

**THE CORPORATION OF THE  
CITY OF WHITE ROCK**



**DEVELOPMENT VARIANCE PERMIT NO. 445**

1. This Development Variance Permit No. 445 is issued to **CIMIC MORNINGSTAR INVESTMENT LTD., INC.NO.BC1085888**, as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: Block 29 Except: Firstly: Part Subdivided by Plan 12575  
Secondly: Parcel "A" (Explanatory Plan 14297), Section 11,  
Township 1, New Westminster District Plan 488

PID: 011-621-141

As indicated on Schedule A.

2. This Development Variance Permit No. 445 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of the "White Rock Sign Bylaw, 2010, No. 1923," as amended, is varied as follows:
  - (a) Part 7, Section 3.3 is varied to read as follows:  
"The Sign Copy Area shall not exceed 2.52 metres (8.27 feet) and shall not exceed 45% of the Sign Area."
  - (b) Part 7, Section 4.1 is varied to read as follows:  
"A maximum of two Monument Signs with a maximum of two Sign Faces shall be permitted on a lot in any CR zone or P zone, and shall be permitted in all RS and RM zones as an Identification Sign at the entrance to residential building or complex."
  - (c) Part 7, Section 2.2 is varied to read as follows:  
"The changeable Copy Area shall not exceed 100% of the sign area of a Changeable Copy Sign or an Electronic Message Board Sign."
4. Said lands shall be developed in accordance with all terms, conditions, and provisions of this permit and any plans and specifications attached to this permit which shall form a part hereof.

Terms and Conditions:

(a) The varied signages shall substantially conform to the drawings prepared by Superior Signs dated 20<sup>th</sup> May 2022, and September 28, 2022, and attached hereto as Schedule B.

(b) Two possible locations have been identified for the monument sign, final location to be determined at sign permit application, provided compliance with all other aspects of White Rock Sign Bylaw, 2010, No. 1923 is demonstrated.

5. Where the holder of this Permit does not receive final approval of a sign permit for the varied signage within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the permit would have lapsed, has authorized the extension of the Permit.

6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

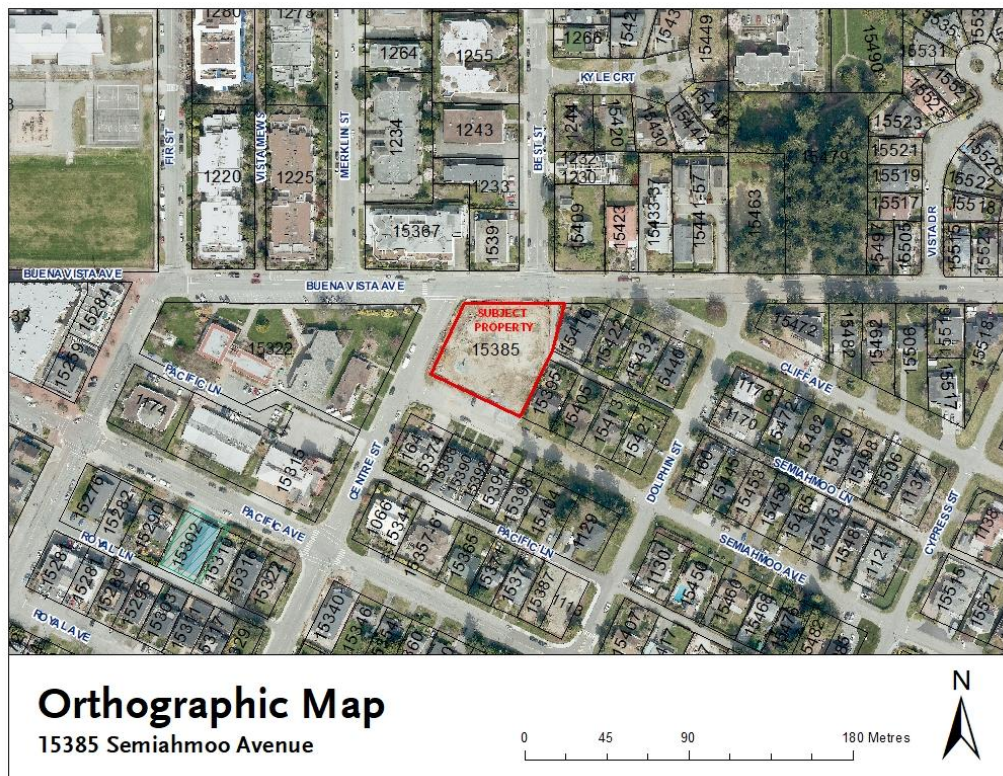
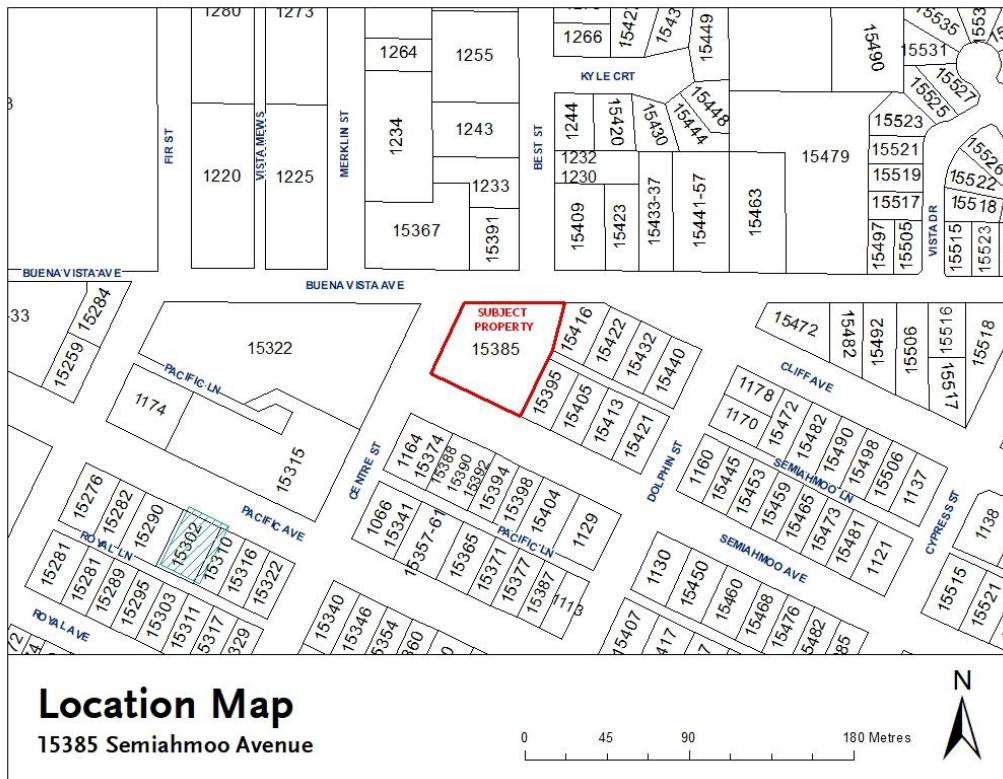
This development variance permit has been executed at White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

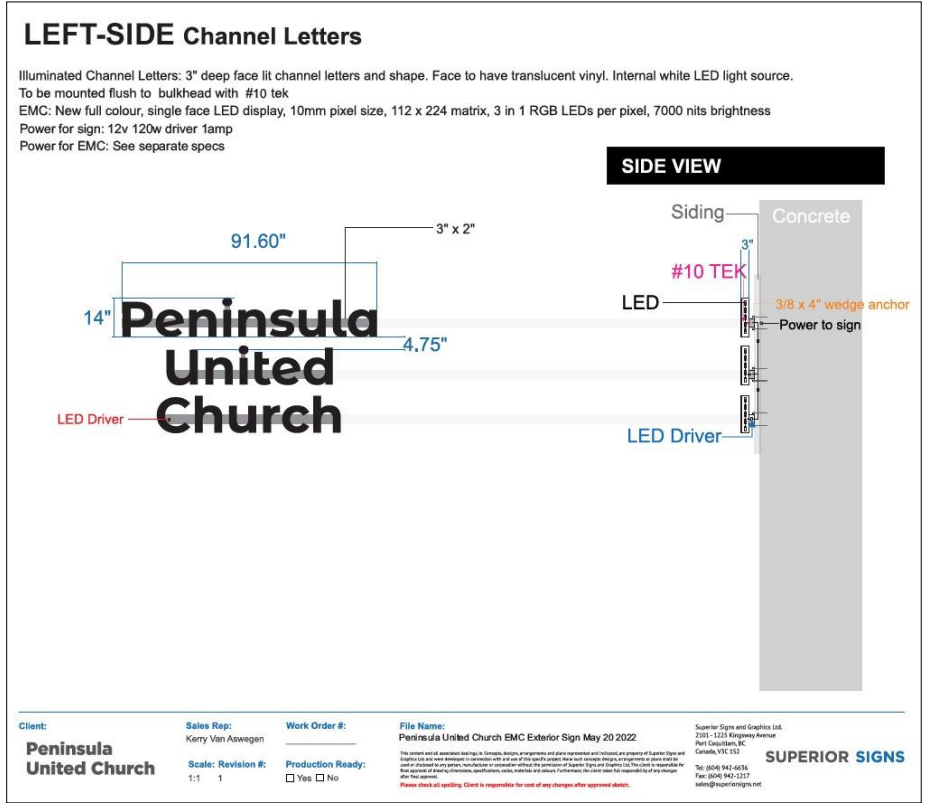
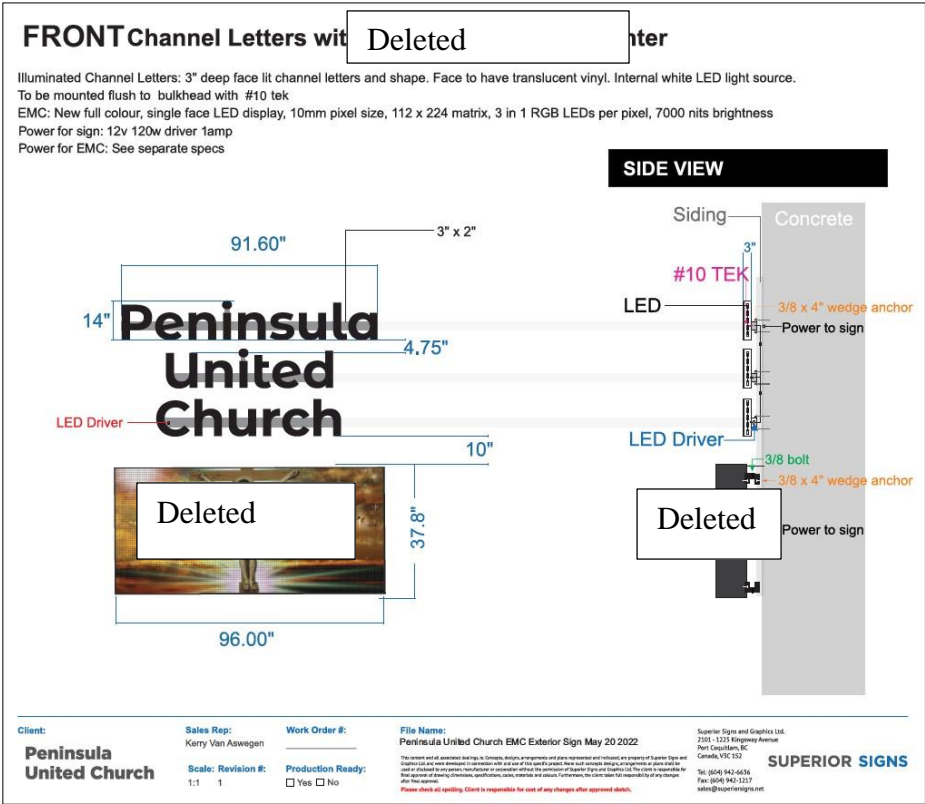
\_\_\_\_\_  
Mayor – Darryl Walker

\_\_\_\_\_  
Director of Corporate Administration – Tracey Arthur

## Schedule A Location and Ortho Maps



Schedule B Drawings





## Left-side Pillar Sign And Entrance Door Sign

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.  
To be mounted flush to bulkhead with #10 tek



ENTRANCE DOOR SIGN  
VINYL STICKER



Peninsula United Church

CHURCH ENTRANCE

Client:

**Peninsula  
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

Superior Signs and Graphics Ltd.

2151 - 1225 Kingsway Avenue

Port Coquitlam, BC

Canada, V3C 1S3

Tel: (604) 942-6636

Fax: (604) 942-1217

sales@superiorsigns.net

**SUPERIOR SIGNS**

Scale: Revision #:

1:1 1

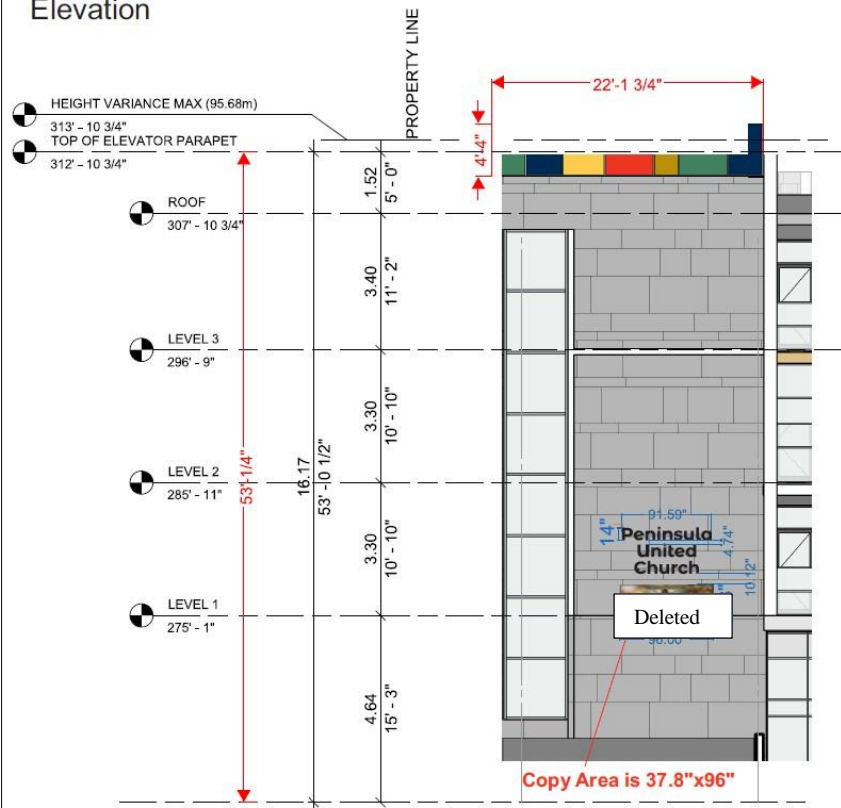
Production Ready:

☐ Yes ☐ No

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Please check all spelling. Client is responsible for cost of any changes after approval.

## Elevation



Client:

**Peninsula  
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

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Peninsula United Church EMC Exterior Sign May 20 2022

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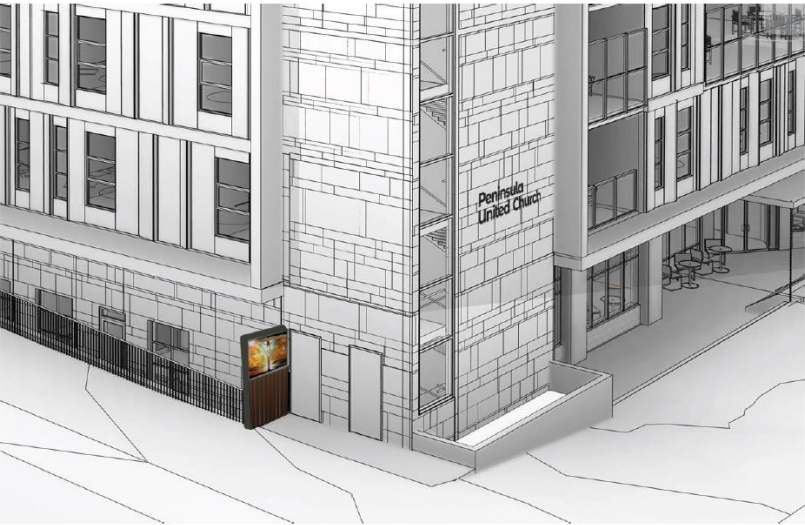
☐ Yes ☐ No

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EMC Main Sign - Concept

Full Sign - 84"h x 72"w  
EMC Screen - 36"x 72"  
Aluminum Frame & Acrylic panels Cladding on base



SUPERIOR SIGNS

Client

MorningStar

Project

EMC Sign - Concept

Work Order #

38###

Due Date

Jan. 20, 2023

Order Date

Sept 28 2022

Revision Date

1|Sept 28 2022

Materials/Laminate

EMC Screen

Aluminum

Finishing

Trim

File Name

MorningStar\_EMCSign\_Concept

Colors

Sales Rep

Kerry Van Aswegen

Designer

Lorenzo Tarantino

Client

Morning Star

PLEASE NOTE

No jobs can be started without a signed and dated customer proof

SIGN

DATE

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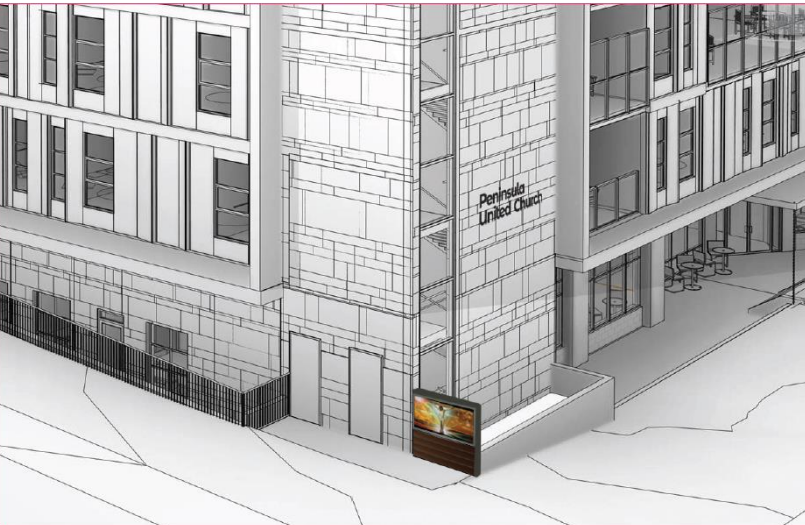
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Port Coquitlam, BC  
Canada, V3C 1S2

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sales@superiorsigns.net

EMC Main Sign - Concept

Full Sign - 72"h x 72"w  
EMC Screen - 36"x 72"  
Aluminum Frame & Acrylic panels Cladding on base



SUPERIOR SIGNS

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MorningStar

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EMC Sign - Concept

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