

**Attachment 3
Draft Development Permit with Variance**

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

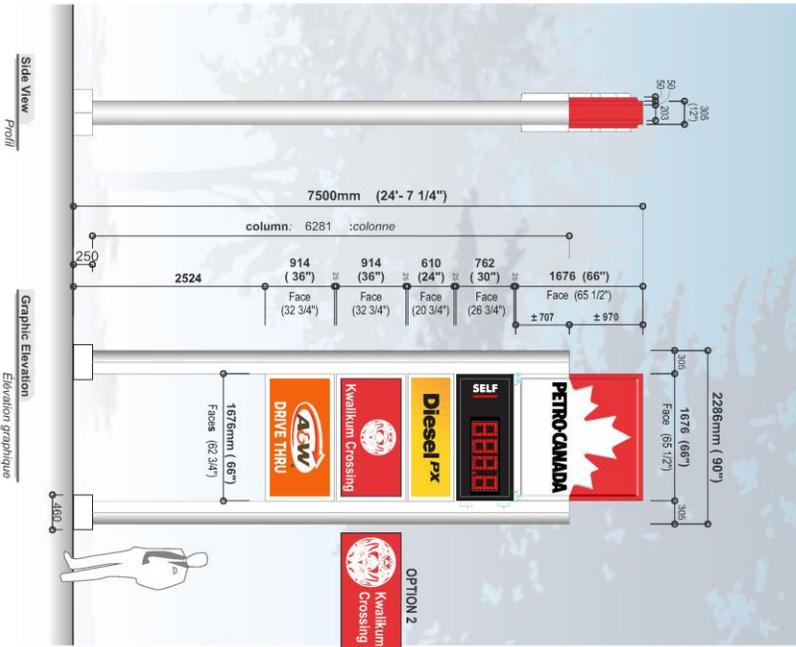
With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as follows:

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.

Schedule 3 Pylon Sign Elevations (Page 1 of 2)



A 1x DIFACE ILLUMINATED PYLON

SCALE / ECH. 1 : 50

- ALUMINUM EXTRUSIONS FOR FILLER AND 1/2\"** FOR FRAME, WHITE AND RED PAINTED
- (2) Painted and modded 3/16\" thick #7328 white M/A faces with blocks.
- Vinyl graphics applied on first surface [C1] [C2].

- FAB. FROM BLACK PAINTED ALUMINUM EXTRUSIONS**
- (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**
- (2) 3/16\" white #7328 acrylic faces without blocks.
- Vinyl graphics applied on first surface [C2] [C4] [C5].

- DIESEL PX**
- (2) 3/16\" white #7328 acrylic faces without blocks.
- Vinyl graphics applied on first surface [C7].

- K CROSSING**
- (2) new flat 3/16\" thick #7328 white pigmented acrylic faces with blocks. 1st surface vinyl applications [C11], [C18], [C19].

- A&W**
- Cabinets, columns and base plate covers painted white

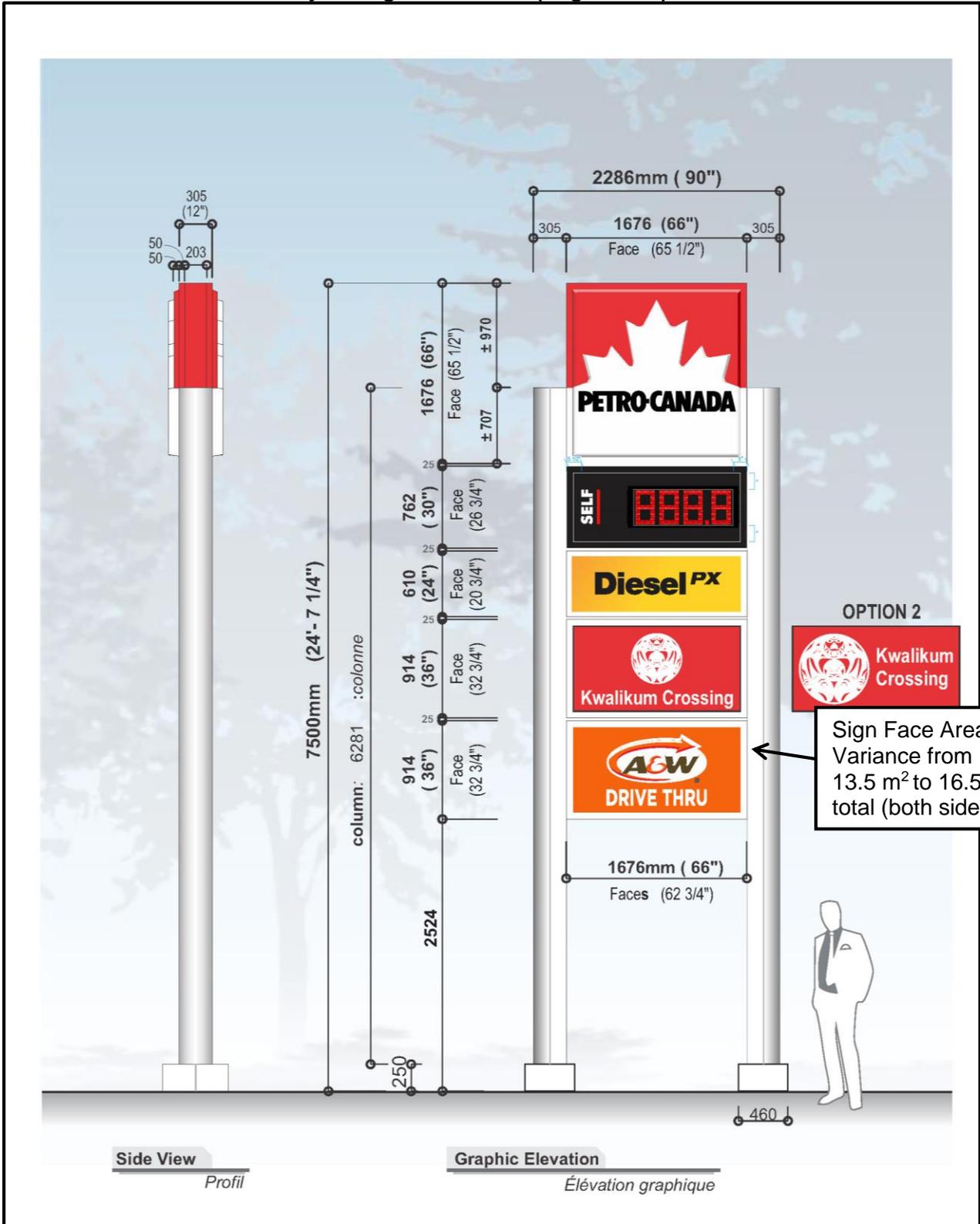
- GENERAL**
- Installed on new concrete bases

- BASE**
- Installed on new concrete bases

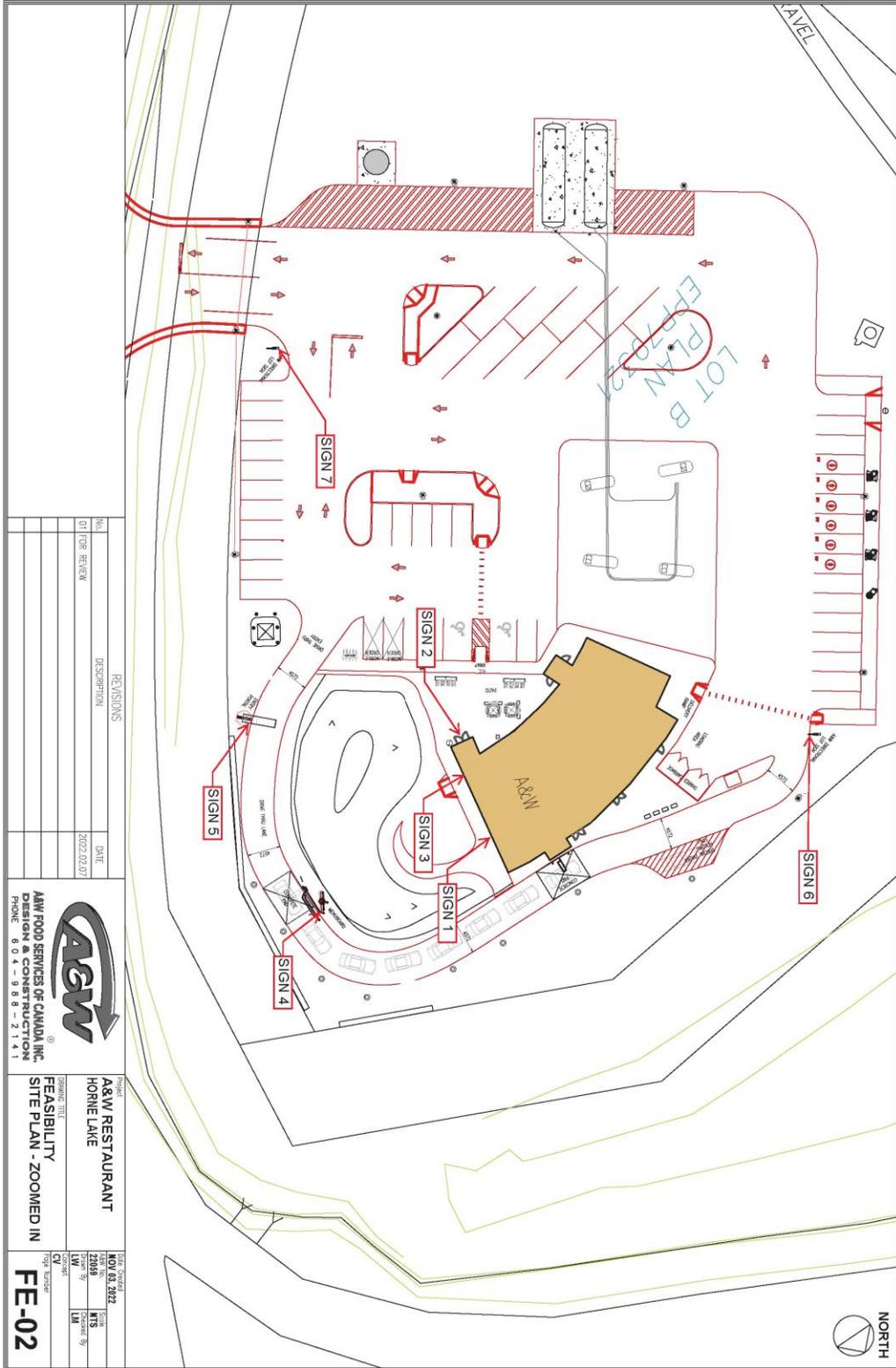
Area Sup.	8.17 sq. m.
Weight Field	
Illumination	LED.
Voltage equip. per ft. size	120V
LED Temp.	6500K
Colours / Colours	

Colour may not be exactly as shown on screen. Please refer to appropriate manufacturer for exact colours. Lead colours: Black/White & Yellow/Black are past era colors. Yellow/Black is not recommended for new colors. 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**Schedule 3
Pylon Sign Elevations (Page 2 of 2)**



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



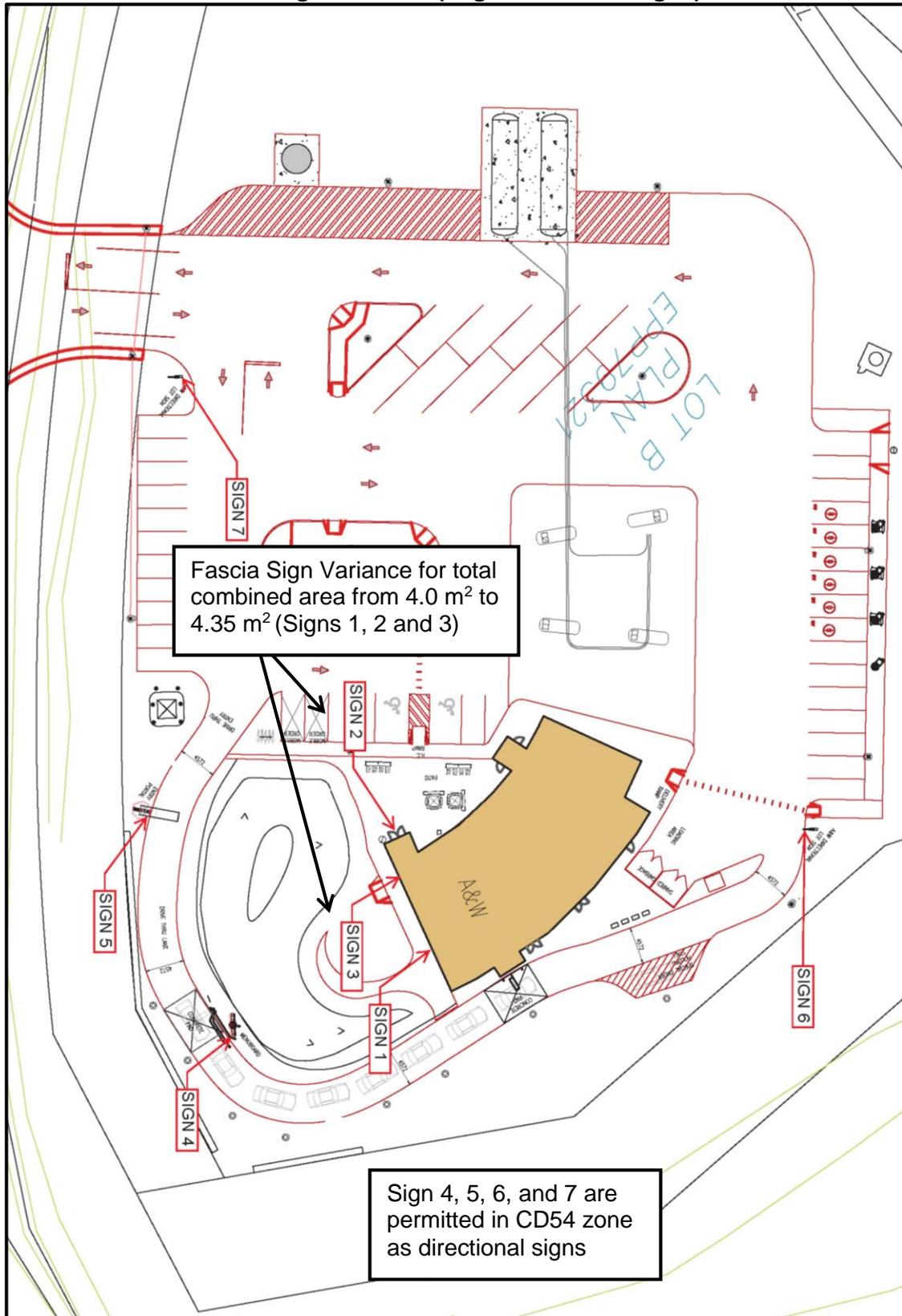
NO.	DESCRIPTION	DATE
01	FOR REVIEW	2022.02.07

AGW
AW FOOD SERVICES OF CANADA INC.
 DESIGN & CONSTRUCTION
 PHONE 604-988-2141

PROJECT: **A&W RESTAURANT**
 LOCATION: **HORNE LAKE**
 DRAWING TITLE: **FEASIBILITY SITE PLAN - ZOOMED IN**

DATE ISSUED: **NOV 03 2022**
 DRAWN BY: **NIS**
 CHECKED BY: **LM**
 PROJECT NO: **FE-02**

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

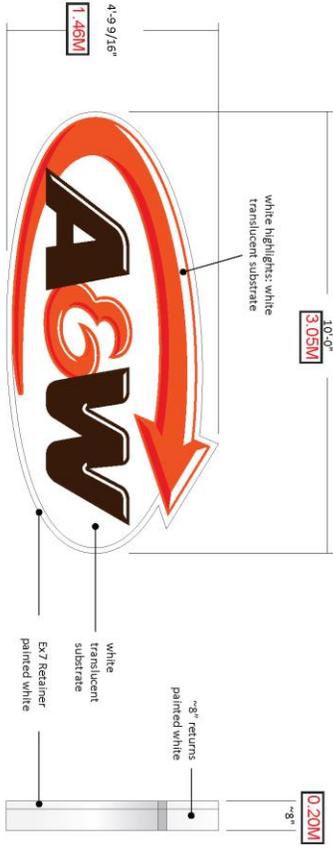


Fascia Sign Variance for total combined area from 4.0 m² to 4.35 m² (Signs 1, 2 and 3)

Sign 4, 5, 6, and 7 are permitted in CD54 zone as directional signs

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:
Board Load: 21 Amps / 230V (See 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 retainer 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 3690-44 Orange vinyl
- Red: 3M 3690-43 LT. Tomato Red Vinyl
- Brown: 3M 3690-59 Dark Brown Vinyl

Project ID

RS1-15357
Date: 05-23-2017
Scale: 3/8"=1'-0"
Sheet: R_Signum
Designer: DFT
Rev. #:
Date:
Revision Note:

Information Required:

Conceptual

Master

Electrical

120V 240V

Other: _____

Customer Approval

Signature _____

MAN/2017/11

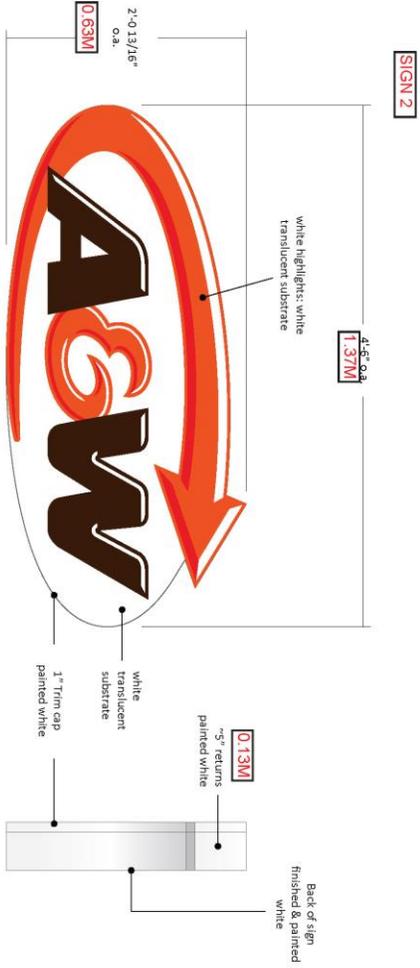
1. The Client warrants responsibility to ensure that the structure of the building is designed and constructed in accordance with applicable building codes and that the structure is suitable for the intended use. The Client shall be responsible for providing the necessary structural details to provide further details if required.

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A&W
Various Locations

Sign Item Page #
SS5 1/1

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



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

Area: 7 sq. ft. **0.655SQM**
Approx. Weight: 24 lbs +/- **10.88KG +/-**

Specifications

- Supply & Install One (1) Interior S/F Logo**
- Self-contained power
 - Plex faces c/w 1st surface vinyl
 - 1" white trim cap
 - 5" white returns
 - Acrlight Daylight White LED's
 - Existing voltage TBC by installer*
 - *Mounted flush to wall

Colours

- White: White translucent substrate / white paint
- Orange: 3M 3690-44 Orange vinyl
- Red: 3M 3690-43 Lt. Tomato Red vinyl
- Brown: 3M 3690-59 Dark Brown vinyl



120 - 7855 North Fraser Way
Burnaby, BC, Canada V5J 5M7
www.pattisonsg.com

(T) 604.215.5526
(F) 604.215.0896



This sign to be installed in accordance with the requirements of the National Electrical Code and/or local applicable codes. All electrical wiring to be done by a licensed electrician.



Placement, design and/or content may vary (R/S) Province of the sign according to local Provincial, State or Federal Laws.

A&W
Various Locations

Sign Item Page #
SG2 1/1

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Customer Approval: _____
Date: _____

*Voltage needs to be specified prior to customer approval

Electrical Requirements

120V 240V

Other: _____

Master artwork
 Conceptual artwork
Information Required: _____

Project ID
RSI-15357

Date: 07/08/2016
Scale: 1"=1'-0"
Sales: R. Siquin
Designer: DJJ

Rev. #: _____
Date: _____

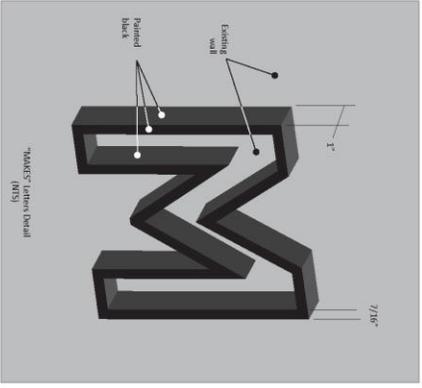
Revision Note: _____

Schedule 5 A&W Sign Elevations (Page 4 of 7)



Area: 14.8 sq. ft. **0.65SQM**
Approx. Weight: 25 lbs +/- **11.34KG/+**

- Specifications**
- Supply & install non-illuminated cut-out letters
 - 1" cut-out, white KOMACEL. Letters painted black
 - 1" returns painted black
 - Pin-mounted flush to existing wall.
- Colours**
- Semi-gloss black paint



120 - 7553 North Fraser Way
Burnaby, BC, Canada V5L 5W7
www.patisonmfg.com

(71) 604.215.5526
(7) 604.215.0096



This sign is to be installed in accordance with the requirements of Article 602.2 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

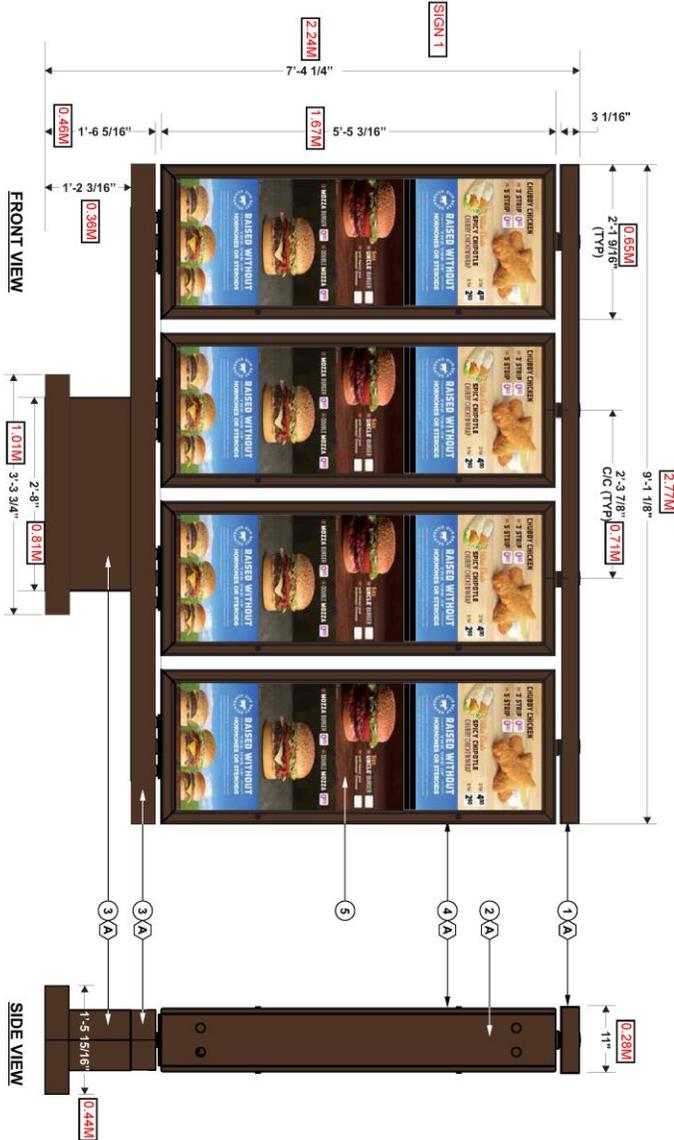


Trademark, Name and logo have been Registered with the Canadian Intellectual Property Office. Display of the trademarking is strictly prohibited under Federal Law.

Project ID	
RS1-15357	Date: 05-15-2016
Scale: 1/2" = 1'-0"	Scale: 1:24
Designer: DFI	Designer: DFI
Rev. #:	Rev. #:
Date:	Date:
Revision Note:	
Information Required:	
<input type="checkbox"/> Conceptual	
<input type="checkbox"/> Electrical	
<input type="checkbox"/> 120V <input type="checkbox"/> 347V	
<input type="checkbox"/> Other _____	
Customer Approval	
Signature _____	
NAME/COMPANY _____	
It is the Customer's responsibility to building, design and construct to accept the installation of the sign by providing the necessary information to provide further details if required.	
All signs erected. The artwork, design and materials are the exclusive property of A&W. All signs are to be installed in accordance with the applicable local codes or by the manufacturer's instructions.	
Sign Item	Page #
SG156	1/1
A&W	
Various Locations	

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

SIGN 4



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

#	Couleurs:
A	PEINT BRUN FONCE POUR AGENCER #3830-59
#	Couleurs:
A	DES BRUN FONCE PEINT TO MATCH #8630-59

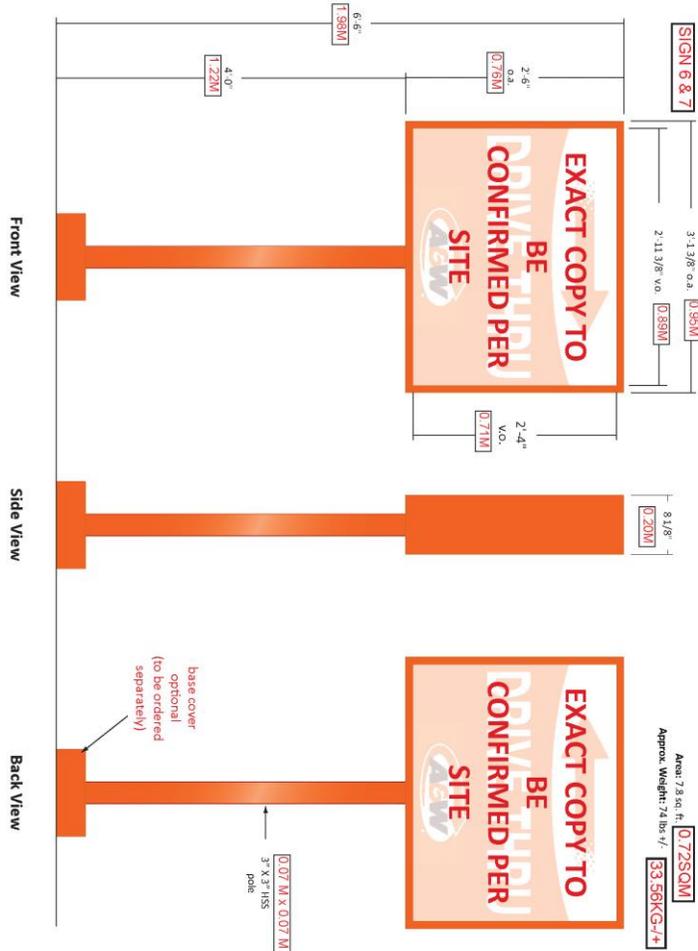
Date: _____
Customer Approval: _____

Patison Sign Group
10000 Highway 101, Suite 100, Richmond, BC V6V 2G9
Tel: (604) 273-5566 | Fax: (604) 273-5566 | Toll Free: 1-800-561-9798
www.patison.com

Patison Sign Group

Tel: (604) 735-5566 | Fax: (604) 737-3734 | Toll Free: 1-800-561-9798
Client: A&W #5756
Site: _____
Consultant: J. MCKERCHER
Draftsman: GINDY ST-ONGE
Date: 05.13.2022
Page: 12/13 Scale: 3/4" = 1'-0"

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



Area: 7.8 sq. ft. **0.72SQM**
Approx. Weight: 7.4 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
 - *Exting voltage TBC by installer*
 - 3" x 3" HSS pole painted PMS 165 C orange
 - Bases to be supplied by others
- SEE TECHNICAL DRAWINGS FOR CONSTRUCTION DETAILS**

ELECTRICAL INFORMATION:
Total Load: 6 to 9 Amp / 120V. Use one (1) 15A circuit.
NOTE: FINAL HOOK-UP BY OTHERS

Colours

Orange: paint to match PMS 165 C Orange

Project ID	
RSL-15357	Date: 05-24-2017
Scale: 3/4"=1'-0"	Scale: R. Spinlin
Designer: DTJ	Drawn: DTJ
Revision Note:	

Information Required:

Conceptual

Master

Electrical

120V 347V

Other _____

Customer Approval

Signature _____

DATE/TIME _____

It is the Customer's responsibility to building designed and constructed to accept the installation of the sign to provide further details if required.

All signs erected. The sign's design details have been configured and are the customer's responsibility. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



Patison Sign Group
Powering Your Brand

120 - 7555 North Fraser Way
Burnaby, BC, Canada V5J 5W7
www.patisonsign.com

(T) 604.215.5526
(F) 604.215.0896



This sign is the standard in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

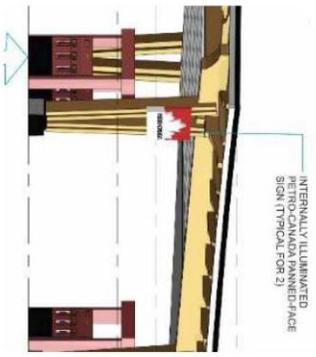
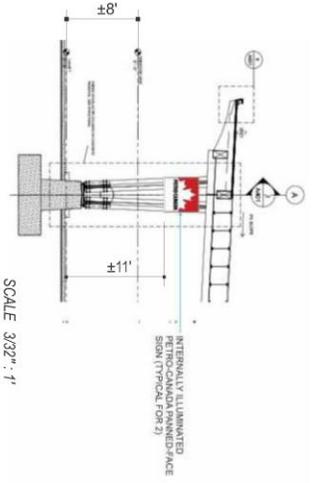


Patison Sign Group and its subsidiaries, including Patison Sign Group, Inc., are not responsible for the design, construction, installation, or maintenance of the sign. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Schedule 6 Petro Canada Canopy Sign Elevations (Page 1 of 2)



Combined face area of 1.5 m² (two signs)



C 2X PETRO CANADA PANNED FACE SIGN

SCALE / ECH 1-1/2" : 1'

DESCRIPTION

EACH SIGN
CABINET :
 Side aluminum cabinet painted red and white.
 NT-13 aluminum retainer painted red and white.
 Aluminum back, well finish, painted white.

FACE :
 (1) 3/16" thick white #7328 pigm. IMA face, with blocs.
 Vinyl applied on 1st surface.
 Red surface to be panned 2" thick
 white surface to be molded 2" thick (total 4")
 Graphic vinyl applied on 1st surface.

L.E.D. illumination

Area / Sqp.	
Weight / Poids	
Illumination	L E D
Voltage / Tension	120V
LED Temp.	6500K
Colours / Couleurs	

C1	
C2	

**ALL MEASUREMENTS
ARE APPROXIMATE
SURVEY IS REQUIRED**

Requester / Notes

Client Approval / Approbation client

Signature: _____ / _____

Date: _____ / _____

RENDERING / RENDU

0310, 3rd Floor
 Montreal (Q. Jolicoeur) H1J 1N7
 T: 514.352.8030 / F: 514.352.0386
 info@transworldsign.com
 www.transworldsign.com

CONTRACT

0310, 3rd Floor
 Montreal (Q. Jolicoeur) H1J 1N7
 T: 514.352.8030 / F: 514.352.0386
 info@transworldsign.com
 www.transworldsign.com

CLIENT

PETRO CANADA
 Qualicum, BC
 2023-06-27 N. Verma
 2023-07-18-0-GDW-C-FACE

REVISIONS

Rev.	Desc.	Date
01		
02		
03		
04		
05		
06		
07		
08		

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

Side View

Graphic Elevation

3'-5 1/4"

11"

3'-2 1/4"

3'-10 3/4"

7'-2"

UPPER ROOF 5698

LOWER ROOF 3489

Window Line 2438

Level 1 0

INTERNALLY ILLUMINATED PETRO-CANADA WORD-MARK SIGN

INTERNALLY ILLUMINATED PETRO-CANADA PANNER END-FACE SIGN (TYPICAL FOR 2)

Face Area of 0.6 m²

DESCRIPTION

«CHANNELLED»-BOXES OF 6" THICK SILVER SATIN FINISH COLOR SIDES, 3/16" THICK WHITE #7328 ACRYLIC FACES, ILLUMINATED WITH LED LETTERS MOUNTED ON CARRIER BOX ACCORDING TO WALL COLOR.

Scale: 1-1/2" = 1'

Color: DAY: Faces white / NIGHT: Faces white

Area / Sp.	
Weight / Poids	
Illumination	LED
Working Voltage	120V
LED Temp.	6500K

Colours / Couleurs

Colors may not be available in some areas. Please refer to appropriate charts for exact colour. Les couleurs indiquées à l'échelle peuvent ne pas être disponibles dans toutes les régions. Veuillez vous référer aux chartes appropriées.

RENDERING / RENDU

Night View

CONTRACT INFORMATION

Client: PETRO-CANADA, 78050

Site: 78050

Qualicum, BC

2023-06-27 / N. Verma

2023-07-08-00-DWG-B-CH-LET

CONTACT INFORMATION

TRANSWORLD

35210, Road, Parkway 11-1147

T. 514.352.8030 / F. 514.352.0888

info@transworldsigns.com

www.transworldsigns.com