



Central Saanich

DEVELOPMENT PERMIT

NO. 3060-20-8/22

7701 East Saanich Road

TO: Castera Properties Inc.
101 - 1950 Watkiss Way
Victoria BC V9B 0V6

(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: 000-260-215

Lot 1, Section 6, Range 2 East, South Saanich District, Plan 33828

(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:
 - a. Paragraph 5.54.3(1) is varied to reduce the front yard setback from 6.0 m to 5.75 m for the upper levels of the building only,
 - b. Paragraph 5.54.3(2) is varied to reduce the rear yard setback from 15.5 m (includes +5 m for ALR boundary) to 5 m,
 - c. Paragraph 5.54.3(3) is varied to reduce the side yard setback from 6.0 m to 3.17 m on the northeast property line and to 2.23 m on the southwest property line,
 - d. Paragraph 5.54.4(2) is varied to increase the lot coverage from 45% to 48%, and
 - e. Parking Regulations are varied as follows:

- i. Section 6.5 is varied to reduce the parking requirements from 1.75/unit (includes visitor) to 1.44/unit, or from a total of 107 to 88,
 - ii. Subsection 6.4.12 is varied to reduce the surface parking setback from 2.5 m to 0 m, and
 - iii. Paragraph 6.6.1(4) is varied to allow vertical, wall-mounted storage for 16 of the required bicycle parking spaces.
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. 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.
5. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
6. 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** 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.
7. 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.
8. 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.

9. 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 8 of this Permit.
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	CASTERA PROPERTIES INC
_____	_____
Address of Witness	Date
_____	_____
Occupation	
_____	_____
Witness	
_____	_____
Address of Witness	Date
_____	_____
Occupation	
THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH	_____
	Ryan Windsor, Mayor

	Emilie Gorman, Corporate Officer



Central Saanich

APPENDIX "A"

DP # 3060-20-8/22

000-260-215

**LOT 1 SECTION 6 RANGE 2E SOUTH SAANICH DISTRICT PLAN 33828
7701 EAST SAANICH RD**

Attachments:

- Site and Building Plans prepared by Finlayson Bonet Architecture Ltd., date stamped June 15, 2023
- Landscape Plans prepared by Calid Services Ltd., date stamped May 29, 2023
- Civil Plans prepared by Westbrook Consulting Ltd., date stamped March 16, 2023