



DEVELOPMENT VARIANCE PERMIT NO. DVP00414

MCDONALDS' RESTAURANTS OF CANADA LIMITED
Name of Owner(s) of Land (Permittee)

1213 PRINCESS ROYAL AVENUE
Civic Address

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 buildings, structures and other developments thereon:

Legal Description:

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 22841
PID No. 003-188-035

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto shall form a part thereof.

Schedule A Subject Property Map
Schedule B Site Plan
Schedule C Proposed Signage
Schedule D Proposed Landscape Plan

4. The City of Nanaimo "Sign Bylaw 1987 No. 2850", Section 3(22) General Provisions" is hereby varied to allow LED menu board substantially as shown on Schedule C – Proposed Signage.
5. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

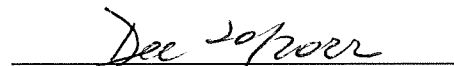
CONDITIONS OF PERMIT

1. The LED signs shall be sited generally as shown on the Site Plan received 2022-OCT-28, as shown in Schedule B.
2. The LED signs shall be constructed substantially in compliance with the Proposed Signage, prepared by Pride Signs Ltd., received 2022-MAR-17, as shown in Schedule C.
3. Landscaping is to be provided substantially in compliance with the Proposed Landscape Plan, prepared by Lanarc Consultants, received 2022-OCT-20, as shown in Schedule D.
4. The LED portions of the signs are limited to static images only which must be displayed for a minimum display period of six seconds per image. The use of animation effects to transition from one static image to the next will be permitted. Maximum transition time is three seconds. Continuous video, flashing or scrolling type signs are not permitted.
5. The LED portions of the signs must include automatic dimming so that light intensity levels are automatically adjusted based on current weather conditions and the time of day.
6. The brightness level of the LED portions of the signs shall not be more than 0.3 foot candles over ambient levels, as measured using a foot candle meter at a distance of 30m from the face of the sign.
7. The LED portions of the proposed signs must be turned off any time the drive-through is not in operation.
8. The existing menu board signs and order canopies are to be removed with the installation of the proposed signage.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF NOVEMBER, 2022.

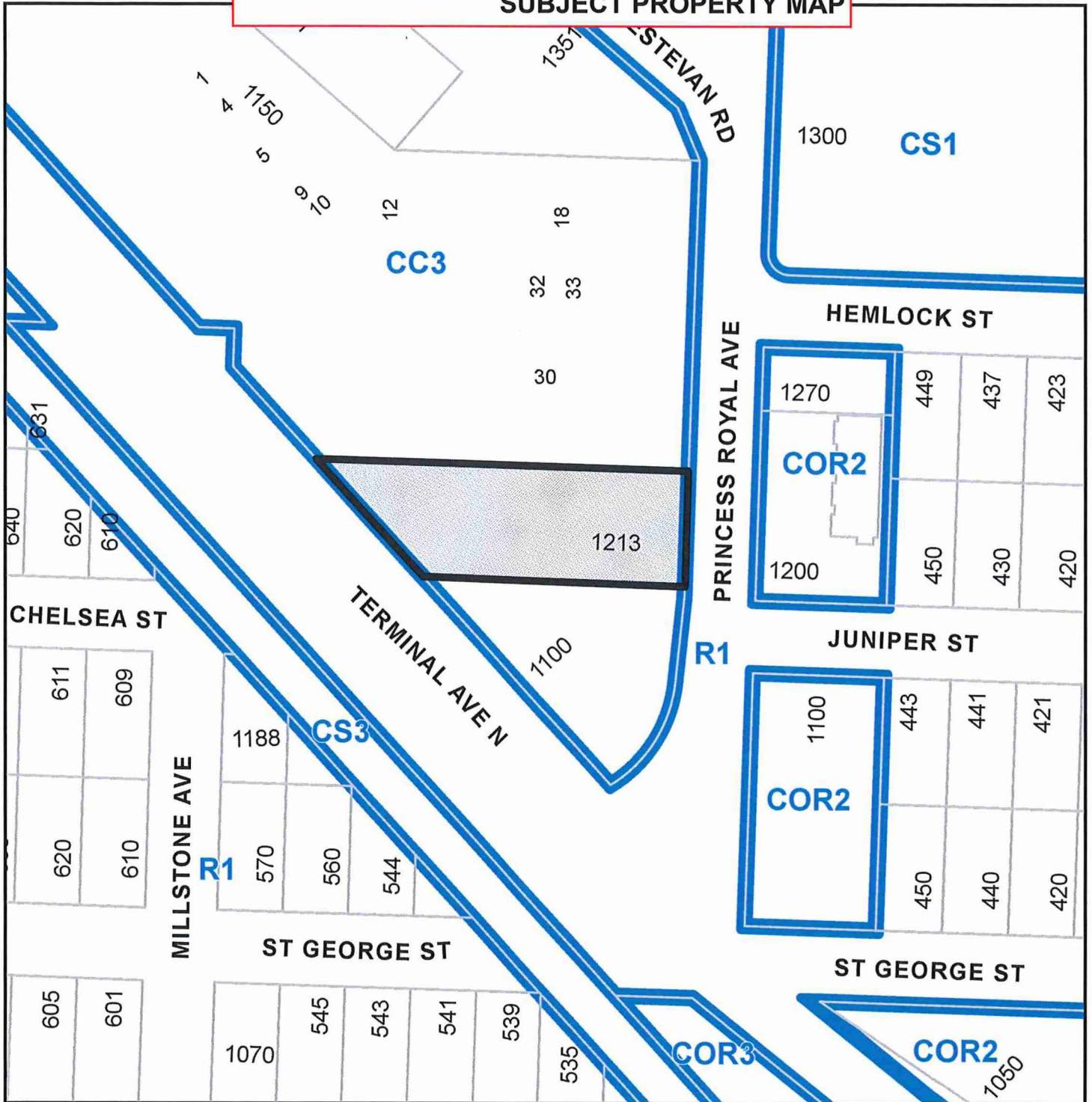


D/ Corporate Officer



Date

SR/in
Prospero attachment: DVP00414



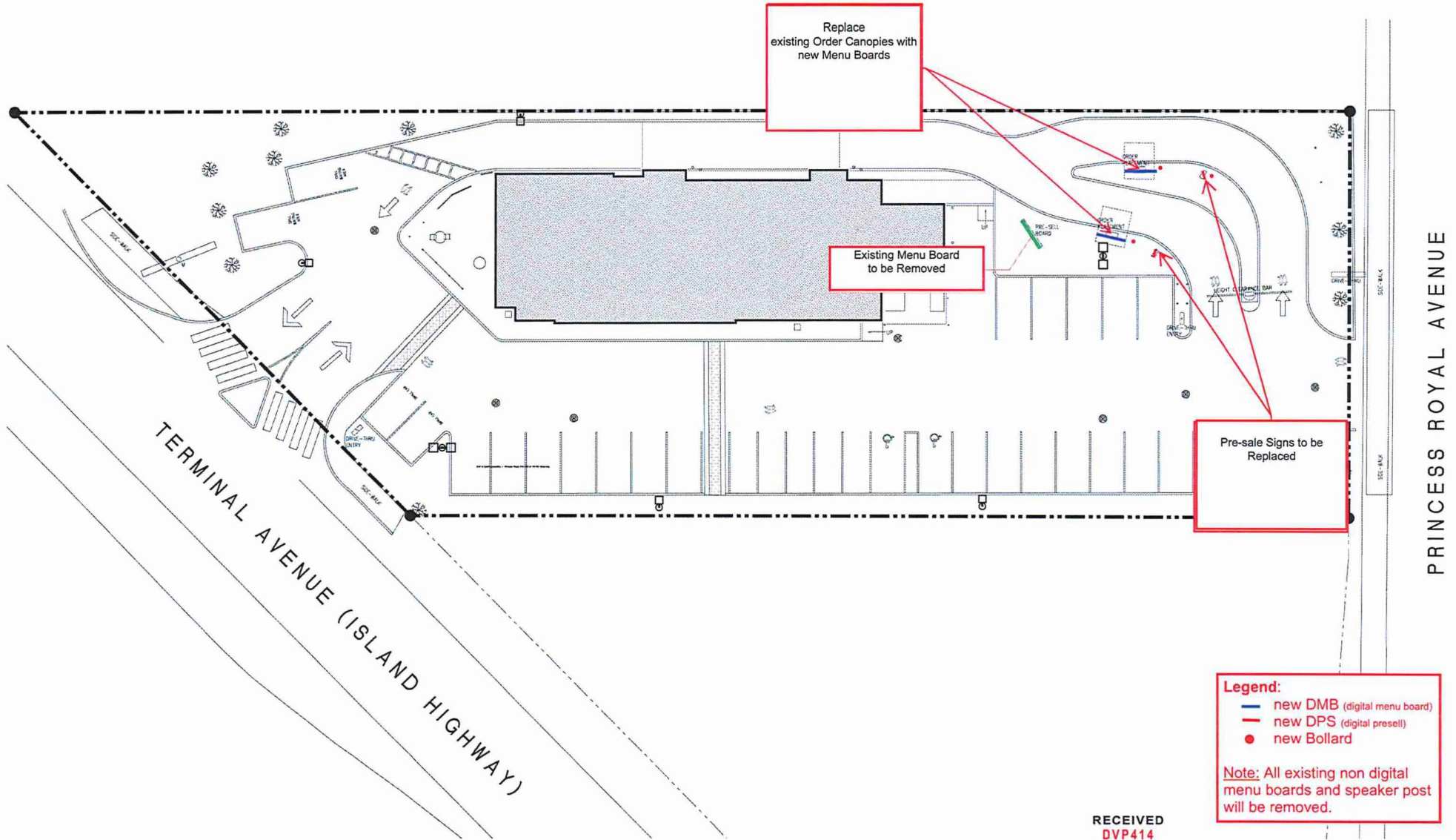
DEVELOPMENT VARIANCE PERMIT NO. DVP00414



 1213 PRINCESS ROYAL AVENUE

1213 Princess Royal Avenue

Development Variance Permit DVP00414 Schedule B
1213 Princess Royal Avenue
SITE PLAN



PRINCESS ROYAL AVENUE

RECEIVED
DVP414
2022-OCT-28
Current Planning

S/s Main Menu Board
 Scale: 3/4" = 1'-0"

Drawing No.
ODMB, 55in Dual Display

Structural Reference:
MCD_-MB005717.150B1



TOTAL SIGN AREA = 1.85m2

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment. Samsung outdoor display model OHF (two included)

Power & Data Requirements

1. Power supply: 120v Single Phase 60hz 20a
2. Data feed: CAT6 cable with RJ45 Termination (2 Required)

Electrical Requirements

120v

Preliminary Artwork

Approved for Production

July 13, 2017 T. Dodge

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REVISION DATES:

S/s Pre-Sale Menu Board
Scale: 3/4" = 1'-0"

Drawing No:
ODMB_55in Single Display

Structural Reference:
MCD_-MB005717.150A1



TOTAL SIGN AREA = 0.92m²

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OHF

Power & Data Requirements

1. Power supply: 120v Single Phase 60hz 15 a
2. Data feed: CAT6 cable with RJ45 Termination

Electrical Requirements

120v

Preliminary Artwork

Approved for Production

July 13, 2017 T. Dodge

Drawings are a representation of specific design. Color, dimensions, material details, should be verified with the manufacturer. PRIDE SIGNS LTD. is not responsible for the accuracy of the information provided by the manufacturer.

REVISION DATES:

As per structural drawing (Site Specific)

PRIDE SIGNS
255 FINERUSH ROAD, CAMBRIDGE, ONTARIO, CANADA TEL: 519 622 4040 FAX: 519 622 4031 WWW.PRIDESIGNS.COM

Manufactured by **sacilace** 

Various Locations
Canada

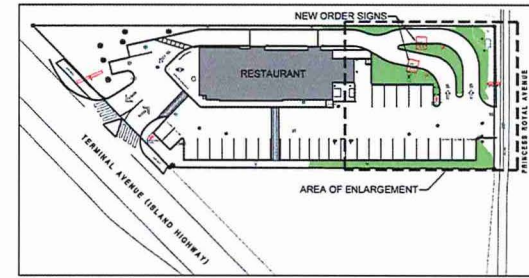
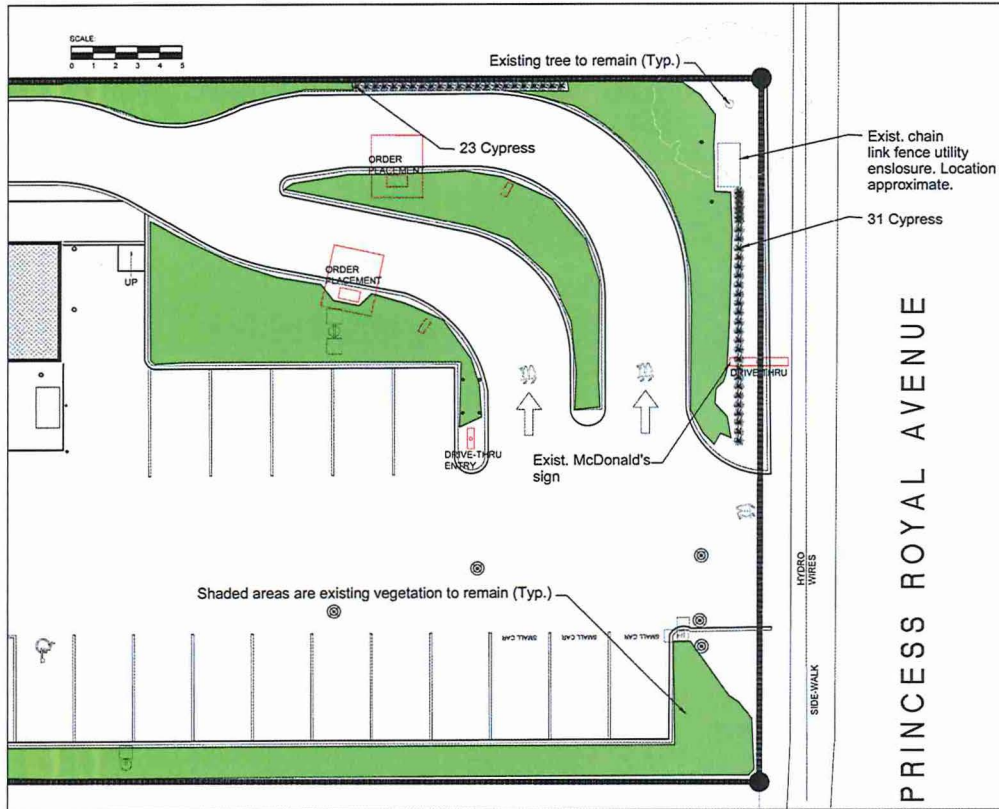
McDonald's

DRAWN BY: T. Dodge
DATE: May 1, 2017

RECEIVED
DVP438
2022-MAR-17
CUTLER PLANNING

PROPOSED LANDSCAPE PLAN

1213 Princess Royal Avenue

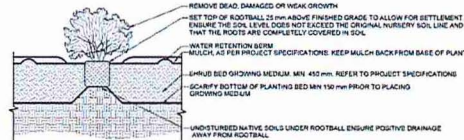


KEY PLAN (NTS)

PLANT LIST

PROPOSED TREES:

Qty	Botanical Name	Common Name	Size	Spacing
54	Cupressus x 'Leylandii'	Leyland Cypress	2m tall	Per Plan



Planting Detail (NTS)

PLANTING NOTES

GENERAL PLANTING NOTES:

- ALL LANDSCAPE WORK TO BE PER THE CANADIAN LANDSCAPE STANDARD (CLS) LATEST EDITION.
- ENSURE AVAILABILITY AND SOURCE OF PLANT LIST MATERIALS AT LEAST 2 WEEKS PRIOR TO ANTICIPATED PLANTING TIME.
- ALL LANDSCAPE WORK MUST BE CARRIED OUT DURING FAVOURABLE WEATHER CONDITIONS AND MUST BE PURSUED TO COMPLETION AS QUICKLY AS POSSIBLE.
- CHECK FOR LOCATIONS OF WATER LINES AND ANY OTHER U/G SERVICES PRIOR TO DIGGING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPER-STOCK TREES SHALL BE B&B IN WIRE BASKETS OR IN CONTAINERS. BAG-GROWN TREES WILL NOT BE ACCEPTED.
- INSPECT ALL ASSEMBLED PLANT MATERIAL UPON ARRIVAL ON SITE, PRIOR TO INSTALLATION.
- GROWING MEDIUM IS TO BE AS FOLLOWS:
 - GROWING MEDIUM FOR PLANTING AREAS SHALL MEET CLS - "PLANTING AREA GROWING MEDIUM - LEVEL 1 'WELL GROOMED'".
- ALL PLANTING AREAS ARE TO RECEIVE 75mm HEMFIR MULCH.
- OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS OR VARIATIONS FROM THE PLAN, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED.
- LAY OUT THE PLANTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

MULCH NOTES:

- HEMFIR BARK MULCH DEPTH SHALL BE 75mm (3") AFTER SETTLING.
- TO BE NATURALLY DARK BROWN BARK MULCH AND FREE OF WOOD STICKS, STONES, ROOTS, WEEDS, WEED SEEDS, AND OTHER DELETERIOUS MATERIAL.

MAINTENANCE AND MISC. NOTES:

- MAINTAIN HEDGE HEIGHT TO BELOW THE BOTTOM OF THE EXISTING MCDONALD'S SIGN.
- REINSTATE THE IRRIGATION SYSTEM.
- MAINTAIN AND WARRANTY ALL NEW PLANTS AND PLANTING AREAS FOR 1 YEAR FOLLOWING ACCEPTANCE.
- SOME EXISTING PLANTS MAY NEED TO BE REMOVED TO MAKE ROOM FOR THE PROPOSED PLANTS ON THIS PLAN.

LANARC

NANAIMO
 432 - 285 Wallace Street, Nanaimo, BC V9R 5B3
 Tel: (250) 752-4400
 VANCOUVER
 2020 W 23rd Ave., Vancouver, BC V6N 2G5
 www.lanarc.com/lanarc.ca

NO.	DESCRIPTION	DATE	BY
1	Issued for Permit	21.08.20	EL
2	Issued for Permit	21.08.20	EL
3	Permit Review	21.08.20	EL
4	Permit Review	21.08.20	EL

Permit-Stamp
McDonald's -1334
1213 Princess Royal Ave.
Nanaimo

Landscape Upgrade Plan

Project No.	Scale	Project No.	Scale
21-321	As Shown	21-321	As Shown
L1.01	3	L1.01	3

RECEIVED
DVP414
 2022-OCT-20
 CURTIS PLANNING

