



## DEVELOPMENT PERMIT

NO. 3060-20-18/23

*1255 MARCHANT RD*

TO: LUNN, GARY V  
7401 VEYANESS RD  
SAANICHTON BC V8M 1V9

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 001-730-517

LOT A SECTION 12 RANGE 1W SOUTH SAANICH DISTRICT  
PLAN 12789 (DD-B32848).

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit as follows:
  - a. Section 3(2) of the RM-6 Zone is varied to reduce the rear yard setback from 9.0 m to 7.5 m;
  - b. Section 3(5) of the RM-6 Zone is varied to reduce the side yard interior total setback from 4.5 m to 3.0 m;
  - c. Section 4.6.2 of the Land Use Bylaw is varied to reduce the additional setback adjacent to agricultural uses from 5.0 m to 0.0 m; and
  - d. Section 6.4.5 of the Land Use Bylaw is varied to permit tandem parking within a

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shared driveway for Residential Two-Family and Residential Attached.

3. Minor variations to the development (and not to required or varied Bylaw requirements) may be permitted by the Director of Planning and Building Services.
4. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
5. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning and Building Services** for review and approval:
  - a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
6. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
7. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
8. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 7 of this Permit.
9. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no

further force or effect.

10. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
11. This Permit is **not** a Building Permit.



**AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .**

Permit Issue date:

Signed in the presence of:

_____	_____
Witness	LUNN, GARY V
_____	_____
Address of Witness	Date
_____	_____
Occupation	
_____	_____
Witness	
_____	_____
Address of Witness	Date
_____	_____
Occupation	
<b>THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH</b>	_____
	Ryan Windsor, Mayor
	_____
	Emilie Gorman, Corporate Officer

**APPENDIX "A"**  
**DP # 3060-20-18/23**  
001-730-517  
LOT A SECTION 12 RANGE 1W SOUTH SAANICH DISTRICT PLAN  
12789 (DD-B32848).  
**1255 MERCHANT RD**

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**Attachments:**

1. Plans and Elevations by Walking Stick Drafting, dated January 31, 2024
2. Landscape Cost Estimate by Walking Stick Developments Ltd., dated January 31, 2024