



**Proposal:** Development Variance Permit to relax the height and setback regulations to permit relocation of a free-standing sign.

**Recommendation:** Approval to Proceed

<b>Location:</b>	16040 Fraser Highway	<b>Zoning:</b>	CHI
<b>OCP Designation:</b>	Town Centre		
<b>NCP Designation:</b>	Community Commercial	<b>Owner:</b>	Eagle Ventures Ltd.

## PROJECT TIMELINE

Completed Application Submission Date:	September 8, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
  - to relax the setback from the front property line from 2.0 metres (6.6 ft.) to 0.78 metre (2.6 ft.);
  - to reduce the setback from the east property line from 2.0 metres (12 ft.) to 1.0 metre (3.3 ft.); and
  - to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 7.0 metres (23 ft.)

in order to permit the relocation of an existing free-standing sign on a commercial site on Fraser Highway.

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7904-0338-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the setback from the front property line from 2.0 metres (6.6 ft.) to 0.78 metre (2.6 ft.);
  - (b) to reduce the setback from the east property line from 2.0 metres (12 ft.) to 1.0 metre (3.3 ft.); and
  - (c) to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 7.0 metres (23 ft.).

## REFERRALS

Engineering: No concerns (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** Pool and spa retailer.
- **East:** Minit-Tune brake repair shop, zoned CHI, designated Town Centre.
- **South:** Legally non-conforming house, zoned CHI, Fleetwood Arms Pub, zoned C-8, designated Town Centre.
- **West:** Aamco transmission repair shop, zoned CHI, designated Town Centre.
- **North:** Mobile home park, across Fraser Highway, zoned RM-M, designated Town Centre.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Current CHI zoning does not comply with Town Centre designation.

NCP Designation: Does not comply with Community Commercial designation.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of Fraser Highway to the east of 160 Street, within the Fleetwood Town Centre.
- An existing free-standing sign is located on the northern portion of the site along Fraser Highway which identifies Ideal Pool and Spa. The existing sign consists of an internally illuminated sign box with lettering identifying the business. Directly below this area is a non-illuminated sign face with a reader board having changeable letters. A concrete base with horizontal wood cladding supports the sign.
- The City of Surrey Realty Services Division is undertaking the acquisition of road rights-of-way along Fraser Highway to facilitate the widening of Fraser Highway to four lanes. Due to road widening along Fraser Highway, the existing sign at this site needs to be relocated.

- The negotiation for the purchase of the land required for road widening often includes the relocation of existing signs, which are located on the land purchase area. The City, as part of negotiations, relocates these structures onto reconfigured property, in compliance with Surrey Sign By-law regulations.
- When the original sign permit was issued in 1978, it was in accordance with the sign regulations in place. However, the existing sign cannot be relocated in accordance with the current Sign By law regulations. Therefore, the applicant has requested a Development Variance Permit.
- In addition, the existing sign does not comply with the current height restrictions in the Surrey Sign By-law (adopted in March 1999) for the Fleetwood Town Centre. The existing sign is 7 metres (23 feet) high whereas free-standing signs in this area are restricted to a maximum height of 3.6 metres (12 feet). Therefore, the applicant is requesting a variance to relax the height requirement for the existing sign.

## BY-LAW VARIANCES AND JUSTIFICATION

### (a) Requested Variances:

- to relax the setback along the north property line from 2.0 metres (6.5 ft.) to 0.78 metres (2.5 ft.);
- to relax the setback along the east property line from 2.0 metres (6.5 ft.) to 1.0 metre (3.3 ft.); and
- to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 7.0 metres (23 feet).

### Applicant's Comments:

- To accommodate the required road widening and to retain the existing free-standing sign, these variances are requested.

### Staff Comments:

- The permit for the existing free-standing sign was issued in accordance with the regulations in the 1970s. The relocation of the existing sign is to facilitate a City initiative to widen Fraser Highway to four lanes.
- Due to the siting of the building on the existing site, the applicant will need a variance to relax the setback requirements in order to re-install the existing sign.
- In order to retain the landscaping along the front of the building, the applicant requires a variance to relax the setback along the east property line.
- The applicant also requires a variance to relax the current height requirements of the Surrey Sign By-law.
- The requested variances will apply to the existing sign only. Given the requested variances are required as a result of a City initiative and that future redevelopment of the site will require compliance with the Sign By-law regulations, staff support the requested variances.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan and Sign Design
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7904-0338-00

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 30, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

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### APPENDIX I

#### Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Infrastructure Systems Ltd.  
Address: #301 - 20338 - 65 Avenue  
Langley, B.C. V2Y 2X3  
Tel: 604-530-2288
  
2. Properties involved in the Application
  - (a) Civic Address: 16040 Fraser Highway
  
  - (b) Civic Address: 16040 Fraser Highway  
Owner: Eagle Ventures Ltd.  
PID: 011-417-161  
Lot 6 Except Part Dedicated Road on Plan BCP 7890 Section 25 Township 2 New  
Westminster District Plan 9175
  
3.
  - (a) Proceed with Public Notification for Development Variance Permit No. 7904-0338-00.

