

# Staff Report to Council

Planning and Development

FILE: 3090-20-2020-01

REPORT DATE: April 28, 2020                      MEETING DATE: May 05, 2020  
TO: Mayor and Council  
FROM: Anne Berry, Director of Planning and Development  
SUBJECT: Development Variance Permit Application for 19451 Sutton Ave

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



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RECOMMENDATION(S): THAT Council:

- A. Direct Staff to publish notice that Council will consider Development Variance Permit No. 2020-001 at the May 26, 2020 Regular Meeting of Council; AND
  - B. Direct Staff to:
    - B.1 Notify surrounding property owners, within a 50 m radius, that Council will consider Development Variance Permit No. 2020-001 at the May 26, 2020 Regular Meeting of Council; OR
    - B.2 Notify surrounding property owners, within an expanded radius of 250m, that Council will consider Development Variance Permit No. 2020-001 at the May 26, 2020 Regular Meeting of Council; AND
  - C. Direct Staff to take the radius for notification from the property on which the sign will be erected at 19100 Airport Way; OR
  - D. Other.
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## PURPOSE

To present to Council a Development Variance Permit application to permit an additional off-site marketing sign for Nature's Walk townhouse development at 19451 Sutton Ave.

☐ Information Report

☒ Decision Report

☒ Direction Report

## DISCUSSION

### Background:

The City has received a Development Variance Permit application to vary Section 9.2 of the Sign Bylaw No. 2719, 2015, to permit one additional off-site marketing sign for Nature's Walk development located at 19451 Sutton Ave.

Applicant:	Eric Hughes
Owner:	Onni Bonson Road Holdings Corp.
Civic Address:	19451 Sutton Ave.
Legal Description:	Lot 1 District Lot 254 and 282 Group 1 New Westminster District Plan BCP50931
Parcel Area:	4.65 ha (11.49 acres)
OCP:	Residential - Medium Density
Zoning:	Comprehensive Development L (CD-L)

Onni Group has been working with the City for several years to develop the subject site. In 2014, Council approved an application to rezone the property located at 19451 Sutton Ave. from A-1 (General Agriculture) to CD-L (Comprehensive Development L) to permit the construction of a 220 townhouse development. In 2017, the City received a phased subdivision application for the 220 unit townhouse development for the subject property. Onni Group applied to create a phased strata plan, which included a total of three phases. Phase 1 began in late 2017, and phase 2 is currently under construction.

In 2019, Onni was granted a Temporary Commercial Use Permit to allow a sales centre on the property at 19451 Sutton Ave. within an existing townhome.

### Relevant Policy, Bylaw, or Legislation:

The issue is regulated by Sign Bylaw No. 2719, 2015

### *Sign Bylaw*

The City's Sign Bylaw has specific requirements for off-site marketing signs. Section 9.2 – Off-Site Development Marketing Signs permits off-site development marketing signs in all areas, provided that a permit is obtained and subject to various conditions. Requirements related to the number of off-site marketing signs include:

- a) The maximum number of Off-Site Development Marketing Signs permitted per development shall not exceed two (2);

The following are from the same section:

- b) No sign shall have any face dimension above 5 m (16.4 ft), nor a sign area greater than 12 sq m (129.1 sq ft);
- c) The height of a sign does not exceed 5.5 m (18 ft);
- d) The sign shall be freestanding only;
- e) Not more than one (1) sign may be located at a particular road intersection corner;
- f) The sign shall be set back 4.5 m (14.7 ft) from the intersection point of the boundaries of the intersecting highway or road;
- g) Signs located along a highway or road may require a Highway Use permit as set out in the City's Highway and Traffic Bylaw as amended;
- h) A refundable bond of \$500.00 for each sign shall be posted by the applicant for each sign location;
- i) The sign shall be removed within one (1) month of the final occupancy permit being issued. In the case of more than one suite in a newly constructed building the signs shall be removed within one (1) month of the final occupancy permit being issued for the last suite;
- j) A sign not removed within one (1) month of final occupancy may be removed by the City in which case the bond will be forfeited to the City; and
- k) Written consent of the owner of the property on which the sign is located is provided to the City, authorizing the City to enter the subject lot and remove the sign if required.

Analysis:

### *Application*

Onni Group has applied for a Development Variance Permit to permit a third off-site marketing sign for the Nature's Walk development. Onni Group currently has two off-site marketing signs, both of which are located on the north and east entrance of the Meadowtown development (19800 Loughed Highway), which is also owned by Onni Group.

A Development Variance Permit is required to permit a third off-site marketing sign. The third off-site marketing sign is proposed to be located above the existing monument sign that is located on the northeast corner of Golden Ears Business Park Phase 1 at 19100 Airport Way (Figure 1) (Attachment D). This site is also owned by

Onni Group and, therefore, does not require written consent of the owner of the property on which the sign is located.



Figure 1: Proposed Location of Off-Site Marketing Sign

#### *Planning Comments*

The proposal is consistent with the rest of the requirements of the Sign Bylaw. Should the application be approved, the applicant will be required to apply for a sign permit. Upon application of a sign permit, planning staff will review the application to ensure the sign meets the requirements within Sign Bylaw No. 2719, 2015.

The proposed location of the off-site marketing sign is located in a light industrial area and will not affect the character of the neighbourhood or have any effect on residential areas. In addition, the location of the sign is setback far enough so as to not impact the line of vision approaching the roundabout. Planning staff have no objections to this application.

Because the sign will be located off-site, staff are recommending that the radius for notification be taken from the site on which the off-site marketing sign will be placed (Golden Ears Business Park Phase 1 - 19100 Airport Way). Staff are also recommending that the radius be increased from the required 50 m to 250 m as the site is located within an industrial area and a 50 m radius would not reach any residences.

#### COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance    ☐ Balanced Economic Prosperity    ☐ Corporate Excellence
- ☐ Community Spirit & Wellbeing    ☐ Transportation & Infrastructure Initiatives
- ☒ Not Applicable

## FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Referral to Business Planning  
☐ Other

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## PUBLIC PARTICIPATION

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

Staff is seeking direction from Council to notify surrounding residents that DVP No. 2020-001 will be considered at the May 26, 2020 Council Meeting. Staff is recommending that the radius be increased from 50 m to 250 m.

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## KATZIE FIRST NATION CONSIDERATIONS

Referral      ☐ Yes      ☒ No

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## SIGN-OFFS

Written by:

Stefanie Ekeli, Development Service  
Technician

Reviewed by:

Alex Wallace, Manager Planning and  
Development

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## ATTACHMENT(S):

- A. Site Context map
- B. Official Community Plan Map
- C. Zoning Map
- D. Proposed Location of Off-Site Marketing Sign Map
- E. Draft Development Variance Permit

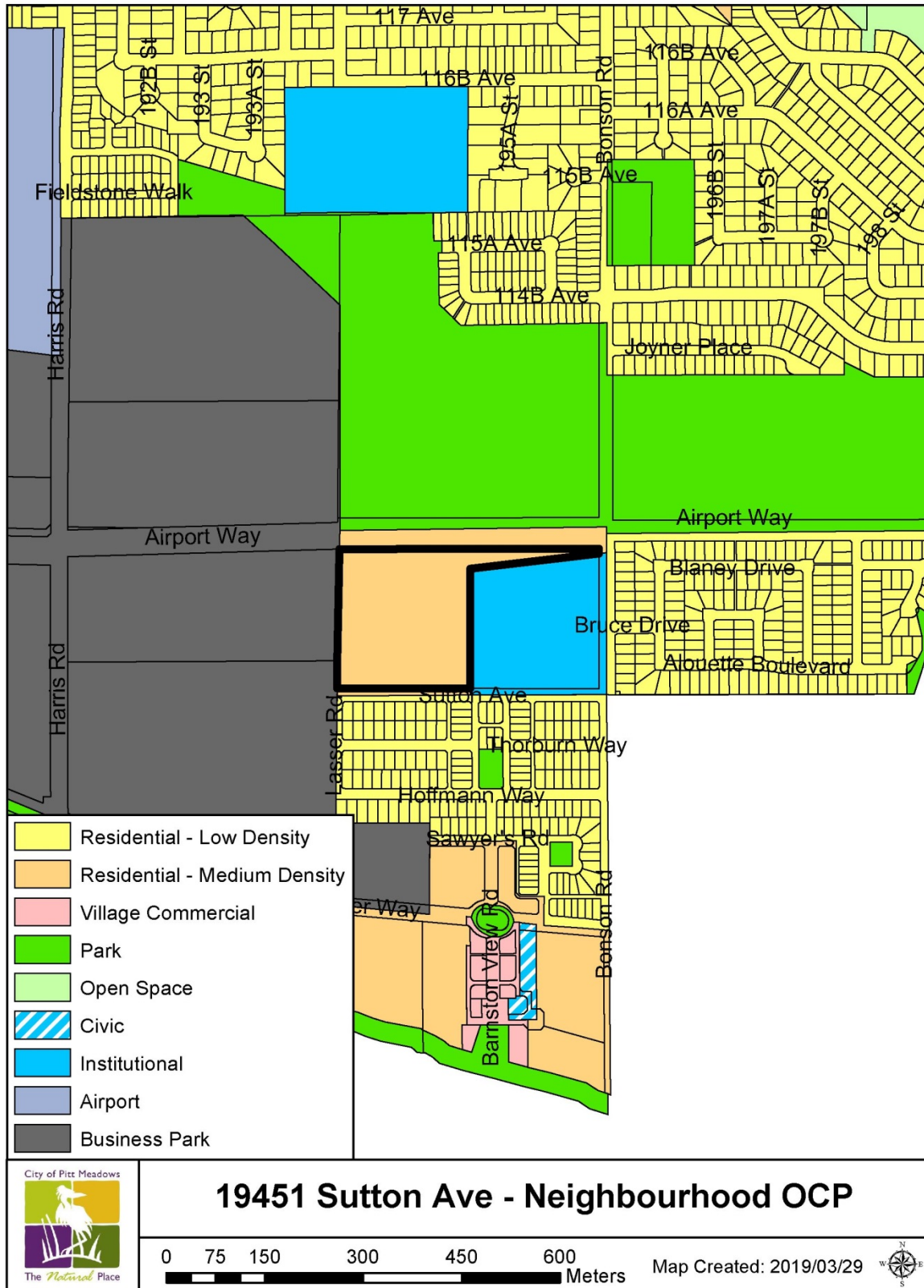


## ATTACHMENT A: Site Context

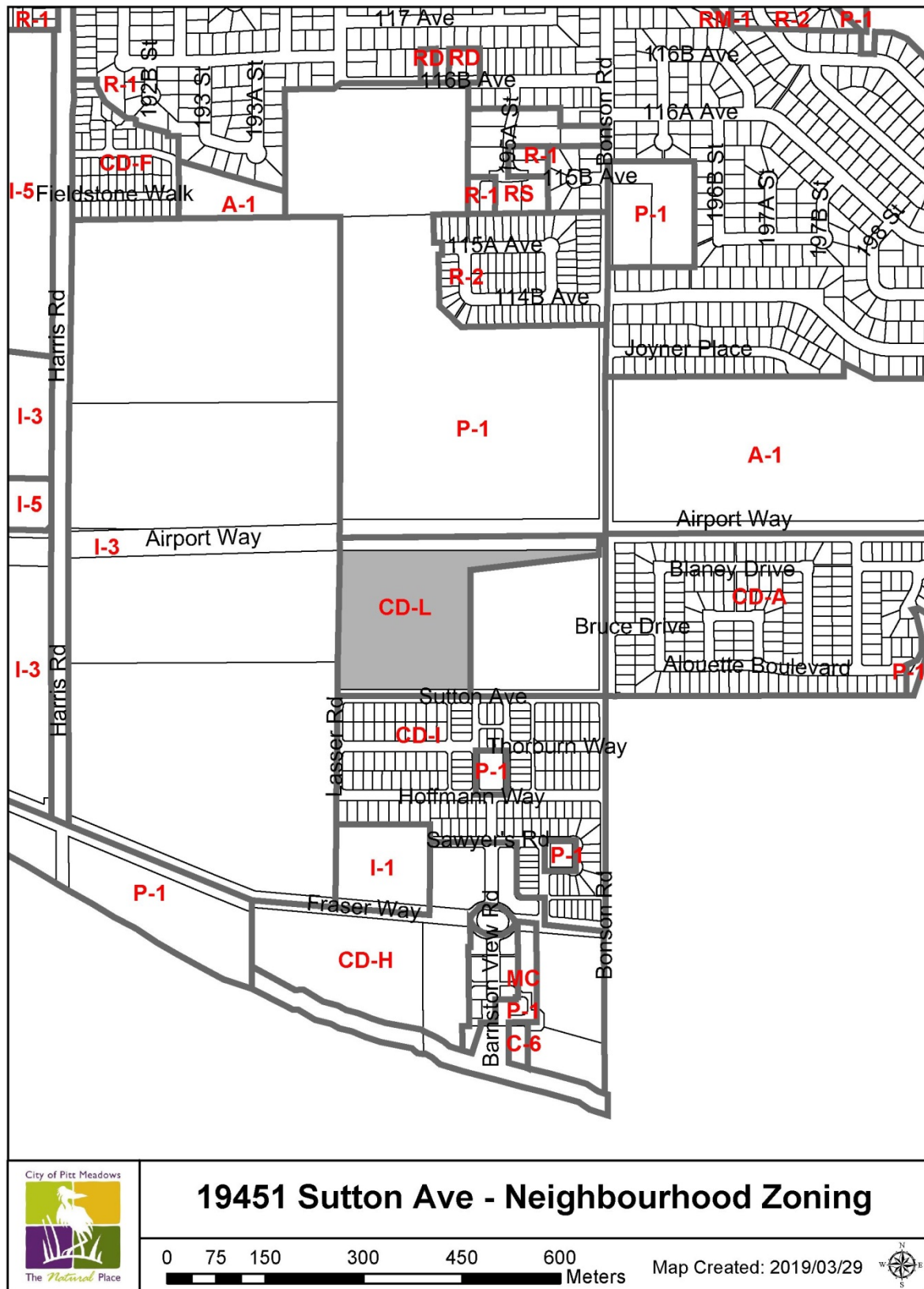




## ATTACHMENT B: Official Community Plan Map



# ATTACHMENT C: Zoning Map





ATTACHMENT D: Proposed Location of Off-Site Marketing Sign Map



**CITY OF PITT MEADOWS  
DEVELOPMENT VARIANCE PERMIT NO. 2020-001**

ISSUED BY:

**THE CITY OF PITT MEADOWS**, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO: **ONNI BONSON ROAD HOLDINGS CORP.**  
200 – 1010 SEYMOUR STREET  
VANCOUVER, BC  
V6B 3M6

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

**Parcel Identifier: 028-874-145**

**Legal Description: LOT 1 DISTRICT LOT 254 GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN BCP50931 EXCEPT: STRATA PLAN EPS4187  
PHASE ONE**

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. This Permit is issued subject to compliance by the permittee(s) with all statutes, City Bylaws, orders, regulations or agreements, except where specifically varied or supplemented by this Development Variance Permit.
2. Sign Bylaw No. 2719, 2015, Section 9 Temporary Signs Requiring a Permit, Section 9.2 (a) Off-Site Development Marketing Signs, is varied to the following:



Regulation Sign Bylaw- Section 9.2	Permitted Number of Off-Site Development Marketing Signs	Proposed Number of Off-Site Development Marketing Signs	Variance
Off-Site Development Marketing Sign	2	3	1

3. Development shall comply substantially with the plans included as Attachment A.
4. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
5. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
6. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This permit is not a building or sign permit.

AUTHORIZING RESOLUTION passed by Council the       day of       , 20

ISSUED by the City of Pitt Meadows the       day of       , 20

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS** was hereunto affixed on the       day of       , 2020.

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Bill Dingwall, Mayor

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Kate Barchard, Corporate Officer

\_\_\_\_\_  
*Owner (by it's authorized signatory(ies))*

\_\_\_\_\_  
*(PRINT name of Owner)*

\_\_\_\_\_  
*Owner (by it's authorized signatory(ies))*

\_\_\_\_\_  
*(PRINT name of Owner)*

SIGNED, SEALED AND DELIVERED BY the Owner(s)

the day of , 2020

ATTACHMENT "A"

