

Appendix E: Permit DV000070



CAPITAL REGIONAL DISTRICT

DEVELOPMENT PERMIT WITH VARIANCE NO. DV000070

1. This Development Permit with Variance is issued under the authority of Sections 490 and 498 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit with Variance applies to and only to those lands within the Regional District described below (legal description), and to any and all buildings, structures, and other development thereon:

PID: 028-646-614;
Legal Description: Strata Lot 21, Section 16, Otter District, Strata Plan VIS7096 (the "Land")
3. This development permit authorizes construction and installation of a one-storey 490.53 m² building (the "development") on the Land, located within the development permit areas established under the Otter Point Official Community Plan, Bylaw No. 3819, 2014, Section 6.7 Commercial and Industrial Development Areas, in accordance with the plans submitted to the CRD dated January 5, 2020, and subject to the conditions set out in this Permit.
4. The conditions under which the development referred to in section 3 may be carried out are as follows:
 - a. That the components of the development occur within the areas identified on the Plot Plan;
 - b. That the components of the development be consistent with the Building Design and Elevations prepared by West Coast Design & Development Services;
 - c. That exterior lighting on the building be low-intensity and ground-oriented;
 - d. That compliance with the above conditions be verified prior to completion of the building permit process.
5. The Capital Regional District's Bylaw No. 2040, Schedule A, Part 2, Section 27B.09 (a and c), is varied under section 498 of the *Local Government Act* as follows:
 - a. That the front yard setback be reduced from 7.5 m to 6.4 m;
 - b. That the flanking yard setback be reduced from 6.0 m to 4.5 m for the purpose of constructing a 490.53 m² steel building.
6. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (DV000070) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
7. If the holder of the Permit does not substantially start any construction permitted by this Permit within 2 years of the date it is issued, the permit lapses.
8. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
9. The following plans and specifications are attached to and form part of this Permit:

Appendix A: Plot Plan, submitted January 5, 2020;
Appendix B: Building Design and Elevations prepared by West Coast Design & Development Services.
10. This Permit is NOT a Building Permit.

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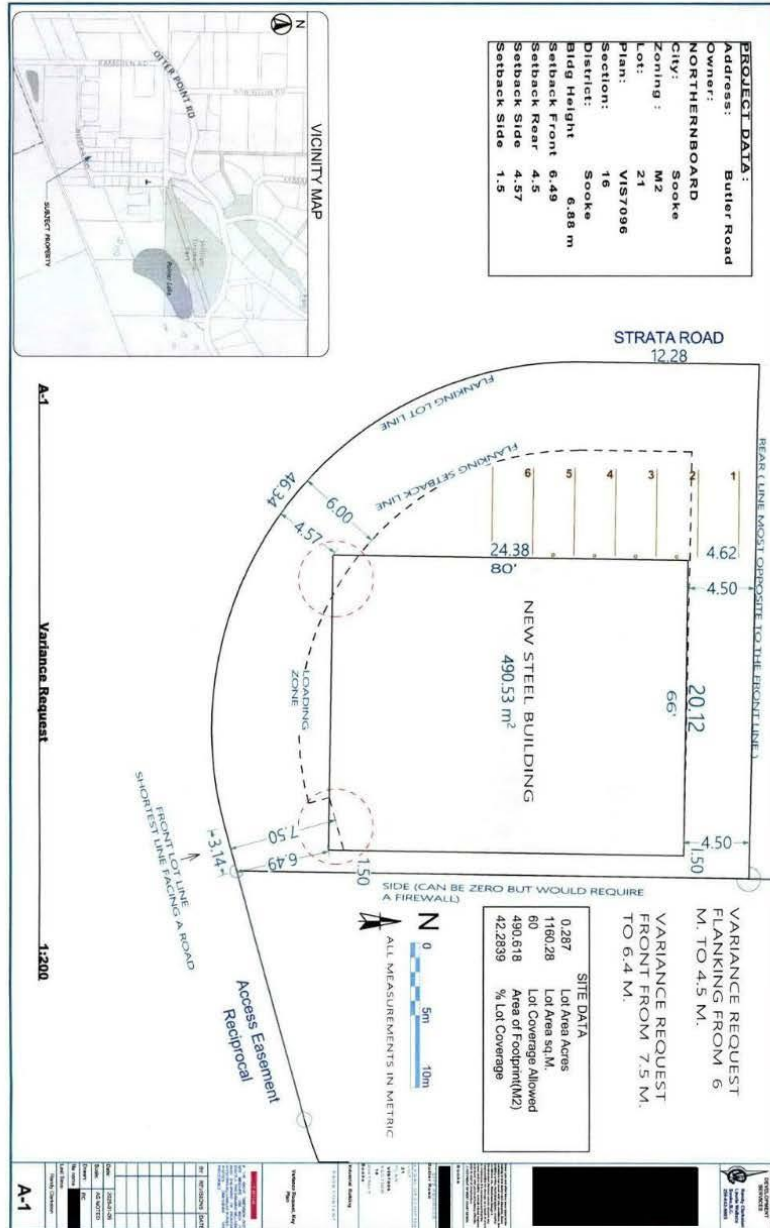
RESOLUTION PASSED BY THE BOARD, THE ____ day of _____, 2020.

ISSUED this ____ day of _____, 2020

Kristen Morley
Corporate Officer

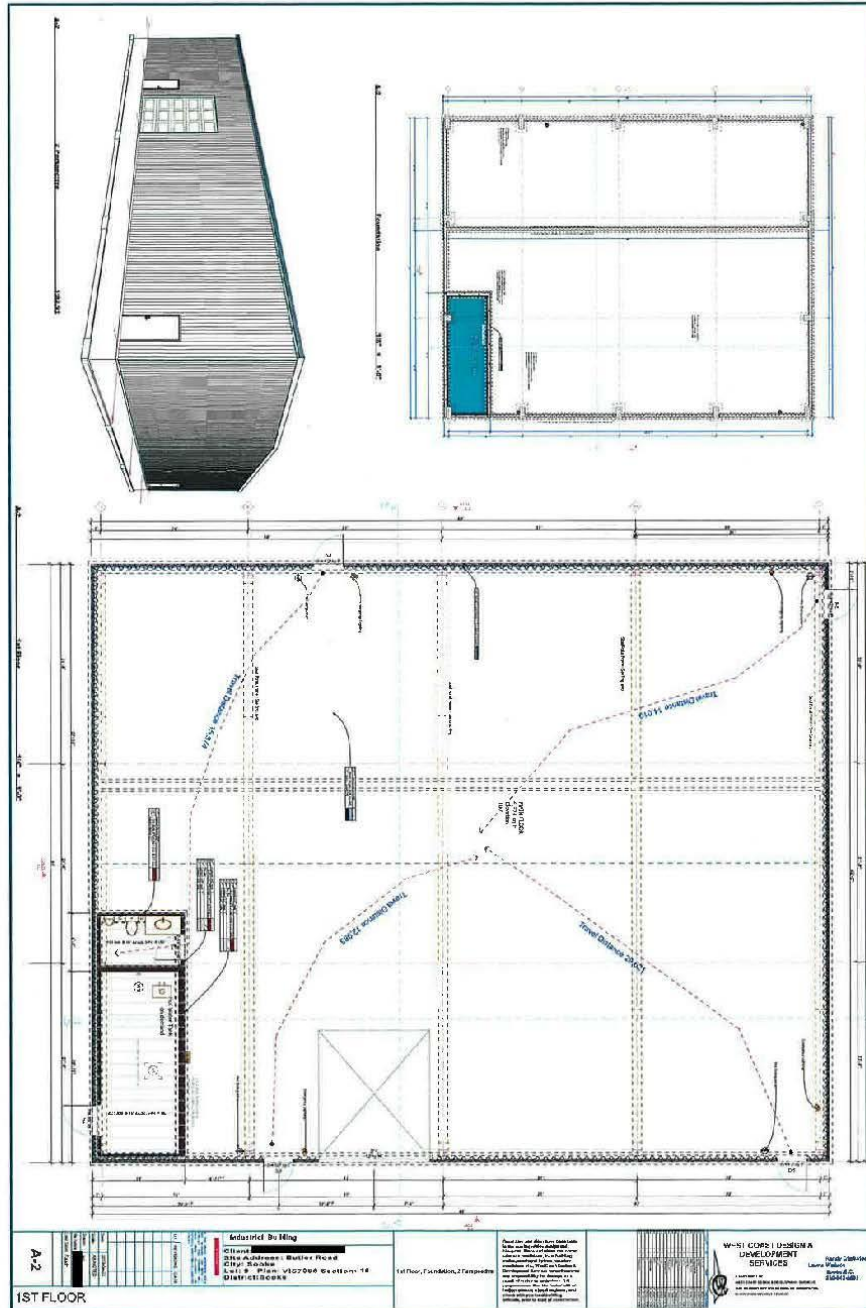
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Appendix A: Plot Plan

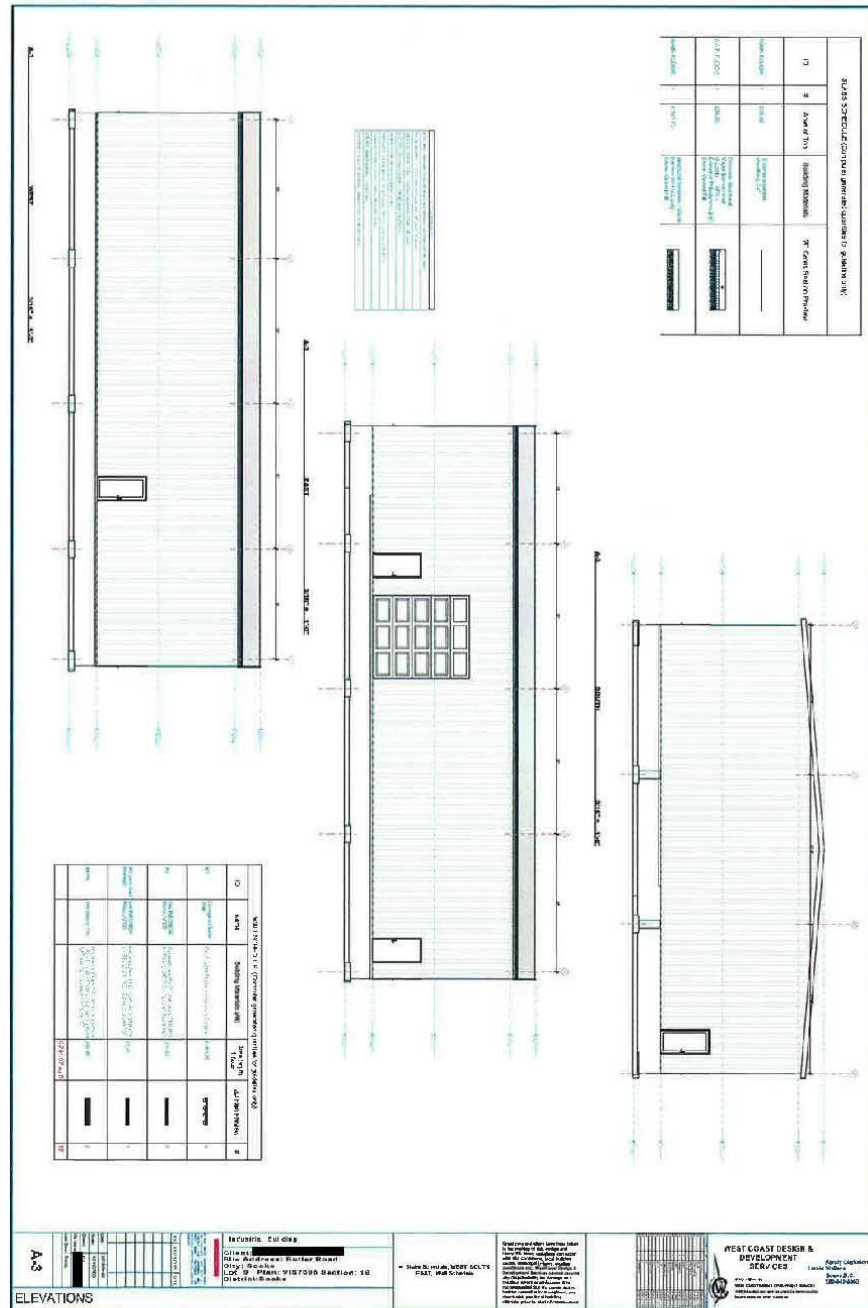


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Appendix B: Building Plans and Elevations

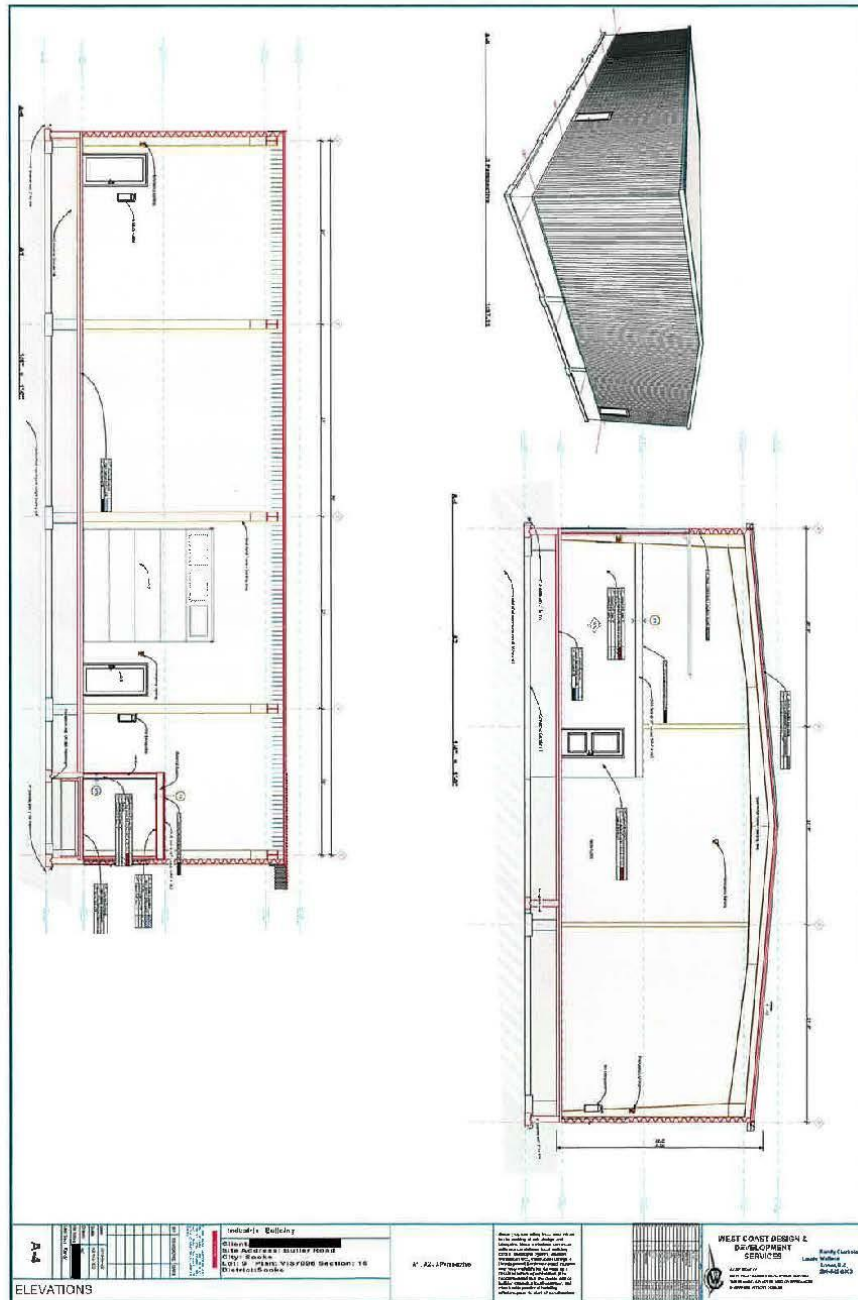


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