



## District of West Vancouver Alteration Permit No. 11-024, Amendment No. 1

Current Owners: Wendy Pitt-Brooke

This Alteration Permit applies to:

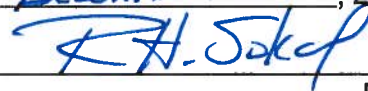
Civic Address: 4767 Pilot House Road

Legal Description: PID No. 015-048-462  
Lot 21, Except part in reference plan 1452, Block 2 District Lot 811 Plan  
967  
(the 'Lands')

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1. This Alteration Permit:
    - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Lower Caulfeild Heritage Conservation Area to provide for the protection of the special heritage character of the Lower Caulfeild Area and subject to Guidelines HE6 specified in the Official Community Plan; and
    - (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
  2. The following requirement and condition shall apply to the Lands:
    - 2.1 Buildings, structures and driveways, including the siting, maximum height, dimensions and general design and landscaping, shall be in accordance with the architectural drawings and landscape plan, attached as Schedule A, including the addition of a conifer in the front yard landscape.
    - 2.2 Zoning Bylaw No. 4662, 2010, as amended, shall be varied as follows:
      - 2.2.1 Section 203.10 to allow a maximum building height from 7.62 metres to 8.13 metres.
  3. In the event that the Measures are not completed as provided for in this Permit, and if the Measures fail to satisfy the objectives of the Heritage Conservation Area of the Official Community Plan Bylaw (2004), the District may, at its option, enter upon, carry out and complete the Measures so as to satisfy the objectives, and recover the costs of doing so from the security deposited, including the costs of administration and supervision.
  4. This Alteration Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development 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 Owner, the time for the completion 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 the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE DIRECTOR OF PLANNING, LANDS AND PERMITS OF WEST VANCOUVER  
APPROVED THIS ALTERATION PERMIT ON December 3, 2012.



BOB SOKOL  
DIRECTOR OF PLANNING, LANDS AND PERMITS



MUNICIPAL CLERK

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

Wendy Pitt Brooke  
Owner: Print name above

Dec 4/12  
Date

FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON Dec. 3, 2012.

Schedules:

A – Architectural Plans