

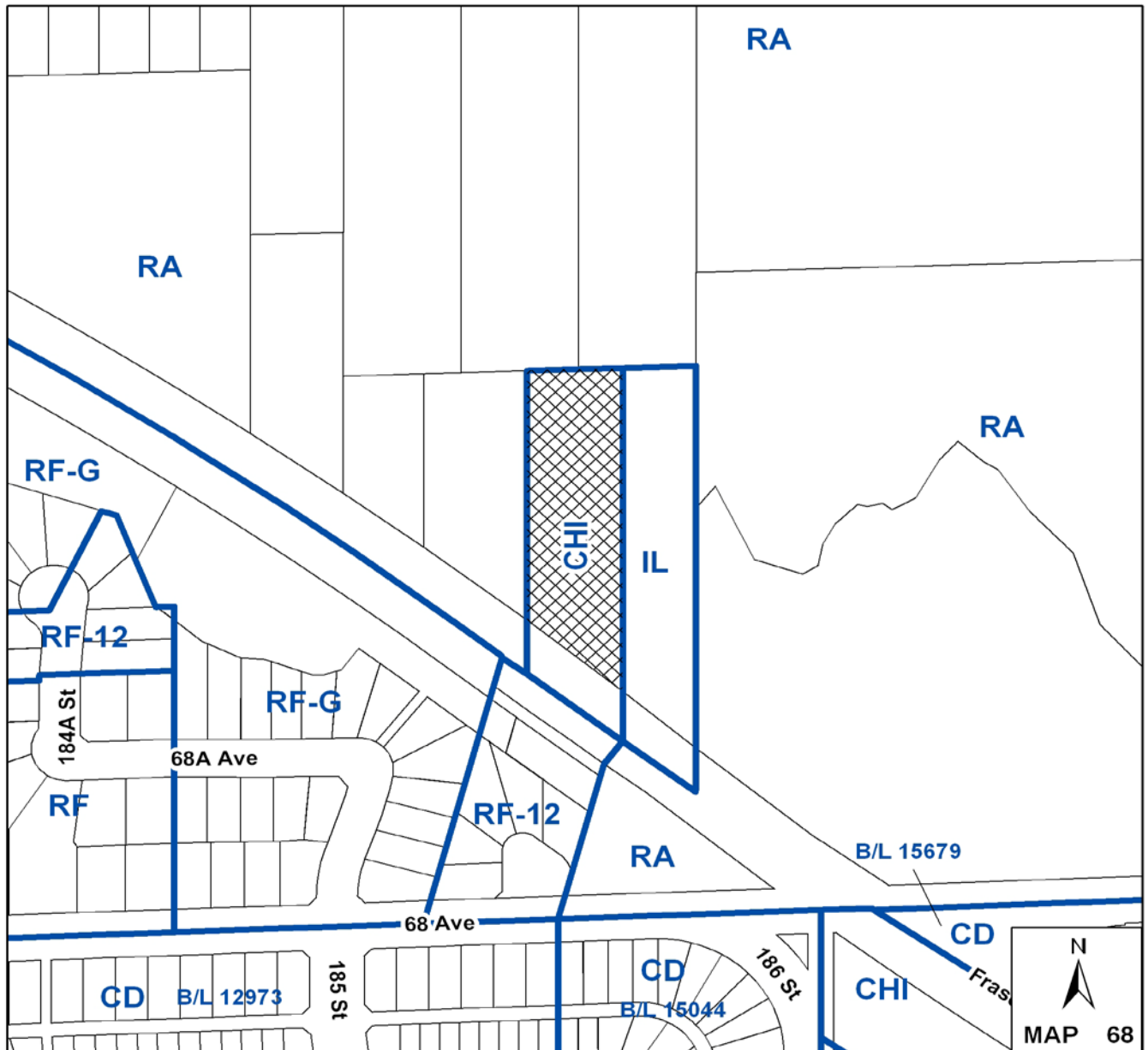
**Proposal:** Development Variance Permit to reduce the minimum setback for an existing free-standing sign.

**Recommendation:** Approval to Proceed

**Location:** 18543 Fraser Highway      **Zoning:** CHI

**OCP Designation:** Suburban

**LAP Designation:** Riparian Setback / Open Space      **Owner:** Muriel May Castle



## PROJECT TIMELINE

Completed Application Submission Date: September 28, 2006  
Planning Report Date: July 9, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulation:
  - to reduce the minimum setback from the front lot line for a free-standing sign in a commercial zone from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.)

in order to permit an existing sign affected by the widening of Fraser Highway to remain.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0416-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to reduce the minimum setback from the front lot line in a commercial zone from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.) for an existing free-standing sign.

## REFERRALS

Engineering: No concerns (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Commercial property for the Castle Sewing Centre.
- **East:** New location for a forklift rental business, zoned IL, designated Suburban.
- **South:** Across Fraser Highway, vacant lot under recently completed development application (No. 7905-0374-00) to create 5 single family lots, zoned RF-12, designated Urban (final adoption on May 28, 2007).
- **West:** Single family dwellings on acreage properties, zoned RA, designated Suburban.
- **North:** Single family dwelling on acreage property and vacant property, zoned RA, designated Suburban.

### PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

LAP Designation:                      Complies

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of Fraser Highway within the Clayton General Land Use Plan area. The site is zoned "Highway Commercial Industrial Zone" (CHI).
- The existing free-standing sign has a 1983 sign permit and is located at the south edge of the subject property fronting Fraser Highway. Prior to the Fraser Highway road widening project, the sign was located in what is now road right-of-way. There are no residential buildings in the immediate vicinity of the sign due to the significant setback of the residential building on the acreage property to the west, the forklift rental business on the lot to the east and the development of parkland immediately south of Fraser Highway (under recently completed Application No. 7905-0374-00).
- As part of the widening of Fraser Highway, the owner was required to relocate the existing sign. The owner wished to maintain similar visibility for the free-standing sign at the new location and to ensure there was adequate vehicle turning room within the reduced surface parking area on the subject site. The new location for the sign was determined in cooperation with City Engineering staff, who reviewed and found the sightlines for the sign at the new location to be acceptable.
- Although the sign has already been relocated, the owner is requesting formal approval through a Development Variance Permit, for the reduced setback.
- The double-faced sign has a total sign area of 9.2 square metres (99.0 sq. ft.) and a height of 2.6 metres (8.7 ft.), which is compliance with the Sign By-law.
- In a commercial zone, the maximum sign area for a double-faced sign is limited to 27.8 square metres (300 sq. ft.) and the maximum height of a free-standing sign along this portion of Fraser Highway is limited to 7.6 metres (25 ft.).

### PRE-NOTIFICATION

Pre-notification letters and development proposal signs are not required for Development Variance Permit applications.

### DESIGN PROPOSAL AND REVIEW

- The sign is located on a gravelled area between the new driveway and the existing commercial building.
- The double-faced internally illuminated sign identifies the name of the business (Castle's: Castle Sewing Centres) and provides space for up to five lines of characters to announce store products and events.
- The sign is supported on two columns anchored to a concrete base.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to relax the minimum setback from the front property line in a commercial zone from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.) for an existing free-standing sign.

Applicant's Reasons:

- The proposed sign allows for the identification of store products and events to vehicular traffic approaching from both the west and east along Fraser Highway.
- The reduced setback from the front property line is required to enable adequate vehicle turning room within a reduced surface parking area that resulted from the widening of Fraser Highway.

Staff Comments:

- The new location of the existing sign provides similar visibility in comparison to its previous location and the relocation was made necessary by the City's road widening program.
- The Clayton General Land Use Plan identifies the subject site as a riparian setback and open space area due to the Class "A" watercourse that flows west across the middle portion of the site. Until such time as the subject site changes its land use, the north side of Fraser Highway at this location is not an area of high pedestrian volume and is separated from the residential area to the south by the Fraser Highway and parkland running parallel to the Highway.
- As the variance will only apply to the existing sign, staff support the requested variance.

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. Contour Map
- Appendix III. Proposed Site Plan and Sign Elevations
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7906-0416-00

How Yin Leung  
Acting General Manager  
Planning and Development

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Information for City Clerk

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

1. (a) Agent:      Name:                      Joanne McCurdy, Realty Services Division, City of Surrey  
                         Address:                      14245 - 56 Avenue  
                                                              Surrey, BC V3X 3A2  
                         Tel:                                      604-598-5729
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      18543 Fraser Highway
  
  - (b)      Civic Address:                      18543 Fraser Highway  
                         Owner:                                      Muriel May Castle  
                         PID:    006-524-010  
                         Lot 20 Except Part in Plan BCP20001 Section 16 Township 8 New  
                         Westminster District Plan 30500
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0416-00.

CONTOUR MAP FOR SUBJECT SITE

