

DRAFT DEVELOPMENT VARIANCE PERMIT

Permit No:	DVP-2020-01
Registered Owner:	Woywitka's Building Supplies LTD. 1747 Westlock Road, Duncan BC, V9L 0B8
Subject Property:	1050 Trunk Road, Duncan BC, V9L 2S5
Description of Land:	
Parcel Identifier:	000-643-769
Legal Description:	LOT 1, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN VIP10477
Proposal:	VARIANCE TO MAXIMUM BUILDING HEIGHT AND PRINCIPAL BUILDING MAXIMUM LOT COVERAGE

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 following schedules:

Schedule A – Subject Property Map

Schedule B – Proposed Plan

Schedule C – Proposed Building Plans

4. This Development Variance Permit includes the following variances to City Bylaws:
 - Maximum Parcel Coverage Variance:
To vary Section 4.3.1 of *Zoning Bylaw No. 3166, 2017* for the Maximum Parcel Coverage of the principal building, from the allowable 35% up to 40% for the principal building.
 - Maximum Height Variance:
To vary Section 4.3.1 of *Zoning Bylaw No. 3166, 2017* for the Maximum Height of the principal building, with a roof pitch less than 6:12, from 7.5 m up to 8.3 m
5. As conditions of this permit, and prior to the issuance of a Building Permit, the following must be provided as shown:
 - a) A landscape works and materials estimate subject to the approval of the Manager of Planning and a security deposit in the form of a cash deposit or letter of credit valued at 125% of the hard and soft landscaping costs for development of a new parking space as shown on Schedule A, as authorized by Section 502 of the *Local Government Act*, to ensure that any conditions with respect to landscaping

are satisfied or to ensure that no conditions of the Permit are being breached resulting in an unsafe condition of the Land.

6. Where the City of Duncan considers that:

- a) *A condition in the Permit with respect to landscaping has not been satisfied, or*
- b) *where, as a result of the contravention of a condition in a Permit, an unsafe condition has resulted.*

The City of Duncan may undertake and complete the works required to satisfy the landscaping condition or carry out any construction required to correct the unsafe condition, at the cost of the Permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the Permit holder.

- 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 may 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 is to be submitted at the time of Building Permit application submission.
- 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 Approval/Issue by Council or its Delegate:

This permit was approved on , **2020**.

This permit expires on , **2022**.

The City of Duncan

Designated Municipal Officer