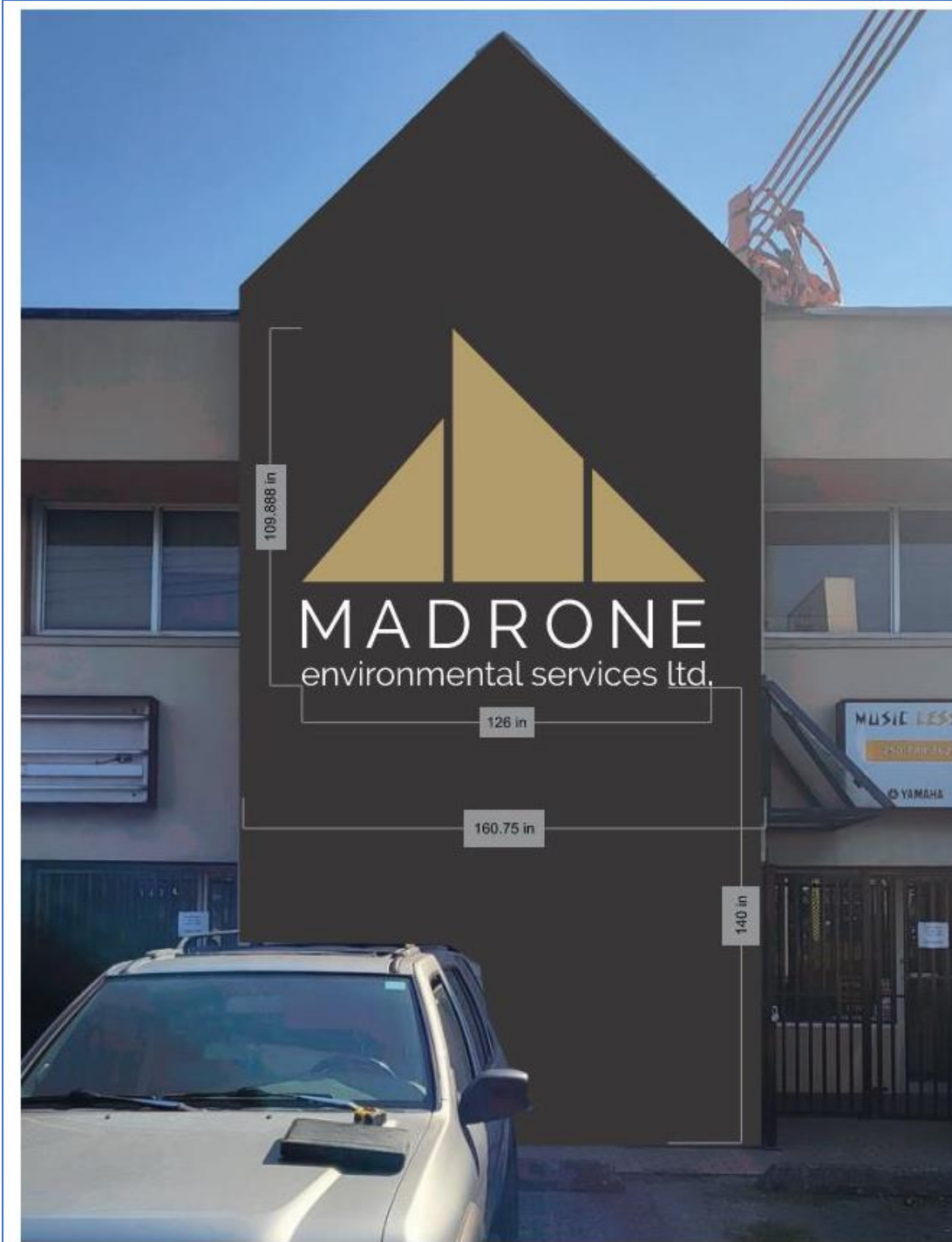
West Elevation (TransCanada Highway Facade)

scale: 1/4" = 1'-0"



East Elevation (Whistler St. Facade)

scale: 1/4" = 1'-0"



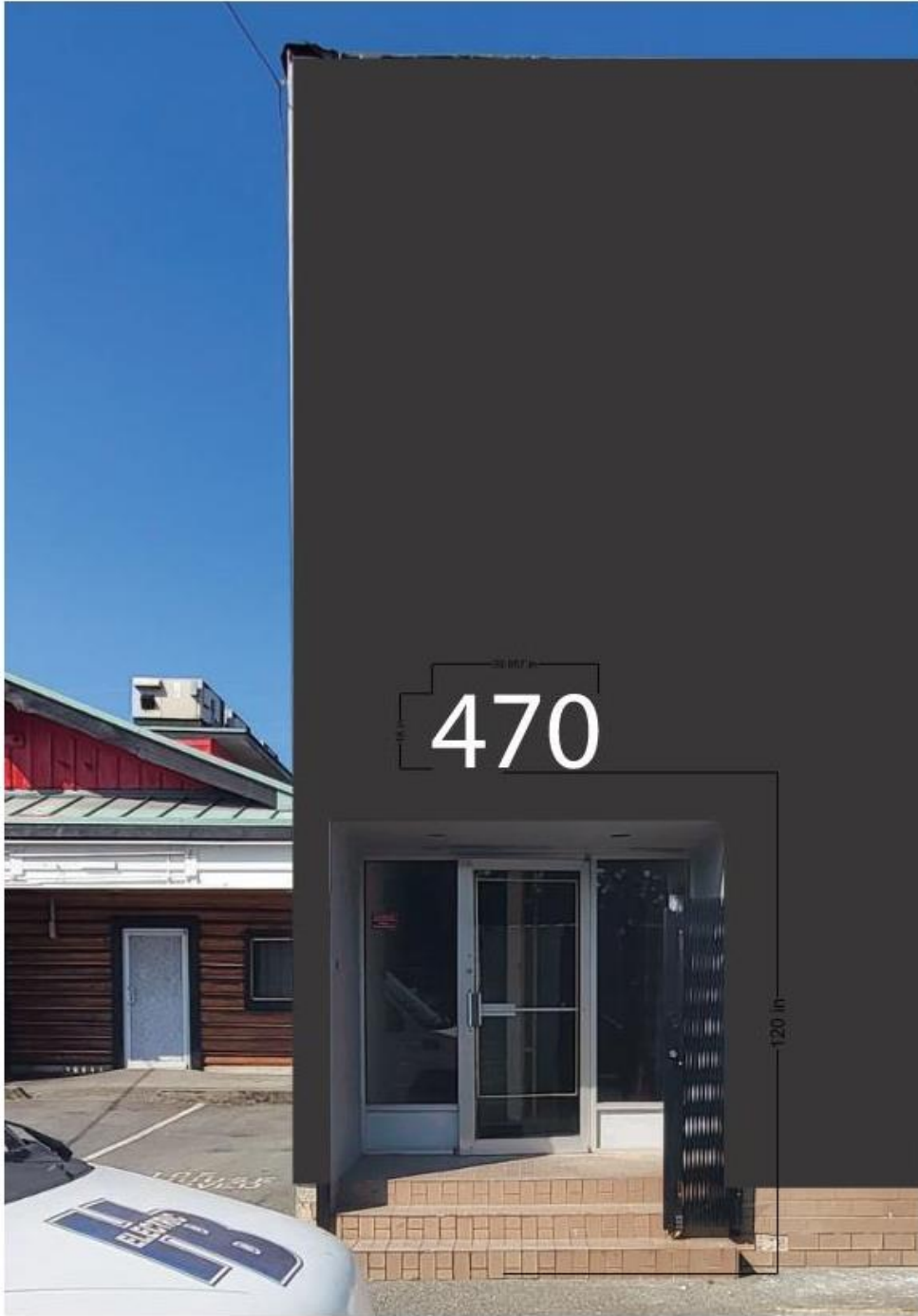
WEST ELEVATION: 470 Trans Canada Hwy  
Dimensional Intecel Letters and Logo, Pin Mount to stucco fascia  
Dimensions: 2.794m h x 3.2m w  
Elevation: 3.556m



EAST ELEVATION: Whistler Street Fascia  
Dimensional Intecel Letters, Pin Mount to Alupanel Backing,  
Stanchion Tube mount to wall.

Dimensions: 2.286m h x 2.74m w  
Elevation: 4.191m





EAST ELEVATION: Whistler Street Fascia  
Dimensional Intecel Letters, Pin Mount to fascia  
Dimensions: revised to 0.48867 m<sup>2</sup>  
Elevation: 3.048m