

Permit No: DVP-2022-01
Registered Owner: Teresa McDonald & Sean Nyhan
Subject Property: 637 Coronation Avenue
Description of Land:
Parcel Identifier: 014-889-811
Legal Description: LOT A, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN 49218
Proposal: Reconstruction of Dining Room and Exterior Landing and Stairs

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. This permit is not a building permit.
2. This permit applies to the lands described above (the “Land”), and any buildings, structures, and other development on the Land.
3. This permit will lapse two years from the date of issuance, unless construction, in accordance with the terms and conditions of this permit, has substantially started. Construction is considered to be substantially started when a valid building permit for the authorized development has been issued and remains valid, and excavation or construction works associated with the authorized development have commenced to the satisfaction of the Manager of Planning. Demolition does not constitute construction.
4. The Land shall be developed strictly in accordance with the terms and conditions of this permit and the following schedules:

Schedule 1: Site Plan

Authorized Development

5. Authorized development is limited to the reconstruction of a dining room and exterior landing and stairs attached to the dining room, as shown on the site plan in Schedule 1 of this permit.

Variance

6. This permit varies Part 4, Section 4.3.1 of Zoning Bylaw No. 3166 by reducing the minimum rear parcel line setback for a principal building from 6.0 m to 2.4 m for the proposed dining room and exterior landing and stairs.

Date of Development Variance Permit Issuance by Council:

This permit was issued on **April 4, 2022**.

This permit expires on **April 4, 2024**.

The City of Duncan

Director of Corporate Services

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance 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 the registered property owner, other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

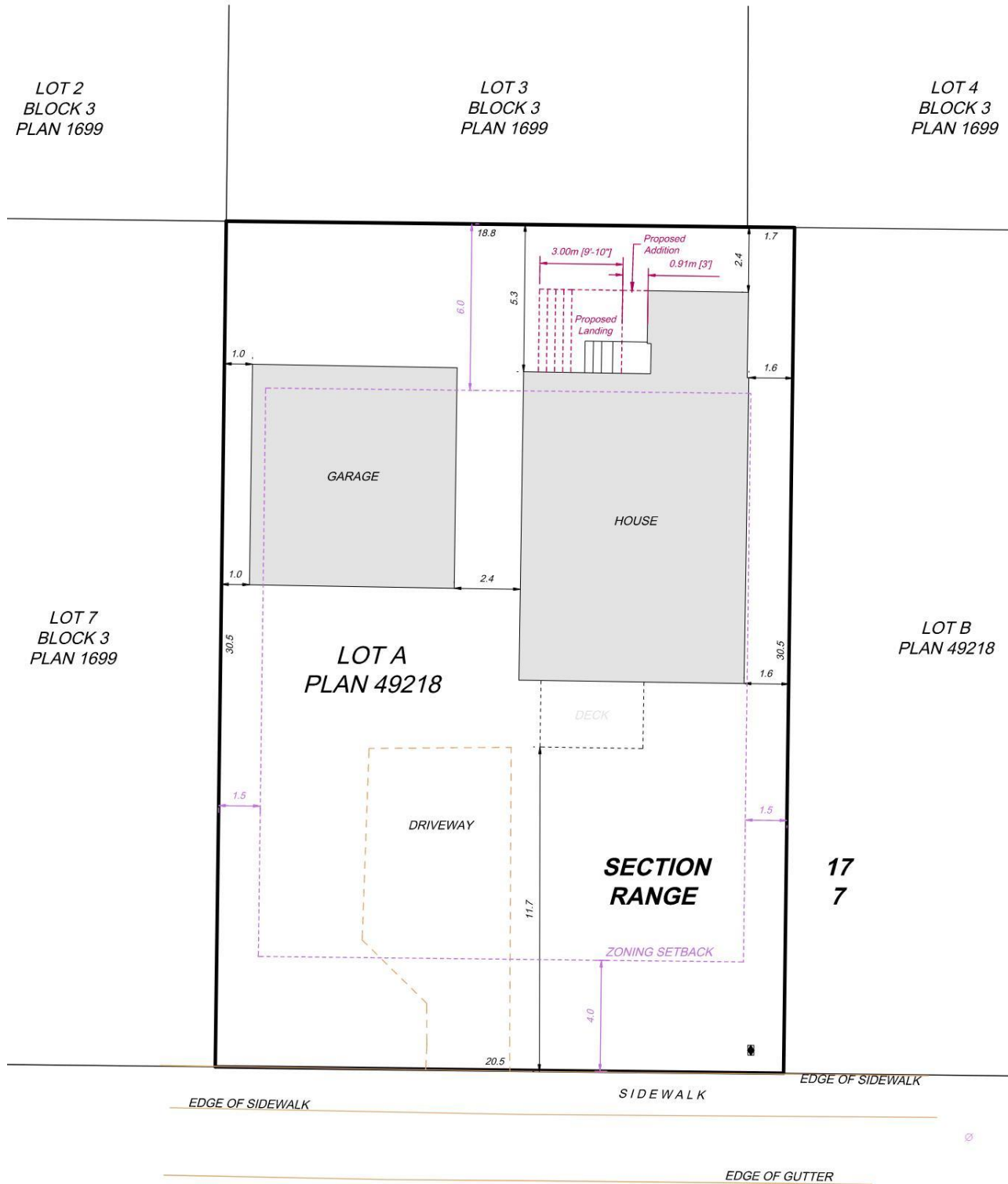
Print Name

Print Name

Date

Date

Schedule 1 Site Plan



**LOT 3
BLOCK 3
PLAN 1699**

