



CITY of DUNCAN DEVELOPMENT PERMIT (WITH VARIANCES) AMENDMENT

Permit No: DP-2018-10.02 (AMENDMENT TO DP-2018-10)

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 buildings 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. The following Schedules will replace Attachment A: Site Plan and Attachment C: Landscape Plan, respectively, in the original DP-2018-10 to reflect changes to the surface parking space landscaping and the front yard fence:

Schedule A: Site Plan
Schedule B: Landscape Plan
5. Development Permit DP-2018-10 is amended to include the following variance to Zoning Bylaw No. 3166, 2017, Section 4.7.1:
 - a. To vary the rear yard setback to 4.5 m for "Building 3" and 5.25 m for "Building 4" and "Building 5"; varied in the original DP-2018-10 to 5 m for "Building 3" and 5.75 m for "Building 4" and "Building 5"; to allow for the third storey cantilever on these buildings.
6. 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.
7. This permit is not a building permit.

8. 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.

9. 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

This permit was issued on

This permit expires on

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.

