



CITY of DUNCAN DEVELOPMENT PERMIT (WITH VARIANCES) AMENDMENT

Permit No:	DP-2018-10 AMENDMENT
Registered Owner:	Woywitka's Building Supplies, Ltd., Inc. No. C0240026 1747 Westlock Road, Duncan, BC V9L 0B8
Subject Property:	1027 College Street
Description of Land:	
Parcel Identifier:	023-302-437
Legal Description:	LOT A, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN VIP62519
Proposal:	TWENTY-ONE UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH FIVE BUILDINGS

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Duncan bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. The Lands and building which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the existing DP-2018-10 schedules.
4. This Development Permit is amended to include the following variance to *Works and Services Bylaw 3158, 2017*, Schedule C – Sewage Collection Works:
 - a. The sanitary main upgrade size is varied from 200 mm diameter to 150 mm diameter.
5. As a condition to varying the *Works and Services Bylaw* and prior to Building Permit issuance, the applicant must provide the following:
 - a. The applicant will provide a \$35,000 contribution towards the future sanitary main replacement for College Street.
6. Provision of an agreement to construct and install required works and services in accordance with City of Duncan, Engineering/Public Works Department requirements including roadwork and access, water servicing, sanitary sewer, storm drainage, electrical and telecommunications, and administration and inspection, and related securities and fees is a requirement prior to issuance of a Building Permit.
7. Pursuant to section 504(2) of the *Local Government Act*, this permit will lapse two years from the date of the Development Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
8. This permit is not a building permit.

9. Further to condition 7, construction is considered to be substantially started when a valid building permit for the development has been issued and shall not have lapsed; and excavation or construction works associated with the development hereby approved must have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.
10. Where any security is required by the City of Duncan, the security provided by the Permit holder in the amount agreed to by the Director of Public Works and Development Services is to be submitted prior to Building Permit issuance.
11. Where the development authorized by this Permit has lapsed prior to commencement of any work pursuant to this Permit, the security shall be returned to the Permit holder.

Date of Development Permit Amendment Approval/Issue by Council or its Delegate:

This permit was approved on	December 16, 2019
This permit was issued on	December 19, 2019
This permit expires on	December 16, 2021

The City of Duncan

Designated Municipal Officer

I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the City of Duncan has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with Nick Woywitka, Woywitka’s Building Supplies, Ltd., other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

Date

Date

1.