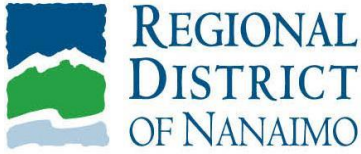


Attachment 3
Draft Development Permit with Variance

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p style="text-align: center;">DEVELOPMENT AND EMERGENCY SERVICES</p> <p style="text-align: center;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 <u>www.rdn.bc.ca</u></p> <p style="text-align: center;">DEVELOPMENT PERMIT WITH VARIANCE NO. PL2023-070</p>
--	--

To: ("Permittee") Saa'men Holdings GP Ltd.

Mailing Address: c/o Priority Permits
331 Parkdale Ave N.
Hamilton, Ontario L8H 5Y1

1. Except as varied or supplemented by this permit, the development permit with variance is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit with variance applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot B, District Lot 90, Newcastle District, Plan EPP79321 ("Lands")

Civic Address: 700 Horne Lake Road **P.I.D.:** 030-474-884

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee, as a condition of issuance of this permit, agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee, as a condition of issuance of this permit, agrees to develop the Lands in substantial compliance with the plans and specifications included in Schedules 2, 3, 4, 5 and 6 which are attached to and form part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1 to 5, which are attached to and forms part of this permit.
7. Subject to the terms of the permit, if the Permittee does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. The RDN shall file the notice in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 20XX.

Schedule 1

Terms & Conditions of Permit

The following sets out the terms and conditions of Development Permit with Variance No. PL2023-070:

Bylaw No. 500, 1987 Variances

With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as follows:

1. **Section 3.4.154.5 – Signage** to increase the combined surface area of one freestanding sign from 13.5 m² to 16.5 m², as shown in Schedule 2 and 3.
2. **Section 3.4.154.5 – Signage** to increase the combined surface area of fascia signs for one business from 4.0 m² to 4.35 m² for three fascia signs in Schedule 4 and 5.

Conditions of Approval

1. The Lands are developed in accordance with Development Permit PL2020-118 and PL2021-169 except where amended by this permit.
2. The signage is developed:
 - a. In accordance with the Amended Pylon Sign Site Plan prepared by Iredale Architecture attached as Schedule 2 and pylon sign elevations prepared by Transworld and dated June 28, 2023 and attached as Schedule 3.
 - b. In accordance with the Site Plan prepared by A&W Food Services of Canada Inc. Design and Construction, dated November 3, 2022, and attached as Schedule 4 and the pylon sign elevations prepared by A&W Food Services of Canada Inc. Design and Construction and Pattison Sign Group, and attached as Schedule 5.
 - c. In accordance with the Petro Canada Canopy Signs prepared by Transworld, dated June 27, 2023, and attached as Schedule 6.
3. Consistent with Development Permit PL2020-118, the internal lighting in the proposed signage shall be turned off when the business is not in operation.
4. Consistent with Development Permit PL2020-118, the signage shall include automatic dimming hardware, so the light intensity levels are adjusted based on current weather conditions and time of day.

[illegible]

Side View

Profile

Graphic Elevation

Elevation graphique

OPTION 2

Kwikwik Crossing

2286mm (90")

1676 (68")

Face (65 1/2")

305

305

1676mm (68")

Face (62 3/4")

2524

750mm (24"- 7 1/4")

column: 6281 :colonne

914 (36")

Face (32 3/4")

914 (36")

Face (32 3/4")

610 (24")

Face (20 3/4")

762 (30")

Face (28 3/4")

1676 (66")

Face (65 1/2")

± 707

± 970

305

305

1676 (68")

Face (65 1/2")

305

305

1676mm (68")

Face (62 3/4")

2524

750mm (24"- 7 1/4")

column: 6281 :colonne

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2524

750mm (24"- 7 1/4")

column: 6281 :colonne

914 (36")

Face (32 3/4")

914 (36")

Face (32 3/4")

610 (

**ALUMINUM EXTRUSIONS FOR FILLER
AND IN-13 FOR FRAME,
WHITE AND RED PAINTED**

(2) Panned and molded
316" thick #328 white M/A faces
with blocks.

Vinyl graphics applied on
first surface [c1][c2].

**FAB. FROM BLACK PAINTED
ALUMINUM EXTRUSIONS**

PRICE CHANGER

(2) 3/16" clear acrylic faces
Vinyl graphics applied on
both surfaces.

(2) Price changer units, red
12" L.E.D. numbers on
black background.

FAB. FROM WHITE PAINTED
ALUMINUM EXTRUSIONS

DIESEL PX
(2) 3/16" white #7328 acrylic
faces, without blocks.
Vinyl graphics applied on
first surface [C2] [C4] [C5].

K CROSSING
(2) 3/16" white #7328 acrylic faces, without blocks. Vinyl graphics applied on first surface [C1]

A&W
(2) new flat 3/16" thick #7328
white pigmented acrylic
faces with blocks, 1st surface vinyl
applications [C17], [C18], [C19].

GENERAL
Cabinets, columns and base plate covers painted white

BASE
Installed on new concrete
bases

C1	PLUS 165C		
C2	Not / Black		
C3	Blanc / White		
C4	PLUS 109C		
C5	Magenta		
C7	PLUS 165C	3M3630-44	
C18	PLUS 167C	3M3630-43	
C19	PLUS 470C	3M7530-59	

Les couleurs illustrées à l'écran peuvent ne pas être exactes. Veuillez vous référer aux chartes appropriées pour les couleurs exactes.

Area / Sq.	8.17 sq. m.
Weight / Pkds	
Illumination	LED.
Voltage dissip. per 1/2 size	120V
LED Temp.	6500K
	

SCALE / ÉCH. 1 : 50

Signature _____

Date: 1 / 1 / 2008

RENDERING / RENDU

REVISIONS		Date	Date
01	2 cdfns are added for weathering	PRG	2023-06-28
02			
03			
04			
05			
06			
07			
08			

Climate	Site
PETRO CANADA	78050
Addr. / Locid.	
Qualicum, BC	
Date	Date
2023-06-27	RRB
Rep.	
N. Verma	
2023-07-480-GDWG-A-PY-LON	

AVIS / NOTICE

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CONTACT
9310, boul. Parkway,
Montréal (Québec) H1J 1N7
T : 514.352.8030 / F : 514.352.0386
info@transworldsigns.com
www.transworldsigns.com



The drawing illustrates a gas station sign structure with two views: a side view (left) and a graphic elevation (right).

Side View (Profil):

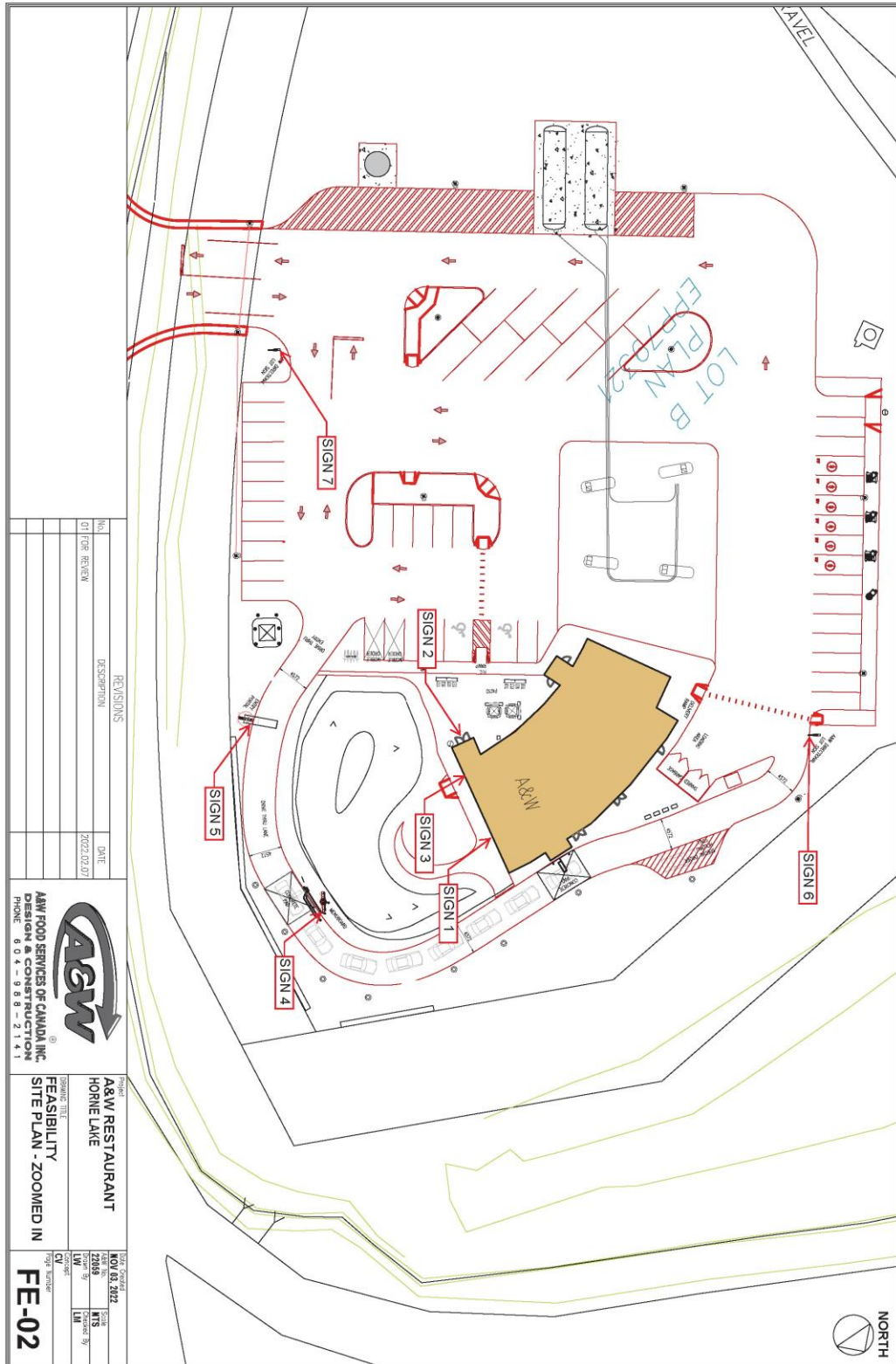
- Overall height: 7500mm (24'-7 1/4")
- Column height: 6281mm
- Top section dimensions: 305 (12"), 203, 50, 50
- Base section dimensions: 250, 2524

Graphic Elevation (Élévation graphique):

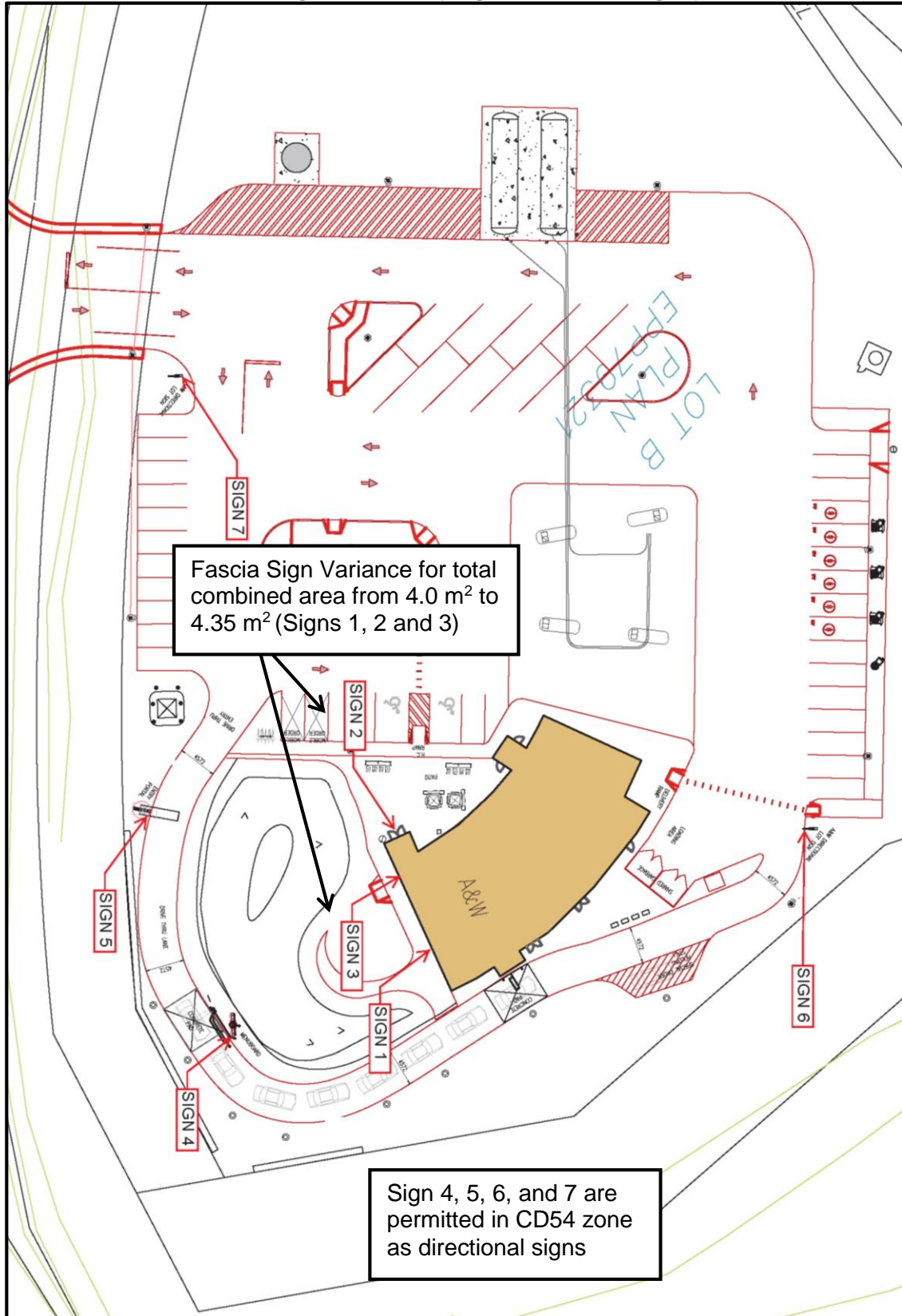
- Overall width: 2286mm (90")
- Top section width: 1676 (66") Face (65 1/2")
- Signs (from top to bottom):
 - PETRO-CANADA (with red maple leaf logo)
 - SELF (with digital display showing 000.0)
 - Diesel PX
 - Kwalikum Crossing (with logo)
 - ACW DRIVE THRU
- Bottom section width: 1676mm (66") Faces (62 3/4")
- Base section width: 460

OPTION 2: A callout box indicates a variance in sign face area from 13.5 m² to 16.5 m² total (both sides) for the Kwalikum Crossing sign.

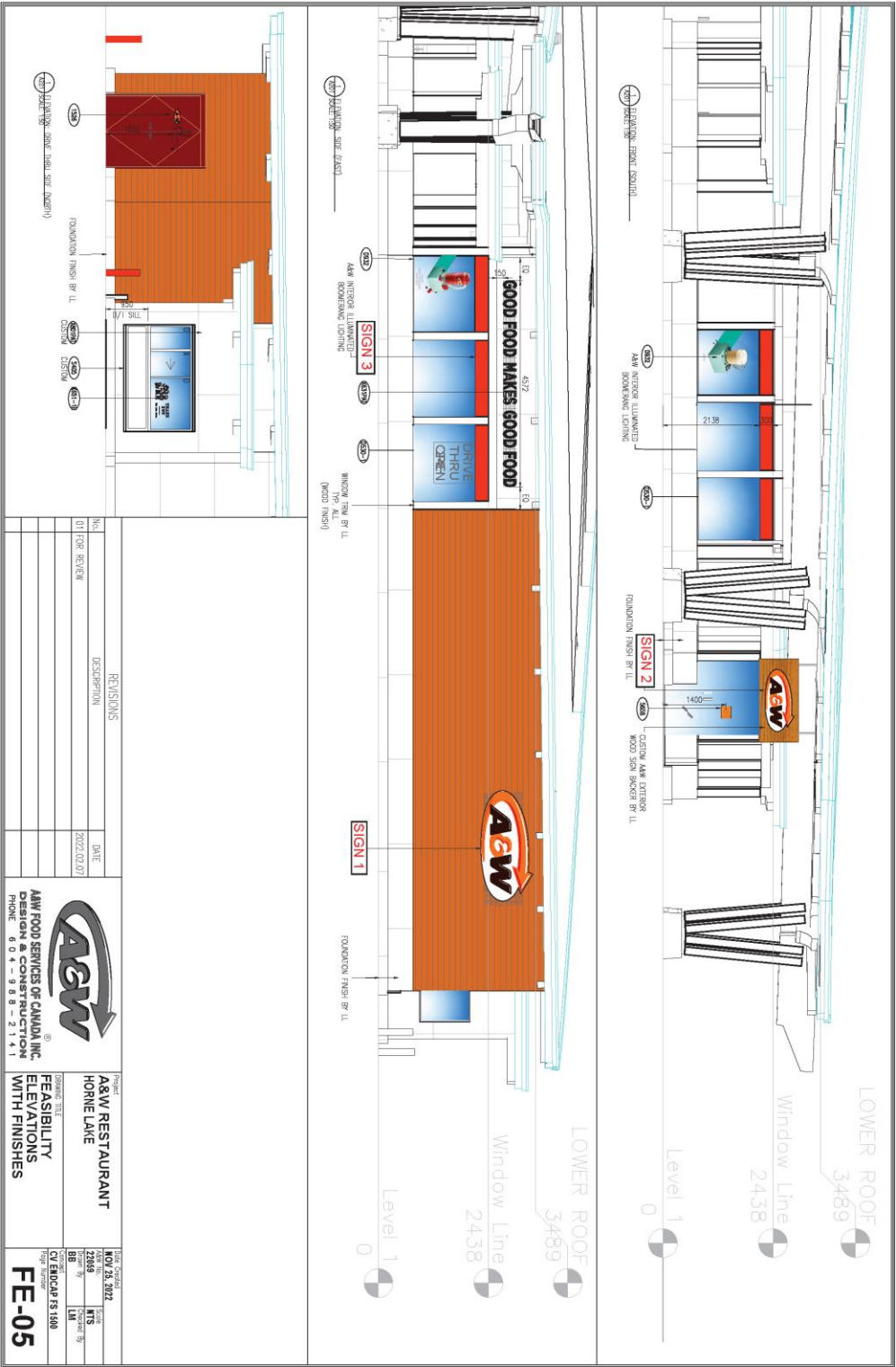
Schedule 4 A&W Sign Site Plan (Page 1 of 2)



Schedule 4
A&W Sign Site Plan (Page 2 of 2 – Enlarged)



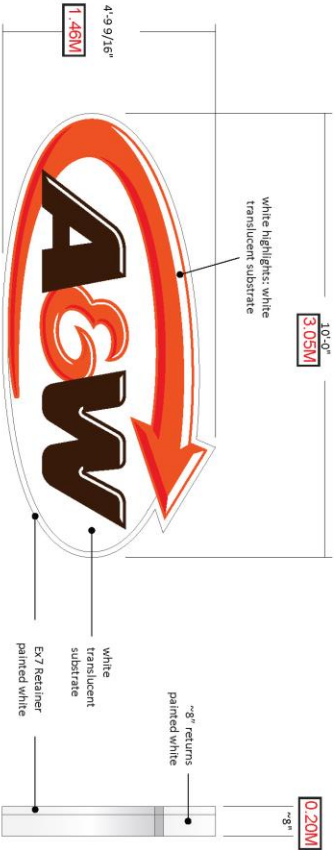
Schedule 5
A&W Sign Elevations (Page 1 of 7)



Schedule 5
A&W Sign Elevations (Page 2 of 7)

SIGN 1

See Technical Drawings For Construction Details



Front View

Side View

Area: 36 sq. ft. **3.34SQM**
Approx. Weight: 35 lbs +/- **61KG-/+**

ELECTRICAL INFORMATION:
Total Load: 2.1 Amps / 220V (Use one [1] 15A circuit.)
NOTE: FINAL HOOK-UP BY OTHERS

Specifications

Supply & Install One (1) Exterior S/F logo

- Self-contained power
- Hinged cabinet painted white
- Lexan face c/w 1st surface vinyl
- EX7 resainer painted white
- 8" white returns
- Agilight Daylight White LED's
- Existing voltage TBC by installer*
- Mounted flush to wall

Colours

- ☐ White: White translucent substrate / white paint
- ☐ Orange: 3M 3630-44 Orange vinyl
- ☐ Red: 3M 3630-43 LT. Tomato Red Vinyl
- ☐ Brown: 3M 3630-59 Dark Brown Vinyl

Project ID

RS1-15357

Date: 05-23-2017

Scale: 3/8"=1'-0"

Scale: N. Signum

Designer: DVS

Rev. #:

Date:

Revision Note:

Information Required:

Conceptual

Master

Electrical

120V 240V

Other:

Customer Approval

Signature

DATE/TIME

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to hold the sign. Please call 888-888-8888 to provide further details if needed.

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A&W
Various
Locations

Sign Item Page #
SSS 1/1

Pattison Sign Group
Powering Your Brand

120 - 7355 North Fraser Way
Burnaby, BC, Canada V5N 5M7
www.pattisonsgm.com

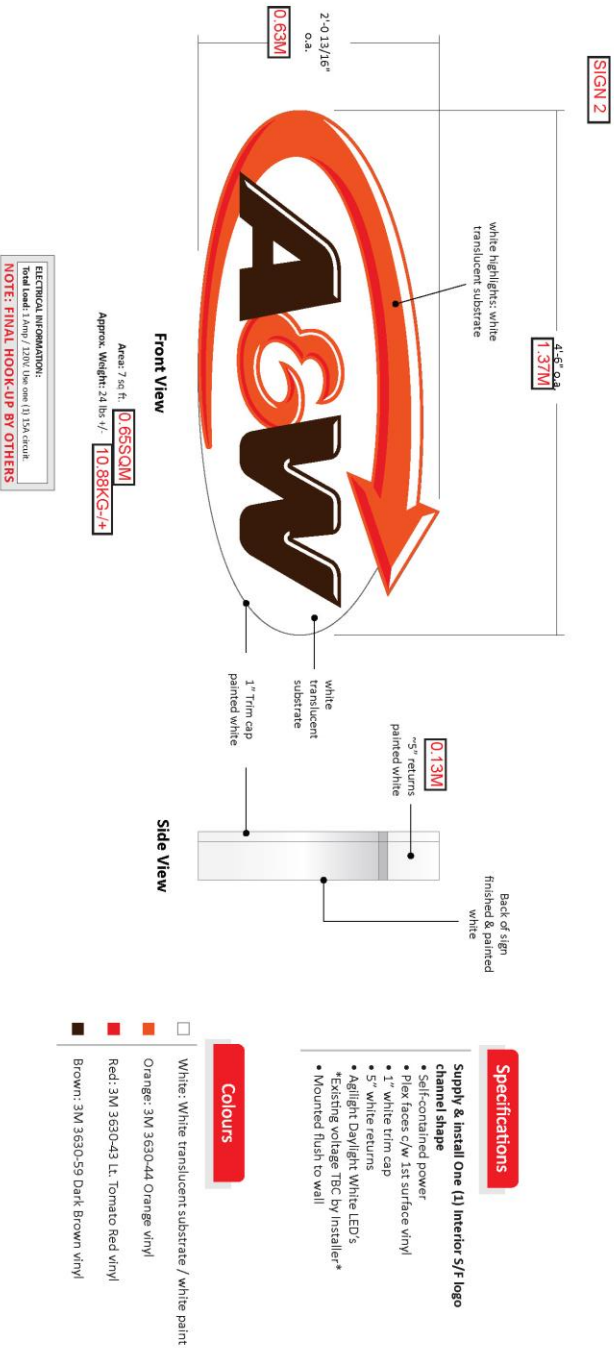
(T) 604.215.5526
(F) 604.215.0696



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to hold the sign. Please call 888-888-8888 to provide further details if needed.

Schedule 5
A&W Sign Elevations (Page 3 of 7)



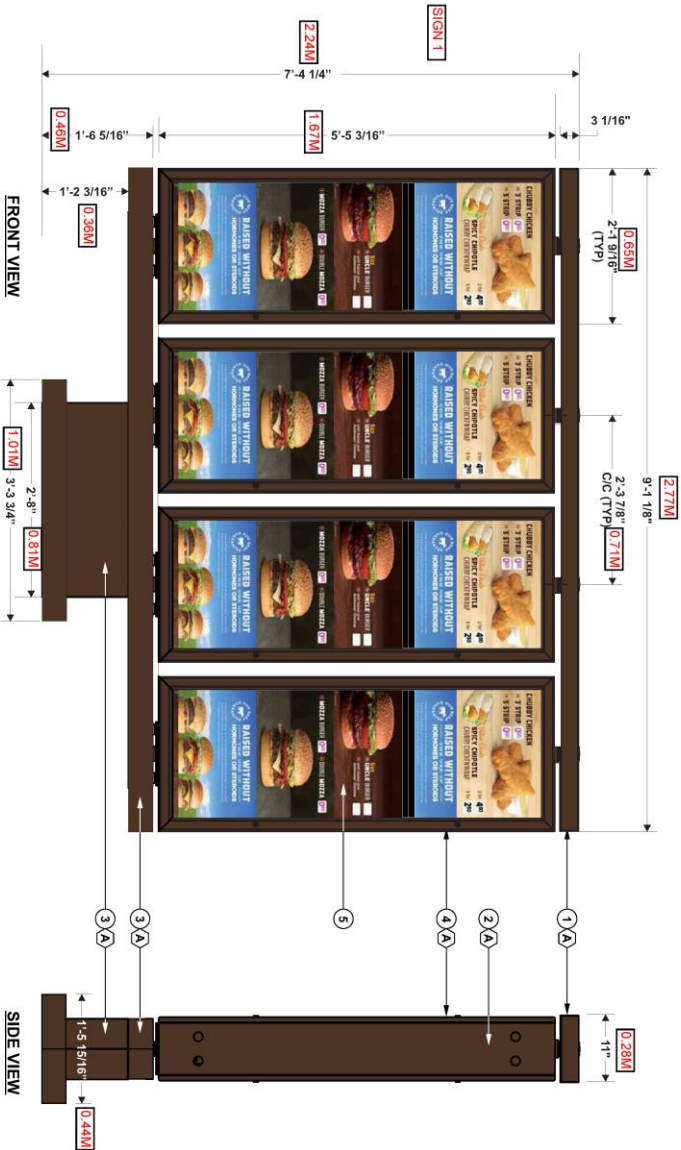
Project ID RSI-15357	Date: 07.08.2016
Scale: 1"=1'-0"	Sales: R. Siquin
Designer: D.J.	Rev. #: 1
Revision Note:	
<input checked="" type="checkbox"/> Master Artwork	<input type="checkbox"/> Conceptual Artwork
Information Required:	
Electrical Requirements <input checked="" type="checkbox"/> 120V <input type="checkbox"/> 240V <input type="checkbox"/> Other _____	
Customer Approval Date: _____	
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Schedule 5
A&W Sign Elevations (Page 4 of 7)

[illegible]

Schedule 5
A&W Sign Elevations (Page 5 of 7)

SIGN 4



MC5-72946C	
MENU 4 PANNEAUX / MODULAR 4 PANEL MENU BOARD	
Installation: Interior	Exterior
Description:	
1	DECOR EN ALUMINIUM
2	BOTIER EN EXTRUSION D'ALUMINIUM
3	CACHE-BOUTON EN FEUILLE DE METAL
4	CADRE EN EXTRUSION D'ALUMINIUM
5	FACE EN ACRYLIQUE CLAIR 1/8" ANTI-REFLET
ILLUMINEE AU LED	

1	COULEURS:
A	PEINT BRUN FONCE POUR AGENCER
A	#3530-59
2	CADRE:
A	BOIS BRUN PEINT TO MATCH
A	#3530-59



Tel: (506) 735-5506 | Fax: (877) 737-3734 | Toll Free: 1-800-561-9798
Client: A&W #5756
Site:
Consultant: J. MCKERCHER
Draftsman: CINDY ST-ONGE
Page: 12/13 Scale: 3/4" = 1'-0"

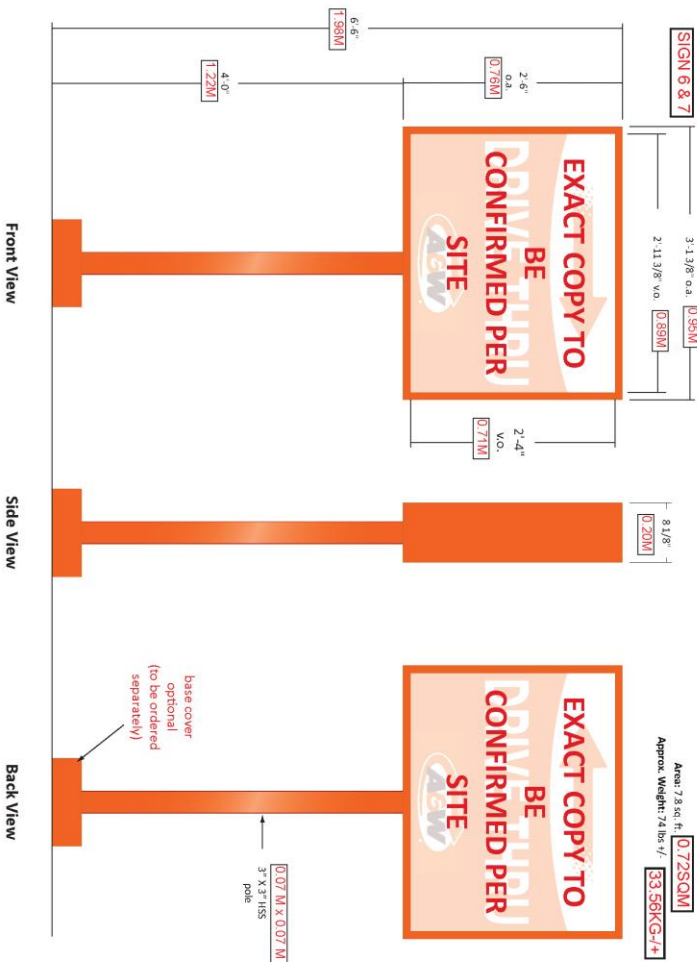
A&W Sign Elevations (Page 6 of 7)



it is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask P&S to provide further details if required.

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Schedule 5
A&W Sign Elevations (Page 7 of 7)



Area: 7.8 sq. ft. 0'72SQM
Approx. Weight: 74 lbs +/- 33.56KG +/-

Specifications

- Supply & install One (1) D/F illuminated lot sign**
- Clear lexan Faces c/w 2nd surface vinyl
 - Extruded cabinet painted PMS 165 C orange
 - Aslight Daylight White LEDs
 - *Existing voltage TBC by installer*
 - 3" x 3" HSS pole painted PMS 165 C orange
 - Reveals painted PMS 165 C Orange
 - Bases to be supplied by others

SEE TECHNICAL DRAWINGS
FOR CONSTRUCTION DETAILS

ELECTRICAL INFORMATION:
Total Load to 10 Amp / 120V. Use one (1) 15A circuit.
NOTE: FINAL HOOK-UP BY OTHERS

Colours

Orange: paint to match PMS 165 C orange



120 - 7855 North Fraser Way
Burnaby, BC, Canada V5J 5W7
www.patisonsign.com

(T) 604.215.5526
(F) 604.215.0896



This sign to be installed in accordance with the requirements of Article 600 of the
National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of this sign.



Prohibited: Signs and advertising on public utility
equipment or structures. To avoid this, please do not place signs on public utility
equipment or structures.

Schedule 6
Petro Canada Canopy Sign Elevations (Page 2 of 2)

