



DEVELOPMENT VARIANCE PERMIT NO. DVP00209

1774768 ONTARIO LIMITED
Name of Owner(s) of Land (Permittee)

Civic Address: 2468 KENWORTH ROAD

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 17696

PID No. 003-972-852

3. The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is hereby varied as follows:

Section (5) (i) of the Sign Bylaw No. 2850 limits the number of freestanding signs on a site to no more than 1 per highway frontage of a site, to a maximum of 3 signs per site. The total number of freestanding signs on the site is 4. This represents a variance of 3 signs per frontage and 1 per site.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Site Sign
Schedule D BMW Sign
Schedule E Mercedes Sign
Schedule F Subaru Sign
Schedule G Applicant's Rationale

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 13th DAY OF MAY, 2013.



Corporate Officer

2015 - MAY 16

Date

DS/lb

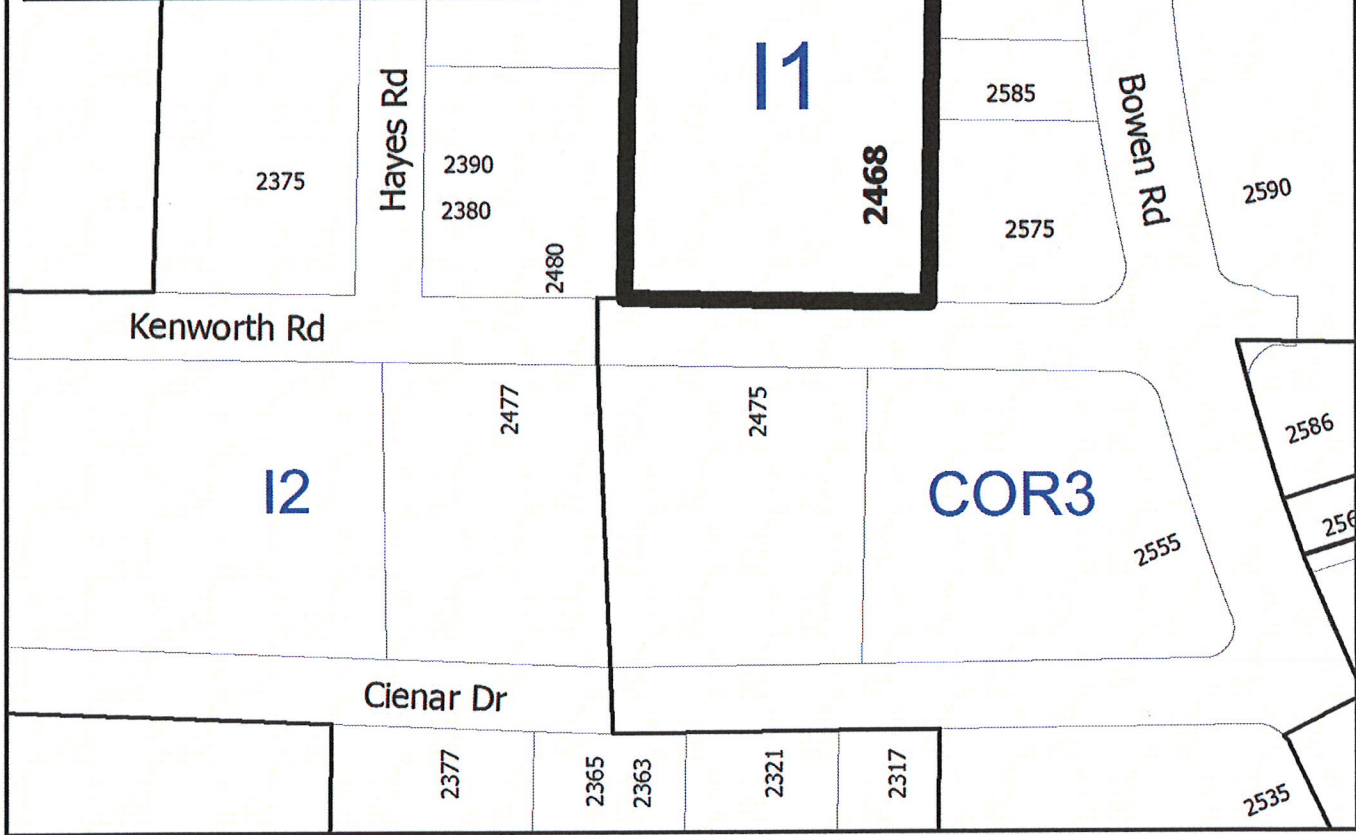
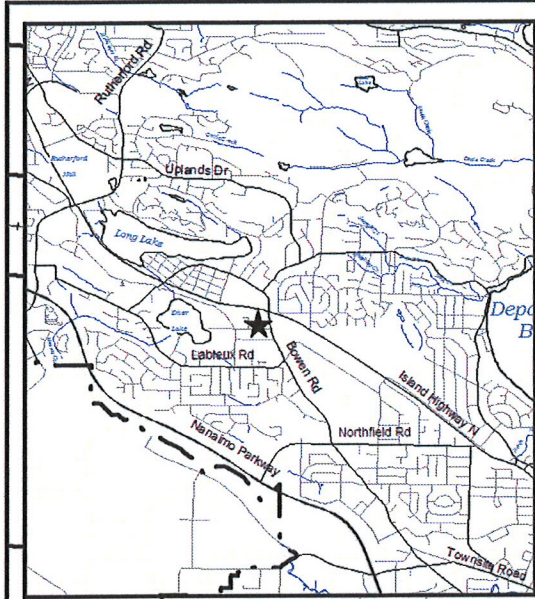
Prospero attachment: DVP00209

SCHEDULE A

This is Schedule A referred to in the Development Permit

BRECO
Corporate Officer

2013 MAY 16
Date



DEVELOPMENT VARIANCE PERMIT NO. DVP00209

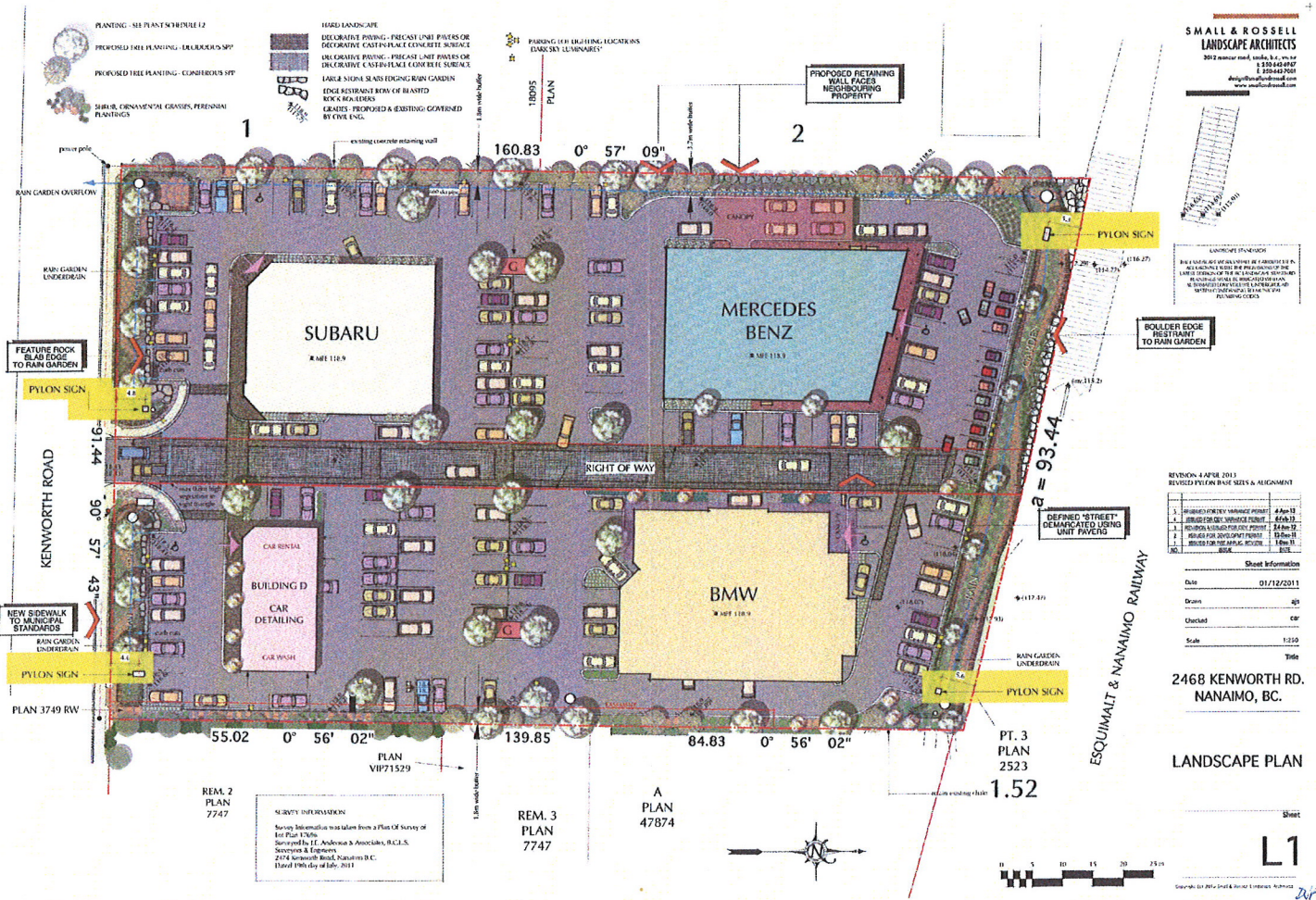


LOCATION PLAN

Civic: 2468 Kenworth Road

 **Subject Property**

Development Permit No. DVP00209 Schedule B
2468 Kenworth Road Site Plan



SMALL & ROSSELL
LANDSCAPE ARCHITECTS
3012 meadow road, nanaimo, b.c. v9t 2g6
604-755-4947
604-755-4948
info@smallandrossell.com
www.smallandrossell.com

LANDSCAPE PLAN
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE PROVISIONS OF THE LAND USE BY-LAW OF THE DISTRICT OF NANAIMO. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT OF NANAIMO.

REVISIONS: 4 APRIL 2011
REVISED PLYON SIGN SIZES & ALIGNMENT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	4 APR 11
2	ISSUED FOR PERMIT	4 APR 11
3	ISSUED FOR PERMIT	4 APR 11
4	ISSUED FOR PERMIT	4 APR 11
5	ISSUED FOR PERMIT	4 APR 11

Sheet Information

Date	01/12/2011
Drawn	AS
Checked	CS
Scale	1:500
Title	2468 KENWORTH RD. NANAIMO, BC.

2468 KENWORTH RD.
NANAIMO, BC.

LANDSCAPE PLAN

Sheet
L1

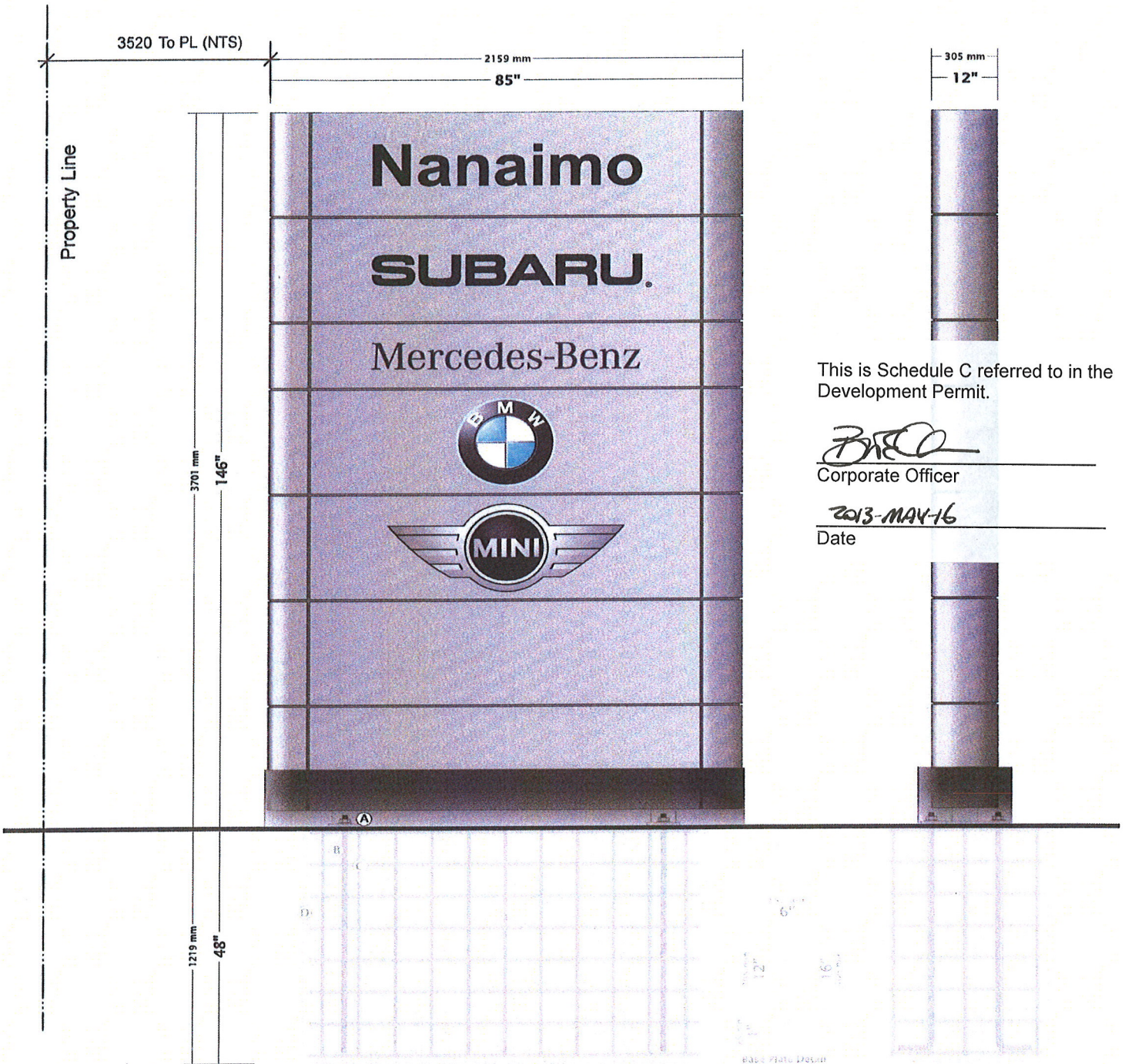
This is Schedule B referred to in the Development Permit.

BRECO
Corporate Officer

2013-MAY-16
Date

Development Permit No. DVP00209
2468 Kenworth Road

Schedule C
Site Sign



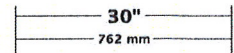
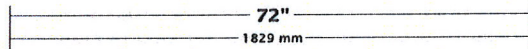
This is Schedule C referred to in the Development Permit.

[Signature]

Corporate Officer

2013-MAY-16

Date



- A: 16"x6"x1" Thick Steel Base Plate
- B: 48"x1" Dia. Base Bolts with 6" Kick
- C: 3" Steel Rebar Cage
- D: 4'-0"x6'-0"x30" Concrete Base



PROOF NO. 01
PRODUCTION DATE: January 30/13
PRODUCTION METHOD: CorelDRAW X5
SCALE: 1:16

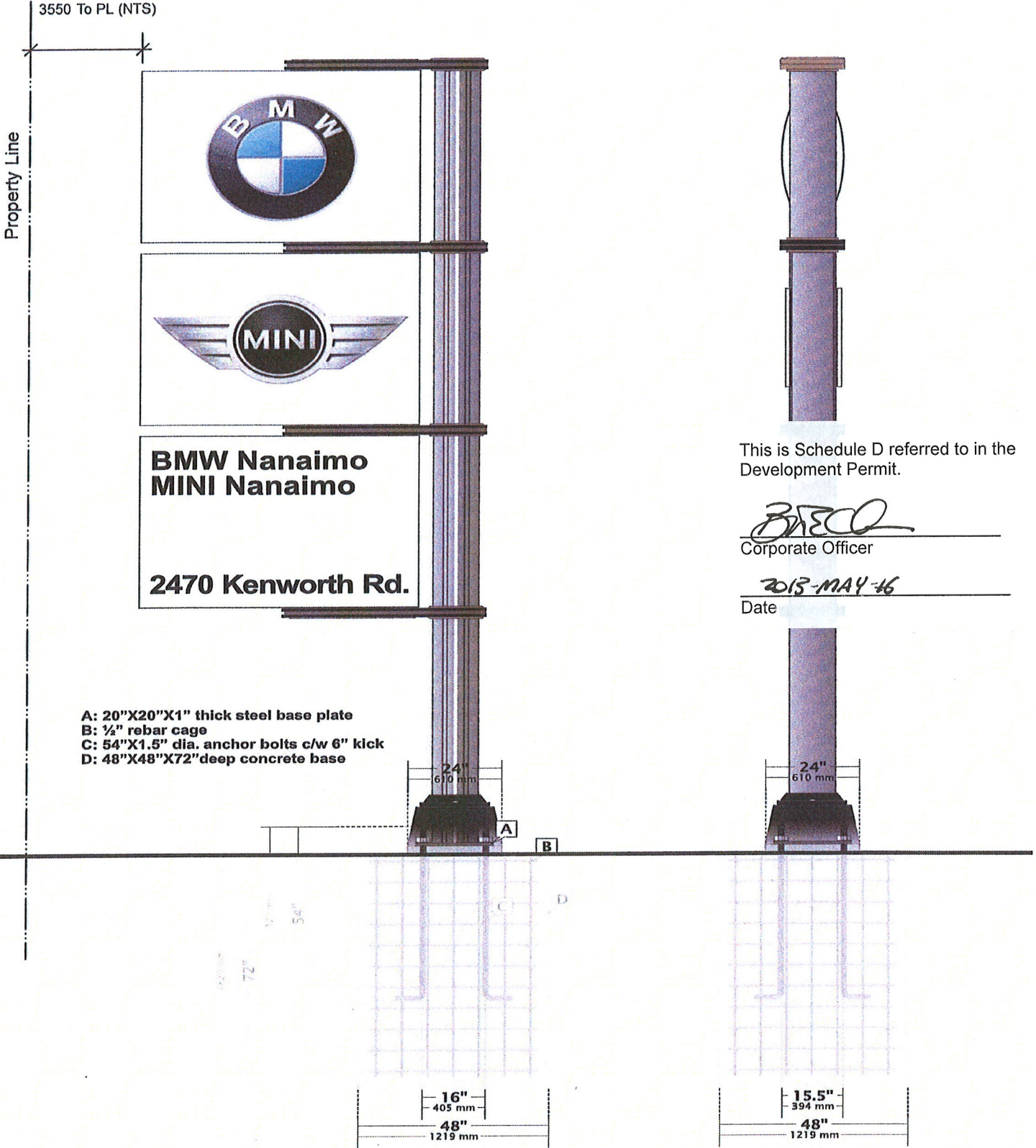
SALES REASON: Dan Houston
DESIGNER: Joe Eastman

SIGN TYPE: Pylon Sign
SIGN DIMENSIONS: Noted

SIGN CONSTRUCTION DETAILS: Sketch of Existing Pylon

APPROVED BY: _____
TITLE: _____ DATE: _____
NOTES: _____

DVP/209



- A: 20"X20"X1" thick steel base plate
- B: 1/2" rebar cage
- C: 54"X1.5" dia. anchor bolts c/w 6" kick
- D: 48"X48"X72" deep concrete base

This is Schedule D referred to in the Development Permit.

BRECO
Corporate Officer

2013-MAY-16
Date

HOUSTON SIGN
Custom Designed & Manufactured Signs

PROOF NO. 01
SALES PERSON: Dan Houston
DESIGNER: Joe Eastman
PRODUCTION METHOD: CoreDRAW X5
SCALE: 1:24

SIGN TYPE: Pylon Sign
SIGN DIMENSIONS: Noted

SIGN CONSTRUCTION DETAILS:
- Supplied Pylon Sign & Pole
- Concrete Base c/w Rebar & Anchor Bolts

APPROVED BY: _____
TITLE: _____ DATE: _____
NOTES: _____

DVP209

Development Permit No. DVP00209
2468 Kenworth Road

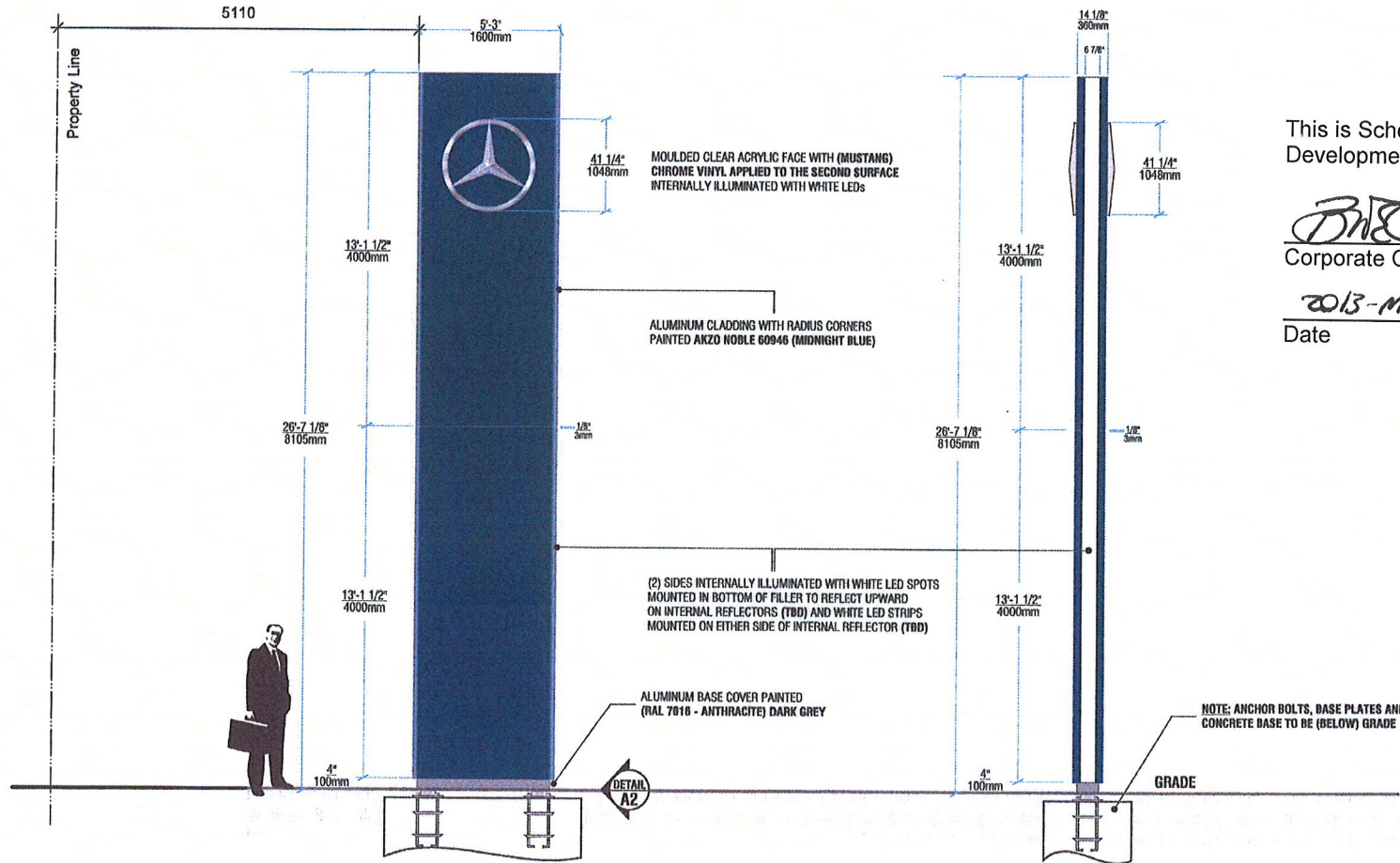
Schedule E
Mercedes Sign

NEW D/S ILLUMINATED PYLON SIGN TEK-TP1060183-024063-001
Pylon Sign Type: 130

This is Schedule E referred to in the
Development Permit.

BNSCO
Corporate Officer

2013-MAY-16
Date



CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING



DESIGN • ENGINEERING • MANUFACTURING
86 Plant Farm Blvd., Brantford, Ontario N3S 7W8

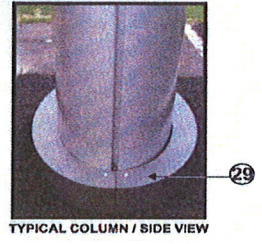
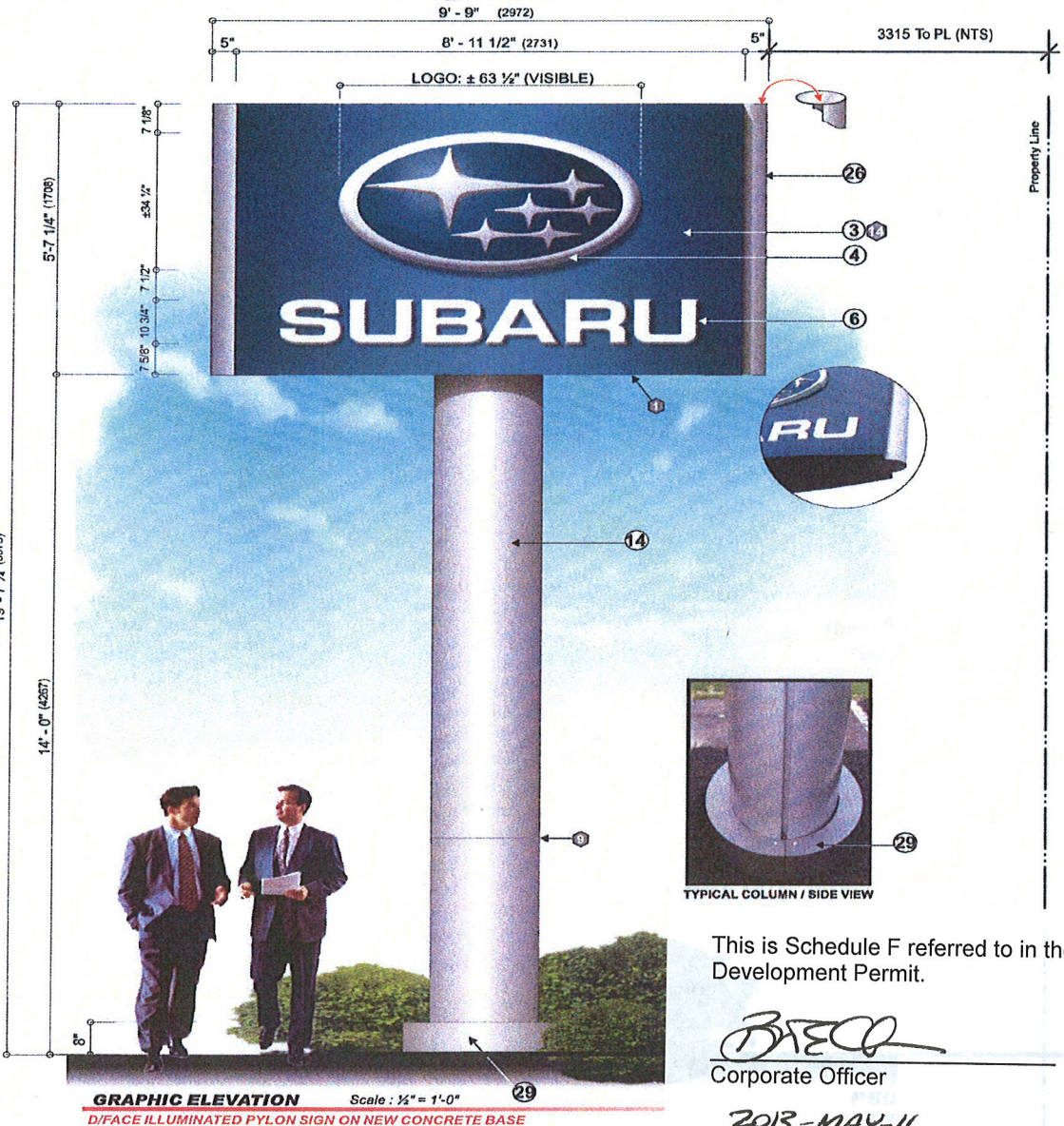
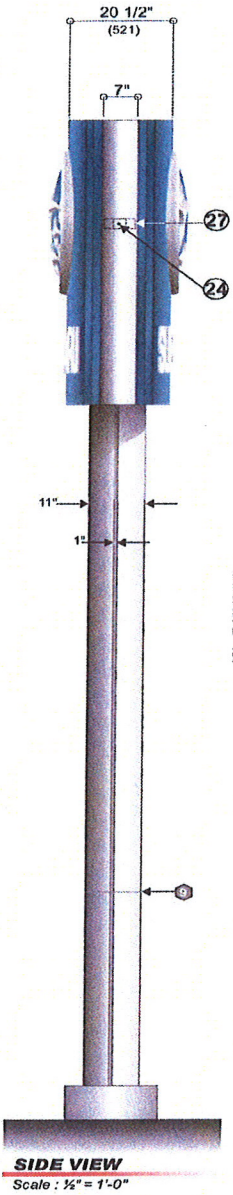
Customer: MERCEDES BENZ
Address: 2474 KENWORTH RD., NANAIMO BC
Designer: SDH
Acct. Rep: TERRY SWIATY

Drawing No: 44164
Scale: 1/4" = 1'-0"
Sheet: 1
Date: OCT. 29/12

REVISION / ECH:
R1-OCT. 30/12-REDUCE STAR LOGO SIZE AS SPEC'D.

Approval: _____
Date: _____

D/P 209.



This is Schedule F referred to in the Development Permit.

[Signature]
Corporate Officer

2013-MAY-16
Date

Revisions				Customer SUBARU	
No	Description	Date	By	Address	Date
No 1					16 / 10 / 2008
No 2					
No 3	X			Rep. R. CAMPBELL	Work Order
No 4	X			Designer J. Brisebois	Drawing # 210P50-NewBase
No 5	X				
No 6	X				

TRANSWORLD SIGNS
A Visual Products Company
9310 Parkway, Montreal, QC, H1J 1N7
Phone (514) 352-8090 Fax (514) 352-0386
E-mail: info@transworldsigns.com

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DVP209

April 04, 2013

Mr Dave Stewart, MCIP
Planner, Planning and Design Section
Community Safety and Development
City of Nanaimo
238 Franklyn Street
Nanaimo, BC V9R 5J6

This is Schedule G referred to in the
Development Permit.


Corporate Officer

2013-MAY-16
Date

Re: Development Variance Permit
 Additional Pylon Signage
 2476 and 2468 Kenworth Road, Nanaimo, BC

977 Fort Street
Victoria, BC V8V 3K3
T 250.658.3367
F 250.658.3397
mail@dhk.ca
www.dhk.ca

Dear Mr Stewart,

The new car dealerships currently being constructed at the above address received development approval from Council on June 08, 2012. This DP allows for the construction of 3 new car dealership buildings and one smaller associated building for a car rental and car wash. In effect this lot will support 4 separate free standing business. From the outset, our design drawings have shown a pylon sign for each of these buildings, two on Kenworth Road and 2 facing onto the highway on the north side, behind the E&N Rail right of way. After our first presentation to Design Panel in January 2012, we were directed to provide a comprehensive signage program. This program, detailing these 4 pylon signs, was presented to, and approved by, Design Panel in February 2012.

Originally, the intention was to subdivide the parcel into two separate lots, each with one pylon sign on Kenworth Road and one facing the highway. Each would have required a variance for the addition pylon sign. The design was always presented with the understanding that a variance would be requested for these additional signs. Through the course of developing the design it was determined that a sub division was unpractical, and it was made clear at our second presentation to design panel that a variance would be required to increase the number of pylon signage from 1 to 4.

The rational for 4 separate pylon signs can be summarized as follows:

1. This is a large lot with 4 separate business in individual buildings.
2. Each sign will have a different design.
3. Each sign will be constructed to a very high quality.
4. The signs are well spaced along each of the two frontages so at any time only two signs are visible.

5. The Mercedes and BMW dealerships, although accessed from Kenworth Road, have their primary frontages facing the highway, and it is appropriate for their free standing signs to be located near their respective front doors. These two signs face onto the highway from behind the E&N rail right of way so are set well back from road.

6. The pylon signage was reviewed and approved by Design Panel.

In summary, this property is being developed as if it were 4 separate lots with 4 separate buildings with signage appropriate to each. Given the above rationale, we feel that this request for a sign variance is reasonable and consistent with other signage for adjacent businesses.

I trust this addresses any concerns you may have and respectfully request that this Development Variance Permit be approved.

977 Fort Street
Victoria, BC V8V 3K3
T 250.658.3367
F 250.658.3397
mail@dhk.ca
www.dhk.ca

Sincerely yours,

Peter de Hoog, Architect MAIBC MRAIC
de Hoog & Kierulf architects