

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0299-00

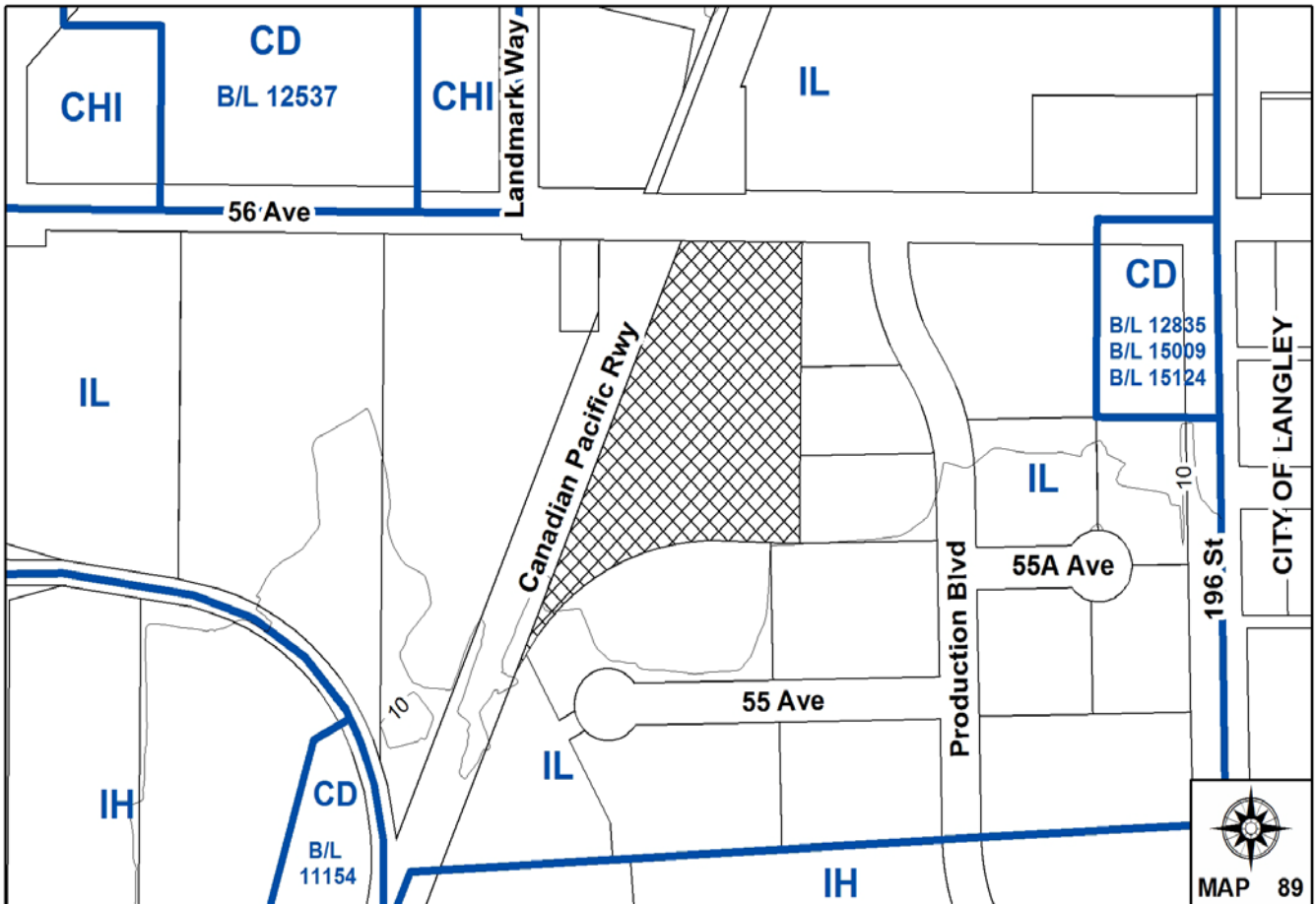
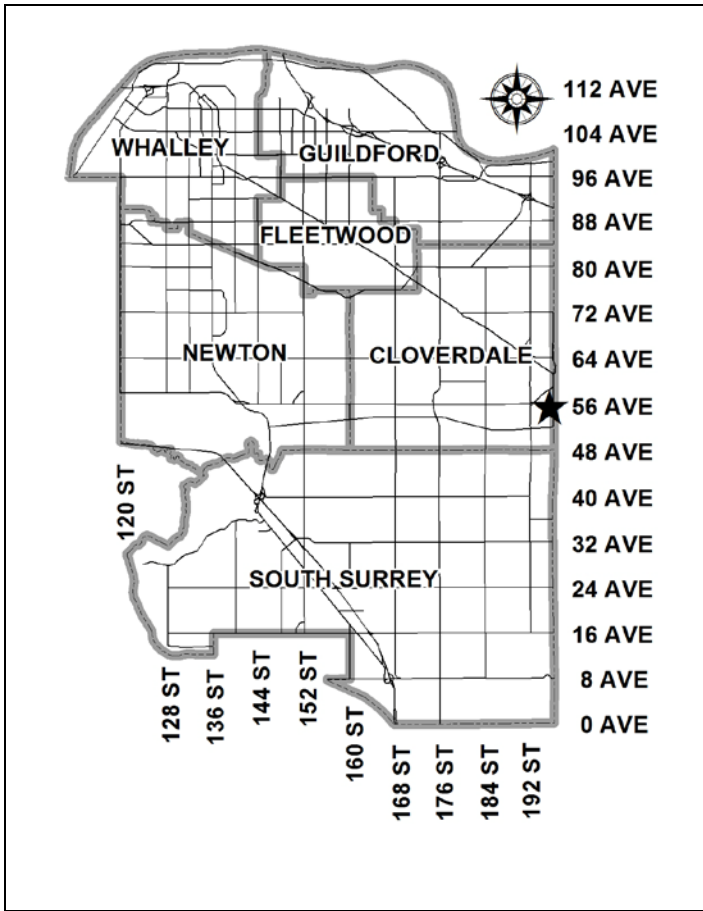
Planning Report Date: March 14, 2011

PROPOSAL:

- **Development Permit**

in order to permit a replacement free-standing sign on an industrial site.

LOCATION: 19500 - 56 Avenue
OWNER: Northwest Group Properties Inc.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- Execute Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Sign By-law.
- Design complements existing industrial building.
- Siting does not conflict with ultimate road improvements planned for 56 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7910-0299-00.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to the project (subject to the setback requirements as outlined in Appendix II).

SITE CHARACTERISTICS

Existing Land Use: Industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 56 Avenue):	Industrial park.	Industrial	IL
East:	Industrial building and equipment rental business.	Industrial	IL
South:	Industrial building.	Industrial	IL
West (Across Railway Tracks and McLellan Creek):	Mansonville Plastics.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 19500 - 56 Avenue and is designated Industrial in the Official Community Plan (OCP). It is zoned IL (Light Impact Industrial Zone).
- Northwest Group Properties Inc. owns the site which operates a number of businesses including The McRae Group, NorthWest Waste Solutions Inc and Mountain Spring Water.
- The applicant is proposing to replace an existing low concrete sign with a new free-standing sign.

- The proposed new free-standing sign fronts 56 Avenue and is 4.6 metres (15 ft.) in height, which is the maximum height permitted under the Sign By-law. The sign is 2.4 metres (8.0 ft.) in width. The total signage area of approximately 6.13 square metres (66 sq.ft.) meets the Sign By-law. Copy area is approximately 3 square metres (32 sq. ft.) which is below the 50 percent maximum of the Sign By-law.
- The proposed sign will be 2.8 metres (9 ft.) from 56 Avenue. The siting will not conflict with the future widening of 56 Avenue.

DESIGN PROPOSAL AND REVIEW

- The free-standing sign is attractively designed. The construction material is primarily steel with fluorescent back lighting on a white background. The applicant proposes a burgundy brick base.
- The proposed dark grey steel frame of the sign reflects the door frameway of the building.
- The blue and white colours of the signage correspond to the colours of the building.
- The applicant has proposed landscaping around the sign base comprised of heather, lecothea and saracocca.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary Plan
Appendix II.	Engineering Comments
Appendix III.	Development Permit No. 7910-0299-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **January 13, 2011**

PROJECT FILE: **7810-0299-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19500 56 Ave.**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Sign location cannot be within 2.808m of existing property line on 56th Avenue in order to accommodate future arterial road widening.



Bob Ambardar, P.Eng.
Development Project Engineer
BA

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO. 7910-0299-00

Issued To: NORTHWEST GROUP PROPERTIES INC., INC. NO. 688886

(the "Owner")

Address of Owner: 19500 – 56 Avenue
Surrey, BC
V3S 6K4

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-335-411
Lot 49 Section 3 Township 8 New Westminster District Plan 63554

19500 - 56 Avenue

(the "Land")

4. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
6. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7910-0299-00(A) through to and including 7910-0299-00(D) (the "Drawings") which are attached hereto and form part of this development permit.

7. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

8.
 - (a) The landscaping shall conform to drawing numbered 7910-0299-00(D) (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the sign permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$500.00

(the "Security")

 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.


12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)

David Stein (Galaxie Signs)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Client

North West Waste

Address

19500 56th Ave., Surrey

Date JAN 27, 11

Design # 2602

Art. Dept. # 8701

Sales David Muir

Scale

File Name

NorthWestWaste-2602-8701-R3

NOTE: POSITION OF DISPLAY ON ARTWORK MAY NOT NECESSARILY BE TO SCALE.

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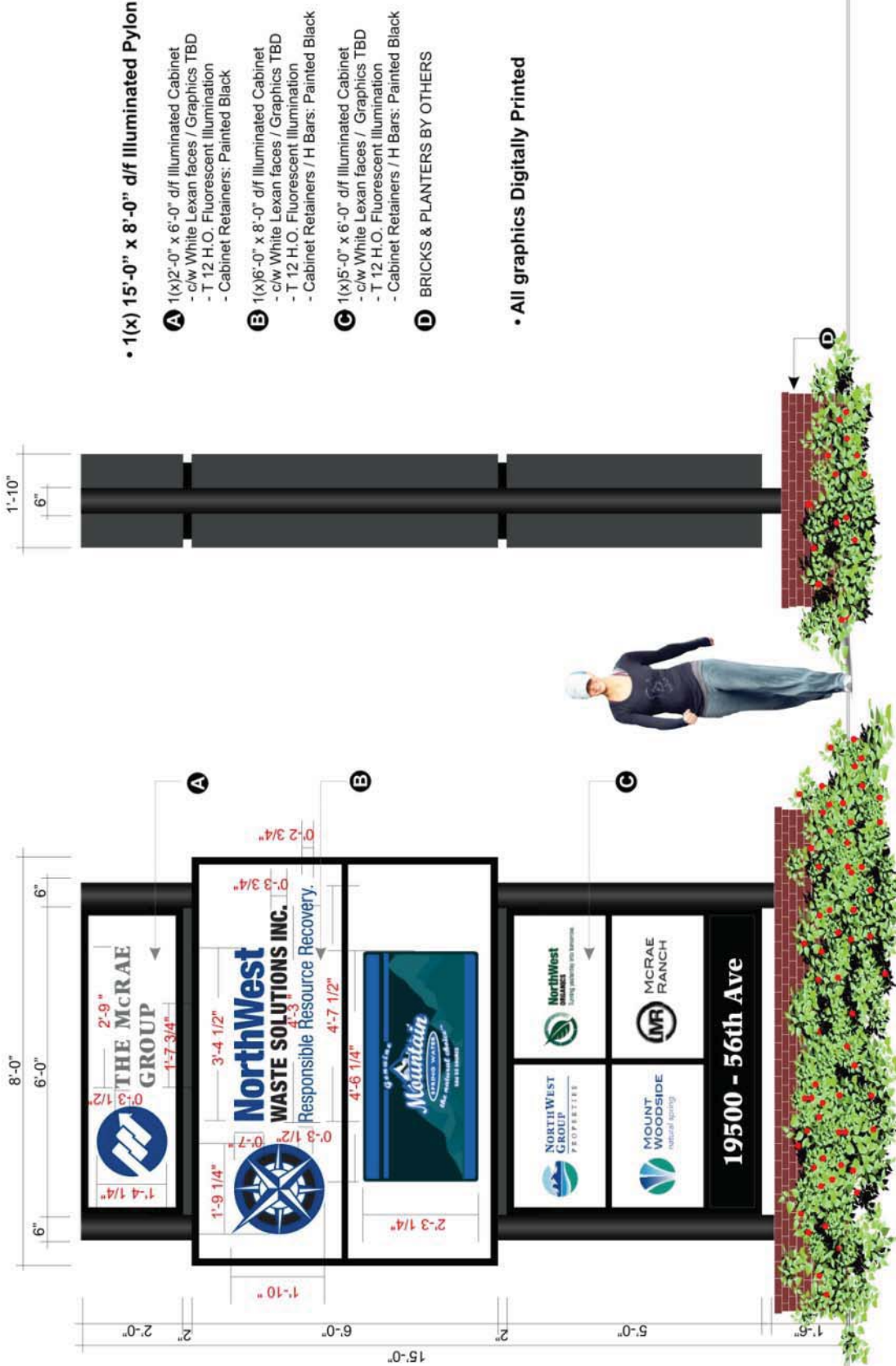
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APPROVED

DATE



7910-0299-00(C)



7910-0299-00(D)

