



District of West Vancouver

Amendment No. 18-038 to Development Permit No. 01-011

REGISTERED OWNERS: David and Debra Wolfin

This Development Permit applies to:

CIVIC ADDRESS: 8520 Citrus Wynd

LEGAL DESCRIPTION: PID: 025-940-759
Lot 2 District Lot 2361 Group 1 New Westminster District Plan BCP
10700 (the "Lands")

1. This Development Permit amends Development Permit No. 01-011 and is issued subject to:
 - (a) the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit; and
 - (b) the Lands being developed and landscaped in accordance with the drawings and plans attached as **Schedule A**.
2. Development Permit No. 01-011 is amended by replacing Article D.(a) which reads "*The siting of a vehicle garage for a dwelling unit shall be restricted to the area within 30' of the street on which the lot faces,*" with the following: "*A vehicle garage for a dwelling unit shall provide a minimum 3.0m front yard and the driveway support structure(s) may be located 0m from the front lot line;*".
3. Development Permit No. 01-011 is further amended by adding the following after Article D.(d):
 - (e) Zoning Bylaw No. 4662, 2010 is varied in:
 - (i) Section 210.10 (Building Height) to allow the house to be constructed with a maximum height of 12.2m;
 - (ii) Section 210.11 (Number of Storeys) to allow the house to be constructed with three-storeys and a basement; and
 - (iii) Section 210.12 (Highest Building Face Envelope) to allow the house to be constructed with a Highest Building Face Envelope of 12.5m over 100% of the western elevation.
4. Development Permit No. 01-011 is further amended by adding the following after Article C.(b):
 - (c) Prior to any works commencing on-site, a tree protection plan for all trees to be retained on the property must be:
 - (i) submitted to, and approved by, the Environmental Protection Officer; and

(ii) installed to the satisfaction of the Environmental Protection Officer.

5. This Development Permit lapses if construction of the building has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

In the event the Registered Owners is delayed or interrupted or prevented from commencing the construction of the work specified herein by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Registered Owners, the time for the commencement of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial circumstances of the Registered Owners shall not be viewed as a cause beyond the control of the Registered Owners.

THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS DEVELOPMENT PERMIT ON OCTOBER 9, 2018.

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

DEPUTY CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 5, THIS PERMIT IS ISSUED ON OCTOBER 9, 2018.

Schedule:

- A. Building and Landscaping Plans prepared by Feenstra Architecture Inc. (*date stamped March 18, 2018*)