



Central Saanich

DEVELOPMENT PERMIT

NO. 3060-20-5/24

2384 ALTA VISTA PL and 6673 BUENA VISTA RD

TO:



(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: 003-726-291

LOT A SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT
PLAN 19468

PARCEL IDENTIFIER: 003-826-139

LOT 9 SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT
PLAN 17903

(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. Zoning Bylaw No. 2196 is varied to reduce the minimum lot frontage for subdivision from 22.0 metres to 8.28 metres for proposed Lot B;

- b. Zoning Bylaw No. 2196 is varied to reduce the minimum lot frontage for subdivision from 22.0 metres to 6.0 metres for proposed Lot C;
3. All new dwellings will be constructed to be solar ready.
4. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
5. 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.
6. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. This Permit is **not** a Building Permit.

DRAFT

AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .

Permit Issue date:

Signed in the presence of:

_____	_____
Witness	██████████
_____	_____
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

APPENDIX "A"

DP # 3060-20-5/24

003-726-291

LOT A SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT PLAN 19468

2384 ALTA VISTA PL

003-826-139

LOT 9 SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT PLAN 17903

6673 BUENA VISTA RD

Attachments:

Site Plan by Adapt Design, dated April 16, 2024.

Arborist Report by TBD, dated TBD.