

# DISTRICT OF SAANICH

DVP00525

## DEVELOPMENT VARIANCE PERMIT

To: **LANA CHEW**  
[REDACTED] **AMBLEWOOD DRIVE**  
**VICTORIA, BC** [REDACTED]

**ALFRED CHEW**  
[REDACTED] **TELFORD AVENUE**  
**BURNABY, BC** [REDACTED]

**KELVIN CHEW**  
[REDACTED] **EMILY CARR DRIVE**  
**VICTORIA, BC** [REDACTED]

**ADMINISTRATORS OF THE ESTATE OF WAI YUNG CHEW, DECEASED, IN TRUST, SEE CB1452542**

*(herein called "the Owner")*

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

**Lot B (DD 3903501), Block 4, Section 35, Victoria District, Plan 1372**

**1652 McRae Avenue**

*(herein called "the lands")*

3. This Development Variance Permit further regulates the development of the lands as follows:
  - (a) By varying the provisions of the Zoning Bylaw, 2003, Section 801.4(a)(i), to allow the existing building to be sited 3.7 m from Shelbourne Street and 5.09 m from McRae Avenue (7.5 m required);
  - (b) By varying the provisions of the Zoning Bylaw, 2003, 801.4(a)(i), to permit the west/Shelbourne Street fronting patio structures to be sited 0 m from Shelbourne Street and 6.25 m from McRae Avenue (7.5 m required);
  - (c) By varying the provisions of the Zoning Bylaw, 2003, 801.4(a)(i), to permit the south/McRae Avenue fronting patio structures to be sited 7.25 m from Shelbourne Street and 0 m from McRae Avenue (7.5 m required);

- (d) By varying the provisions of the Zoning Bylaw, 2003, Section 7.3(a) and Table 7.1 to permit the development to be constructed with a total of 18 parking spaces (22 spaces required); and
  - (e) By supplementing the provisions of the Zoning Bylaw, 2003, to require the buildings and lands to be constructed and developed in accordance with the plans prepared by Studio Leaf date stamped received October 15, 2024, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start construction with respect to the development within 24 months from the date of issuance of the permit, in default of which the permit will lapse and will be of no further force or effect.
  5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
  6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building design and appearance may be permitted by the Director of Planning or, in her absence, the Manager of Current Planning.
  7. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
  8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
 ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
 Corporate Officer