



Central Saanich

DEVELOPMENT PERMIT

NO. 3060-20-16/24

1048 CLARKE RD

TO:

[REDACTED]
[REDACTED]
[REDACTED]

(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: 032-143-273

LOT A SECTION 10 SOUTH SAANICH DISTRICT PLAN

EPP130111

(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. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
3. 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.
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*** for review and approval:
 - a. a final detailed landscape plan including details of site amenities such as bicycle parking areas and
 - b. 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. As a condition of the issuance of this Permit, and *prior to issuance of any building permits*, the following engineered drawings and details shall be **provided to the *Municipal Engineer*** for review and approval. A security, in the form of cash, certified cheque or letter of credit, is to be deposited in the amount of 125% of the cost of design, construction and installation of the required works and services, as estimated by the Owner's engineer and approved by the Municipal Engineer:
 - a. offsite improvements along;
 - b. offsite improvements to a minor collector road standard along the length of frontage;
 - c. provision of fire hydrants and water service connections and meters to be specified by the Owner's engineer. The Owner's engineer shall confirm whether the water service available complies with the Fire Department and Building Services Department requirements. Owner's engineer also to provide specifications for an approved backflow prevention device required for both the domestic and fire protection service connections.
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

[Redacted Signature]

Address of Witness

Date

Occupation

Witness

Date

Address of Witness

Occupation

**THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH**

Ryan Windsor, Mayor

Emilie Gorman, Corporate Officer

APPENDIX "A"
DP # 3060-20-16/24
032-143-273
LOT A SECTION 10 SOUTH SAANICH DISTRICT PLAN EPP130111
1052 CLARKE RD

Attachments:

Site and Landscaping Plan, prepared by Harbour Oak Homes and Wey Mayenburg Land Surveying Inc., dated June 13, 2023