

Project Data for 1202 56 Street (LU009897)

Owner	Rural Stores Ltd	
Applicant	Chris James	
Application Date	July 16, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Urban Centres (UC)	No change
Development Permit Area	Tsawwassen Urban Centre (TUC)	No change
Zoning	Core Commercial (C1) and Core Commercial Cannabis (C1C)	No change
No. of Lots	1	No change
Lot Area	15,701 m <sup>2</sup> (169,004 ft <sup>2</sup> )	No change
<b>Variances</b>	<b>Requirement</b>	<b>Proposed</b>
Sign Bylaw:		
Section 4.2.3 Signs with third party advertising	Prohibited	Permitted for 56 Street and 12 Avenue electronic message board signs
Section 6.4.1 Maximum copy area (%) of the sign area of each sign face	50%  [56 Street sign: 1.18 m <sup>2</sup> (12.70 ft <sup>2</sup> )] [12 Avenue sign: 1.35 m <sup>2</sup> (14.53 ft <sup>2</sup> )]	65% for 56 Street sign 56% for 12 Avenue sign  [56 Street sign: 1.53 m <sup>2</sup> (16.47 ft <sup>2</sup> )] [12 Avenue sign: 1.53 m <sup>2</sup> (16.47 ft <sup>2</sup> )]
Section 6.4.3 Maximum copy area (%) of electronic message boards permitted on freestanding signs in commercial multi-tenant complexes.	50% [56 Street sign: 0.59 m <sup>2</sup> (6.35 ft <sup>2</sup> )] [12 Avenue sign: 0.67 m <sup>2</sup> (7.21 ft <sup>2</sup> )]	100% [56 Street sign: 1.53 m <sup>2</sup> (16.47 ft <sup>2</sup> )] [12 Avenue sign: 1.53 m <sup>2</sup> (16.47 ft <sup>2</sup> )]
Section 2(a) in Schedule B Tsawwassen Special Sign Area		
Maximum number of freestanding signs per frontage permitted for commercial land uses in the form of multi-tenant complexes with frontages of 50m or more.	1	2 for 56 Street frontage

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 6</u> 4 on-site and 2 municipal trees</p> <p><u>Trees to be Removed: 2</u> 2 on-site non bylaw size trees less than 20 cm DBH in diameter</p> <p><u>Trees to be Retained: 4</u> 2 on-site trees and 2 municipal trees</p>	0 trees, or \$0 for non-bylaw size trees	0 trees