

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0020-00

Planning Report Date: June 15, 2009

PROPOSAL:

- **Development Permit**

in order to permit a free-standing sign for an existing restaurant in Cloverdale.

LOCATION:

17608 Highway No. 10

OWNER:

Anna J. MacEachern and Arthur R. MacEachern

ZONING:

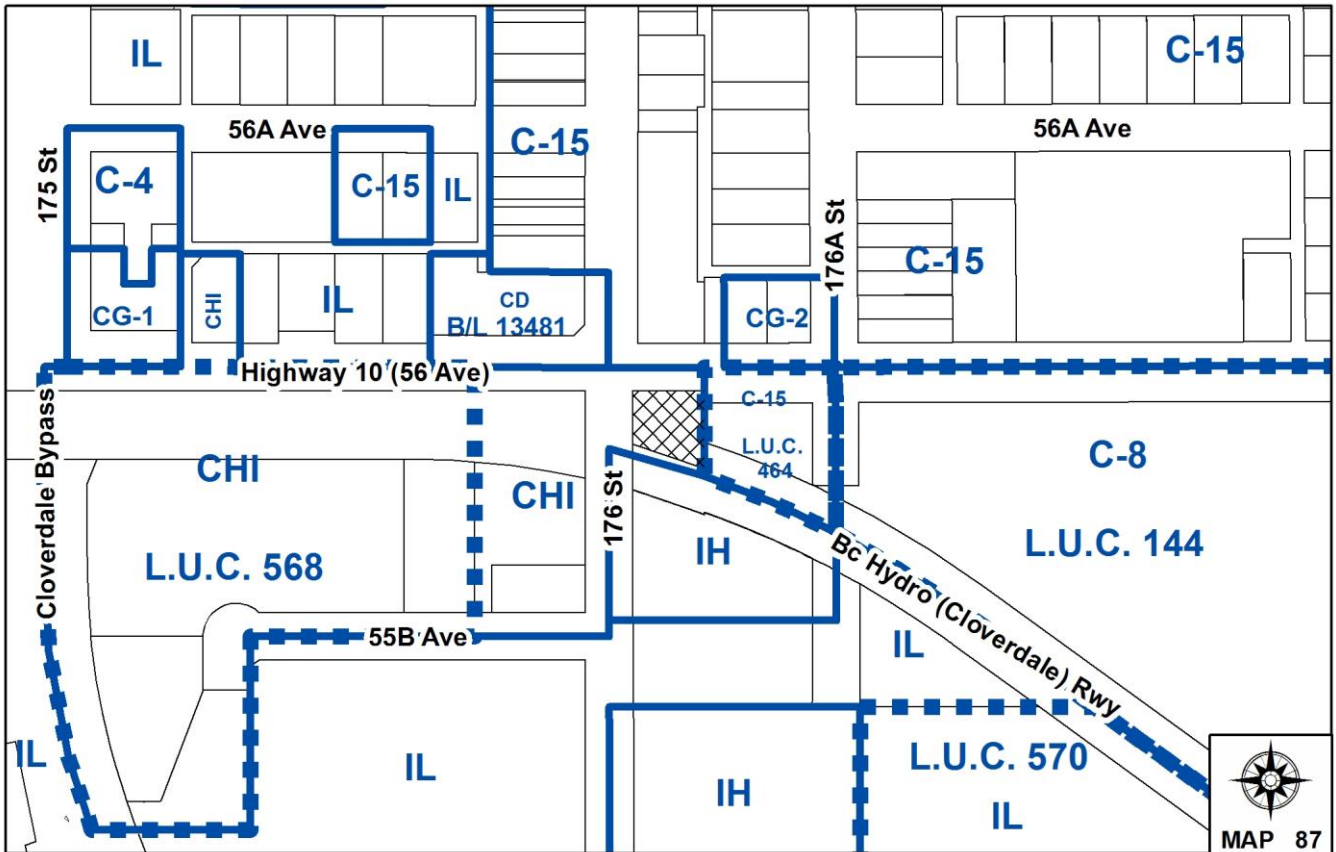
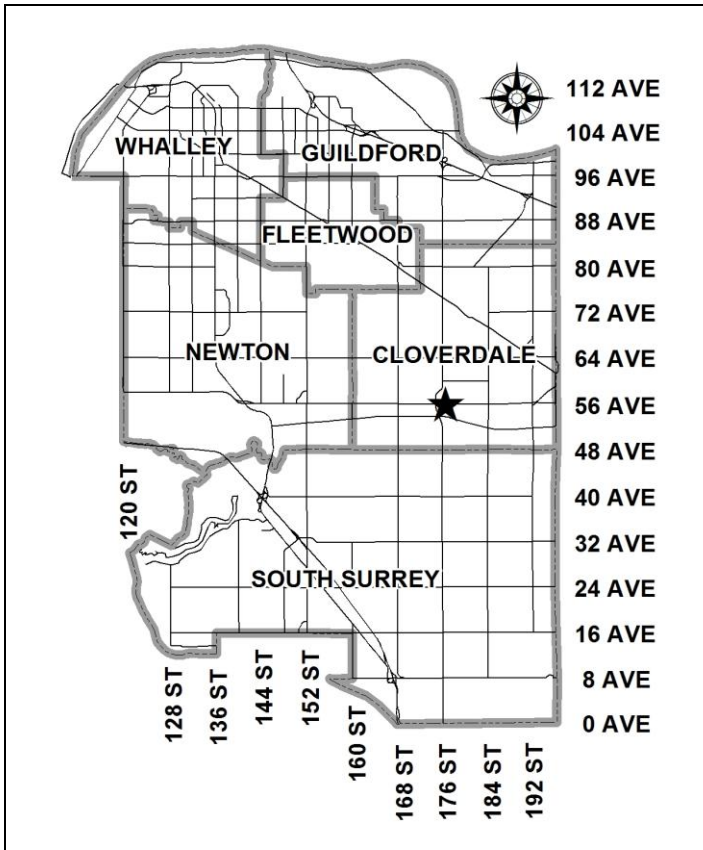
CHI

OCP DESIGNATION:

Commercial

TCP DESIGNATION:

Retail/Service Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign complements the form and character of the existing building on site.
- The proposed sign is consistent with design guidelines of the Cloverdale Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0020-00 (Appendix II), 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.

SITE CHARACTERISTICS

Existing Land Use: Coast & Country Diner restaurant and catering business.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across Highway No. 10):	Restaurant and retail.	Town Centre/Public Open Space and Park	C-15
East:	Clydesdale Inn & Pub.	Commercial/Retail Service Commercial	LUC No. 464 (C-15)
South (Across closed railway line):	Industrial lot.	Industrial/Industrial	IH
West (Across 176 Street):	Closed railway line and Antique Barn retail store.	Industrial/Industrial	CHI

DEVELOPMENT CONSIDERATIONS

- The subject property located at 17608 Highway No. 10 is designated Commercial in the Official Community Plan (OCP), and is zoned CHI (Highway Commercial Industrial Zone). The subject site fronts Highway No. 10 to the north and 176 Street to the west. Coast and Country Diner has occupied the site for 10 years.
- The applicant is proposing to install a free-standing sign on the site, facing Highway No. 10. The site's original sign was removed to make way for the widening of Highway No. 10. As the previous sign was installed prior to the designation of the subject site as a Development Permit Area, the new replacement sign requires a Development Permit

- The proposed free-standing sign will be 3.9 metres (13 ft.) high, which conforms to the maximum permitted sign height in the Sign By-law for the Special Sign Area requirements along this portion of Highway No. 10.

PRE-NOTIFICATION

- In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is 3.9 metres (13 ft) high, 3.0 metres (10 ft.) wide and will be double-faced, with a total sign area of approximately 14.0 square metres (151 sq.ft.). The Sign By-law permits a maximum height of 4.6 metres (15 ft.) and total sign area of 27.8 square metres (300 sq.ft.) at this location.
- The proposed free-standing sign will be constructed on a red brick base, and the sign area background will consist of an aluminum cabinet painted beige to match the paint colour of the building, with black push-through vinyl text. The sign will be lit using fluorescent illumination inside the cabinet.
- The proposed free-standing sign is of a quality that will reflect the design and scale of the existing building, and will tie in nicely with building colours.
- The proposed location of the sign is currently paved with asphalt. The applicant is proposing to install landscaping around the base of the sign with drought-resistant species.
- The free-standing sign will be located 2 metres (6 ft.) from the front property line abutting Highway No. 10 and 3 metres (10 ft.) from 176 Street, which complies with the siting regulations in the Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Permit No. 7909-0020-00.

Jean Lamontagne
General Manager
Planning and Development

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