

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0425-00

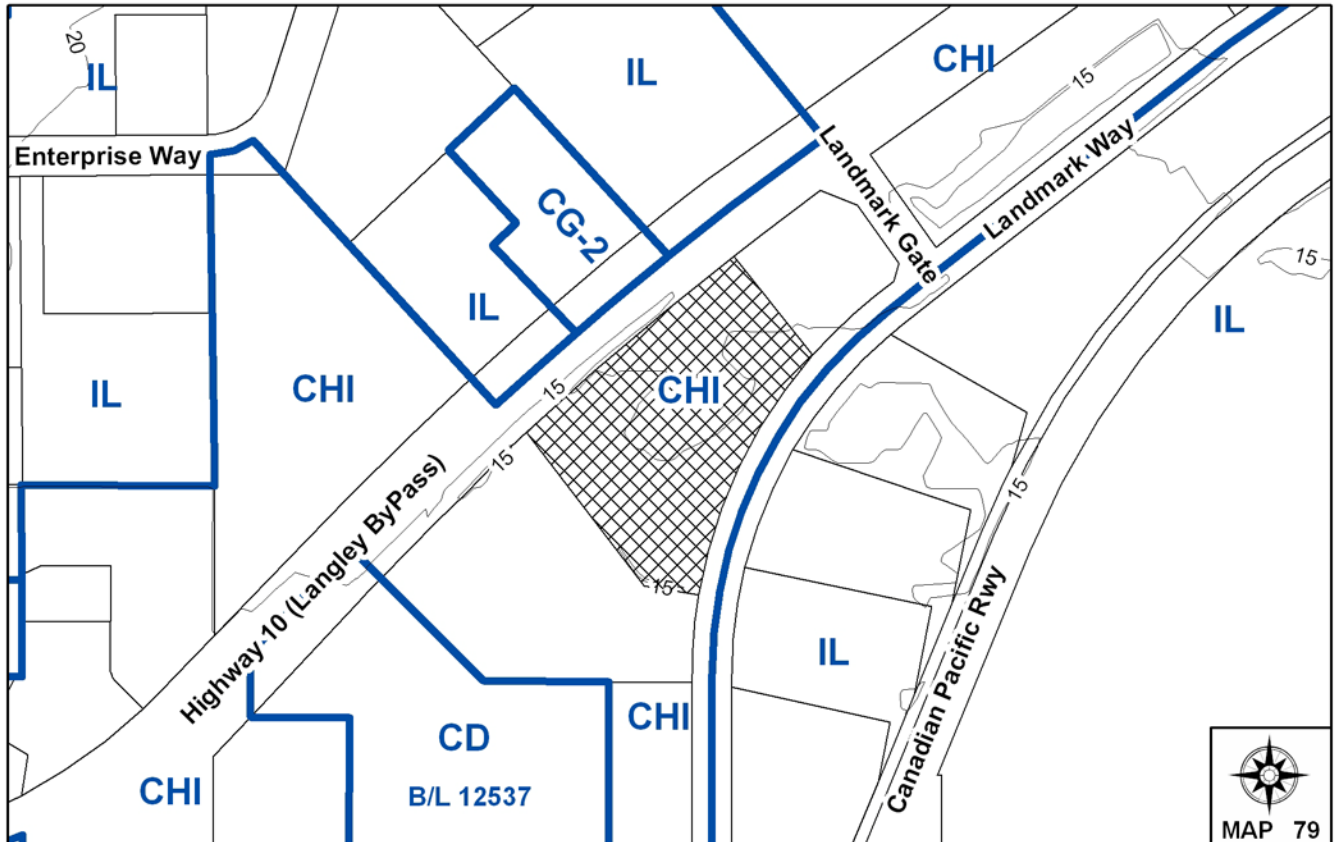
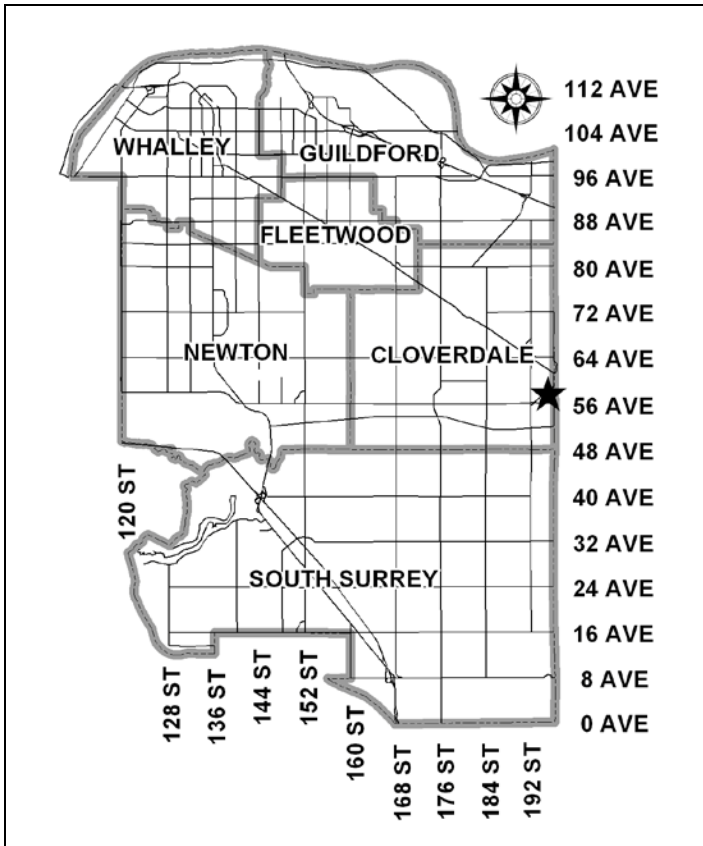
Planning Report Date: December 17, 2007

PROPOSAL:

- **Development Permit**

in order to permit the replacement of an existing free-standing sign.

LOCATION: 19418 Langley By-pass
OWNER: Georgian Properties Ltd.
ZONING: CHI
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the Surrey Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0425-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Existing automobile dealership.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway 10/ Langley By-Pass):	Existing gas station, and light industrial uses.	Industrial	IL, CG-2
East (Across Landmark Gate):	Existing hotel.	Industrial	CHI
South (Across Landmark Way):	Existing light industrial uses.	Industrial	IL
West:	Existing automobile dealership.	Industrial	CHI

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of the Langley By-pass west of 196 Street. The site is designated Industrial in the Official Community Plan (OCP) and is zoned “Highway Commercial Industrial Zone” (CHI).
- Langley Chrysler is currently operating an automobile dealership on the subject site. Automobile dealerships are permitted in the CHI Zone.

- The subject site is concurrently under Application No. 7907-0051-00. As part of this application, the owner applied for a Development Permit to allow an addition to the existing building, and a Development Variance Permit to increase the number of fascia signs. Council gave approval to proceed on November 19, 2007, and subsequently approved the Development Variance Permit on December 3, 2007.
- The 1.1-hectare (2.5 ac) subject site has a highway frontage of 196 metres (640 ft.) along the Langley By-pass.
- The current application is for a Development Permit to allow for the installation of a free-standing sign (see Appendix III), which will replace an existing free-standing sign currently on the site.
- The proposed free-standing sign is a “flag-pole” style sign, approximately 7.46 metres (24.5 ft.) in height, and a maximum 3 metres (10 ft.) in width (see Appendix III). The proposed sign is double-sided, mounted on a black aluminum pole. The sign itself is constructed of plastic. This sign will allow for maximum exposure for the applicant’s business along the Langley By-pass.
- City staff did request further modifications to the proposal in order to enhance the appearance of the sign. However, the applicant was reluctant to provide any more changes to the proposed sign, as it reflects the global corporate image of Chrysler. Despite staff request for modifications, staff agrees that the proposed sign does continue the general trend of improvement in the quality and appearance of signage in this area.
- The free-standing sign will be setback 3 metres (10 ft.) from the property line in order to accommodate an existing statutory right-of-way along Langley By-pass, and will be located in landscaping beds consisting of varieties of rhododendrons (see Appendix III). The Landscaping Plan is currently under review as part of Application No. 7907-0051-00.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal, and staff did not receive any comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|-------------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Engineering Summary |
| Appendix III. | Development Permit No. 7906-0425-00 |

Jean Lamontagne
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: Dieter Bohnert, Artistic Sign Services
 Address: 9495 Ford Road
 Rosedale, BC V0X 1X0
 Tel: 604-794-3524

2. Properties involved in the Application

(a) Civic Address: 19418 Langley By-pass

(b) Civic Address: 19418 Langley By-pass
 Owner: Georgian Properties Ltd., Incorporation No. 127935
 PID: 027-294-463
 Parcel 1 (Being a Consolidation of Lots C and D, See BB136824) Section 10
 Township 8 New Westminster District Plan 82215

3. Summary of Actions for City Clerk's Office