



Proposal: Development Variance Permit to relax the setback of a free-standing sign, relax the minimum distance between free-standing signs and relax the height of a free-standing sign.

Recommendation: Approval to Proceed

Location:	16074 Fraser Highway	Zoning:	CHI
OCP Designation:	Town Centre		
NCP Designation:	Community Commercial	Owner:	Richard Strutinski

PROJECT TIMELINE

Completed Application Submission Date:	September 8, 2004
Planning Report Date:	September 27, 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 1.4 metres (5 ft.);
 - to relax the minimum spacing between free-standing signs on the same lot from 30 metres (98 ft.) to 9 metres (29.5 ft.); and
 - to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 6.4 metres (20 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. 7904-0339-00 (Appendix IV), varying the following Sign By-law regulations to proceed to Public Notification:
 - (a) to relax the front yard setback for a free-standing sign from 2.0 metres (6.6 ft.) to 1.4 metres (5 ft.);
 - (b) to relax the minimum distance between free-standing signs on the same lot from 30 metres (98 ft.) to 9 metres (30 ft.); and
 - (c) to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 6.4 metres (20 ft.).

REFERRALS

Engineering: No concerns (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** Car dealership.
- **East:** Taxidermist, zoned CHI, designated Town Centre.
- **South:** Paved parking lot, zoned CHI.
- **West:** Mixed use commercial building, zoned CHI, designated Town Centre.
- **North:** Across Fraser Highway, concrete form rental, zoned CHI and RA, designated Commercial, mixed use commercial building, zoned CD (By-law No. 13065), designated Town Centre.

PLAN AND POLICY COMPLIANCE

OCP Designation: Does not comply.

DEVELOPMENT CONSIDERATIONS

Background

- In 1976, sign permits were issued for the installation of two pole signs on the subject property. The one sign, located adjacent to the east property line, was a centre mount pole sign with two sign faces, totaling 6 square metres (65 sq. ft.) in sign area. The second free-standing sign adjacent to the west property line allowed for advertising to hang like a banner on either side of the pole with a sign area of approximately 7.2 square metres (77.5 sq. ft.).
- Additional sign permits have been issued over the years to replace the sign faces as the tenants have changed.
- The subject property has been occupied by automotive oriented businesses since 1980. The current tenant, Basant Motors, has had a business license issued since September 2002.

- In November 2000, City Council approved the Fleetwood Town Centre Plan. This plan designates the subject property for future re-development under the Town Centre designation. The subject property is currently zoned Highway Commercial Industrial Zone (CHI), which allows for the automotive sales and service use currently in operation on the site.
- 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.

Current Proposal

- The negotiation for the purchase of the land required for road widening often includes the relocation of existing free-standing signs which are located on the land purchase area. The City, as part of the negotiations, relocates these structures onto the reconfigured property, in compliance with the Surrey Sign By-law regulations.
- One of the existing signs (the westerly sign) can be sited in accordance with the 2.0-metre (6.6 ft.) setback requirement. The second (easterly) sign cannot be sited in accordance with the Sign By-law regulations due to the siting of the existing structures on the subject lot. Therefore, the applicant has requested a Development Variance Permit to relax the setback from the front property line for the easterly sign.
- When the permits for the two signs were originally issued on the site, they were in accordance with the sign regulations as specified under Surrey Zoning By-law No. 2265.
- Surrey Sign By-law No. 13656 was adopted in March 1999, replacing the sign regulations in current Zoning By-law (No. 12000).
- The Fleetwood Town Centre Plan was approved by City Council in December 2000. The Design Guidelines established for the Town Centre core commercial area discourages the installation of free-standing pylon signs. The requested Development Variance Permit is to facilitate the relocation of the two existing free-standing signs on the site. At the time the site redevelops to its ultimate use, any future signage will be required to satisfy the guidelines established for the Fleetwood Town Centre.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- The applicant is requesting the following variances to the Sign By-law:
 - To relax the front yard setback for a free-standing sign from 2.0 metres (6.6 ft.) to 1.4 metres (5 ft.);
 - To relax the minimum spacing between free-standing signs on the same lot from 30 metres (98 ft.) to 9 metres (29.5 ft.), and
 - To relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 6.4 metres (20 ft.).

Applicant's Comments:

To accommodate the required road widening and to retain the two existing free-standing signs, the three variances are requested.

Staff Comments:

- Permits for the existing signs were issued in accordance with the regulations in the 1970s. The relocation of

PID: 010-987-193
Lot 2 Except Firstly: South 168 Feet; Secondly: Part Dedicated Road on Plan
BCP10616; Section 25 Township 2 New Westminster District Plan 8828

3.

- (a) Proceed with Public Notification for Development Variance Permit No. 7904-0339-00.