



**DEVELOPMENT VARIANCE PERMIT NO. DVP00438**

**MCDONALD'S RESTAURANTS OF CANADA LIMITED**  
**Name of Owner(s) of Land (Permittee)**

**4725 RUTHERFORD ROAD**  
**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 B, DISTRICT LOT 17, SECTION 4, RANGE 4, WELLINGTON  
DISTRICT, PLAN VIP66202  
PID No. 023-968-630**

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**

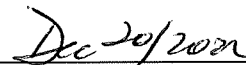
4. The City of Nanaimo "Sign Bylaw 1987 No. 2850", Section 3(22) General Provisions is hereby varied to allow LED menu board signs substantially as shown on Schedule C – Proposed Signage.
5. If the landowner does not substantially start any construction with respect to which this permit was issued within 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, 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 proposed 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 signs must be turned off any time the drive-through is not in operation.
8. The existing menu board signs and speaker posts are to be removed with the installation of the proposed signage.

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

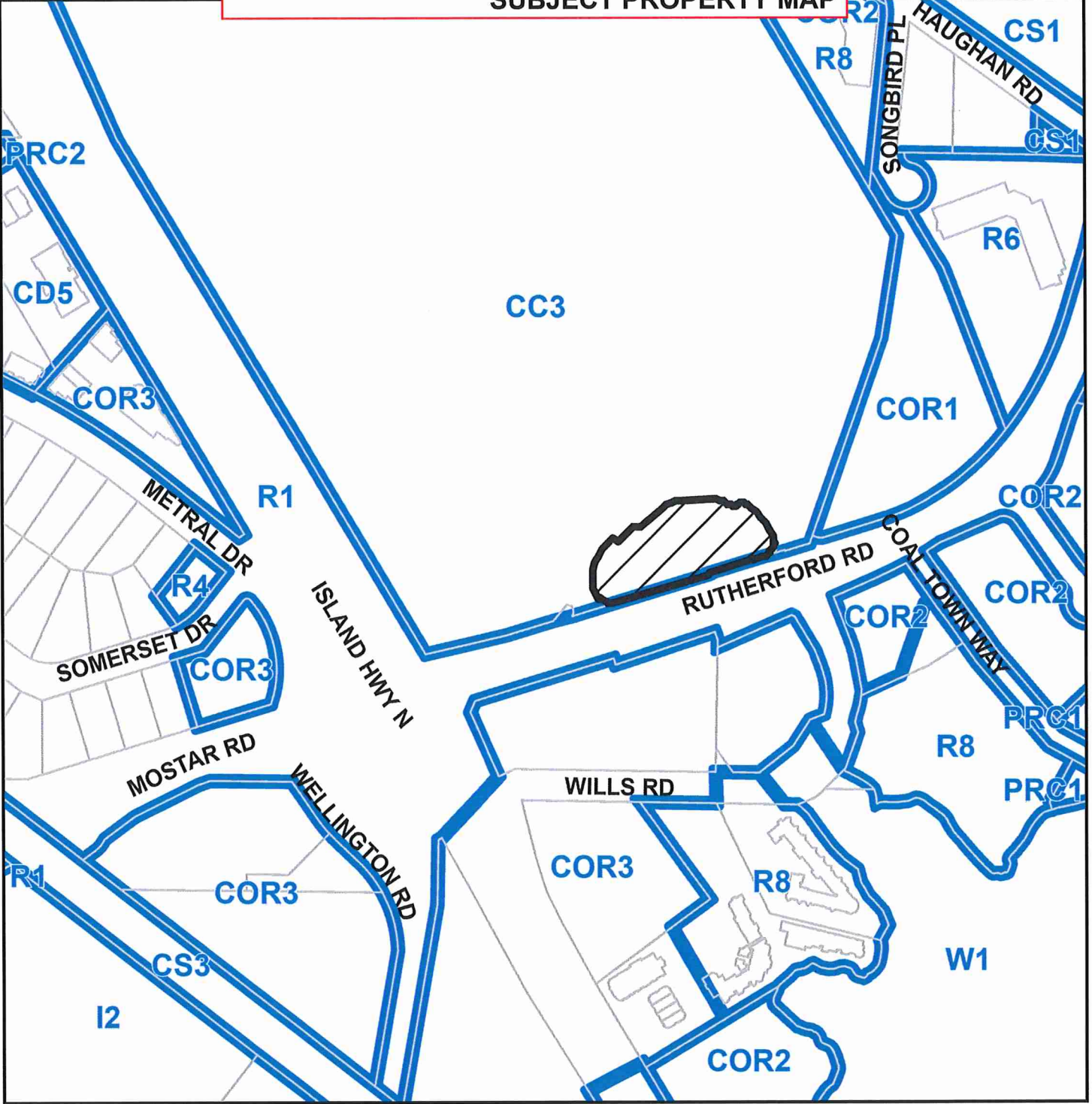
  
\_\_\_\_\_  
Dy Corporate Officer

  
\_\_\_\_\_  
Date

SR/In  
Prospero attachment: DVP00438

Development Variance Permit DVP00438      Schedule A  
4725 Rutherford Road

**SUBJECT PROPERTY MAP**



**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00438**

 4725 RUTHERFORD ROAD

4725 Rutherford Road

Development Variance Permit DVP00438  
4725 Rutherford Road

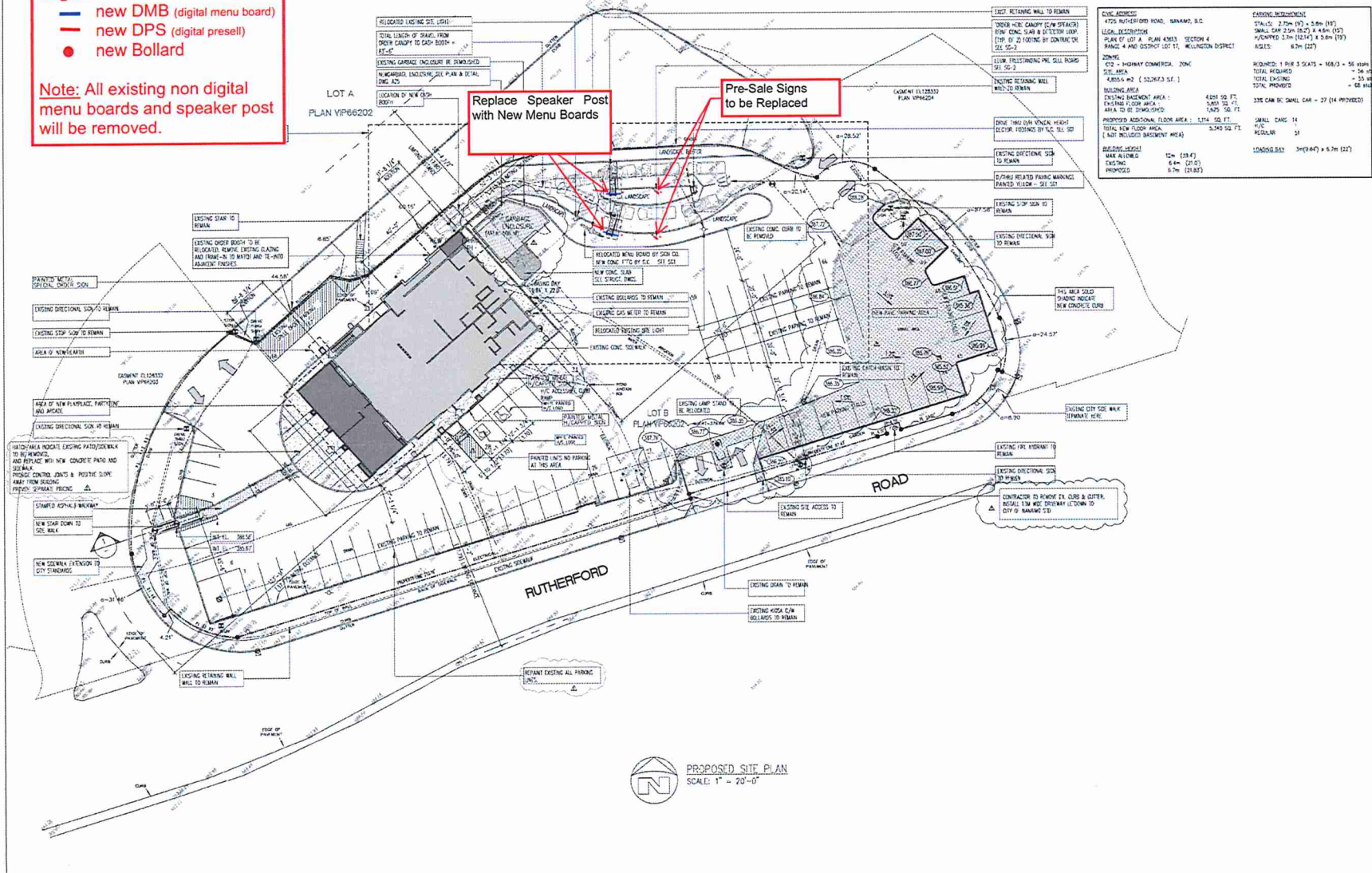
Schedule B  
SITE PLAN

- Legend:**
- new DMB (digital menu board)
  - new DPS (digital presell)
  - new Bollard

**Note:** All existing non digital menu boards and speaker post will be removed.

Replace Speaker Post with New Menu Boards

Pre-Sale Signs to be Replaced



<b>CIVIC ADDRESS</b> 4725 RUTHERFORD ROAD, NANAIMO, B.C.		<b>PARKING REQUIREMENT</b>	
<b>LOCAL JURISDICTIONS</b> PLAN OF LOT A, PLAN 4383, SECTION 4, RANGE 4 AND DISTRICT LOT 11, WILLOWDALE DISTRICT		STALLS: 2.7m (9') x 5.0m (16')	
<b>ZONING</b> C22 - HIGHWAY COMMERCIAL ZONE		SMALL CAR 2.7m(9') x 4.6m (15')	
<b>BUILDING AREA</b> EXISTING BASEMENT AREA: 4081 SQ. FT. EXISTING FLOOR AREA: 2400 SQ. FT. TOTAL FLOOR AREA: 6481 SQ. FT. AREA TO BE DIMENSIONED: 7475 SQ. FT.		TOTAL REQUIRED: 56 SPACES	
<b>PROPOSED ADDITIONAL FLOOR AREA:</b> 1074 SQ. FT. TOTAL NEW FLOOR AREA: 7555 SQ. FT. (NOT INCLUDED BASEMENT AREA)		TOTAL EXISTING: 35 SPACES	
<b>PROPOSED:</b> 6.4m (21.0')		TOTAL PROPOSED: 68 SPACES	
<b>EXISTING:</b> 6.7m (22.0')		REQUIRED: 1 PER 3 SEATS = 168/3 = 56 SPACES	
<b>PROPOSED:</b> 6.7m (22.0')		TOTAL REQUIRED: 56 SPACES	
<b>PROPOSED:</b> 6.7m (22.0')		TOTAL EXISTING: 35 SPACES	
<b>PROPOSED:</b> 6.7m (22.0')		TOTAL PROPOSED: 68 SPACES	

NO.	DATE	ISSUED FOR CONSTRUCTION / CORRECT	BY	ISSUE REF.
1	NOV 17/19	AS NOTED	AS NOTED	
2	AUG 07/20	AS NOTED	AS NOTED	
3	JULY 07/20	ISSUED FOR TENDER	AS NOTED	
4	MAY 06/20	ISSUED FOR TENDER	AS NOTED	
5	MAY 06/20	ISSUED FOR TENDER	AS NOTED	
6	MAY 06/20	ISSUED FOR TENDER	AS NOTED	
7	MAY 06/20	ISSUED FOR TENDER	AS NOTED	
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**McDonald's**  
 McDONALD'S RESTAURANTS OF CANADA LIMITED  
 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6G6

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALE.  
 CONSULTANT  
**P J LOVICK ARCHITECT LTD**

SUITE 200 - 4050 CRAVATLEY STREET  
 BURNABY, BRITISH COLUMBIA  
 (604) 298-7196 FAX 298-0081  
 SEA.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALE.  
 CONSULTANT  
**P J LOVICK ARCHITECT LTD**

PROJECT  
**McDONALD'S RESTAURANT**  
 4725 RUTHERFORD ROAD,  
 NANAIMO, B.C.

PROPOSED SITE PLAN  
 PROJECT NUMBER: 08-74 DRAWING NUMBER: AS1  
 SCALE: AS NOTED  
 DATE: MAY/20/20  
 DRAWN: KLV/SCH

RECEIVED  
**DVP438**  
 2022-OCT-28  
 Central Planning

PROPOSED SITE PLAN  
 SCALE: 1" = 20'-0"

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

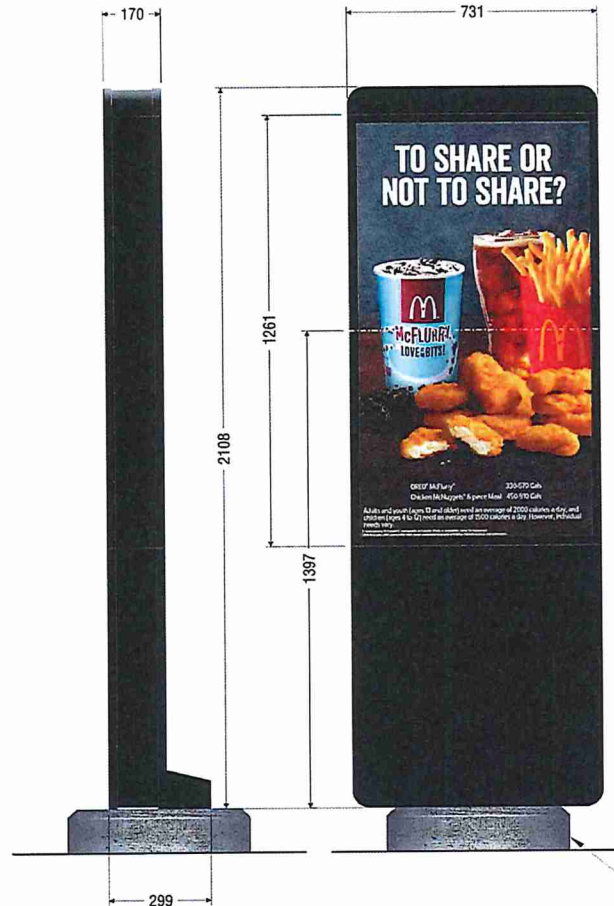
Approved for Production

July 13, 2017 T. Dodge

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REVISION DATES:

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



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

As per structural drawing ( Site Specific )

Drawing No.  
**OOMB, 55in Single Display**

**Structural Reference:**  
MCD\_-MB005717.150A1

**Electrical Requirements**

**120v**

Preliminary Artwork

Approved for Production

July 13, 2017 T. Dodge

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REVISION DATES:

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

ISA International Sign Association  
sacplace  
SP UL

Various Locations  
Canada

McDonald's

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

RECEIVED  
DVP438  
2022-MAR-17  
CUTLER PERINCE