



District of West Vancouver Development Variance Permit No. 21-074

REGISTERED OWNER: Fenya Audain

THIS DEVELOPMENT VARIANCE PERMIT APPLIES TO:

CIVIC ADDRESSES: 1325 25th Street

LEGAL DESCRIPTION: LOT 12 BLOCK 18 DISTRICT LOT 555 PLAN 2261
PID: 013-949-993
(the 'Lands')

1.0 This Development Variance Permit is issued and varies and supplements the District's Zoning Bylaw No. 4662, 2010, as amended, as follows:

a) Section 204.09 (Side Yard) to allow:

- i. The accessory building to have a side (north) yard setback of 1.08 m
- ii. The accessory building to have a side (west) yard setback of 0.18 m

Summary of Variances			
	Bylaw Requirement	Location	Variance Required
Side Yard (north)	1.52 m	1.08 m	0.44 m
Side Yard (west)	1.52 m	0.18 m	1.34 m

The following requirements and conditions shall apply to the Lands:

a. That a building permit be obtained

2.0 This Development Variance Permit lapses if a building permit is not issued within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON MARCH 28, 2022.



MAYOR



DEPUTY CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. 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; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

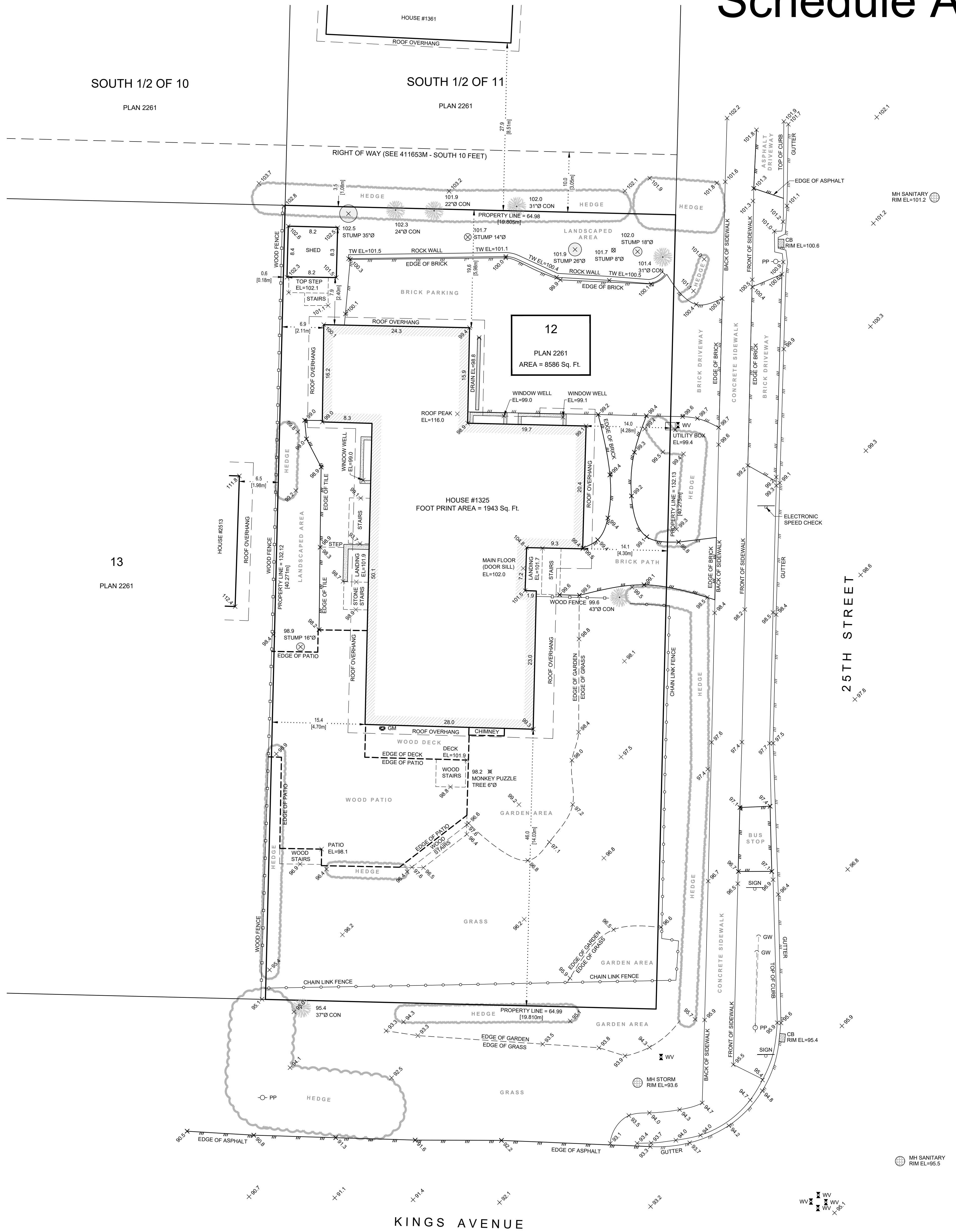
FOR THE PURPOSES OF SECTION 2.0, THIS PERMIT IS ISSUED ON MARCH 28, 2022.

[Council report dated January 24, 2022, Docs No. 4338030]

Schedules:

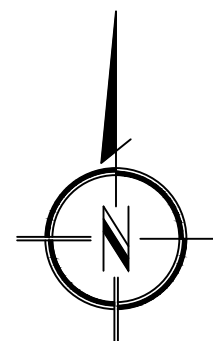
A – Survey Plan date stamped June 15, 2021

Schedule A

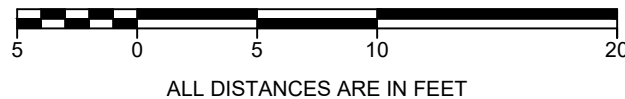


TOPOGRAPHIC SURVEY PLAN OF LOT 12 BLOCK 18 DL 555 GROUP 1 NWD PLAN 2261

DISTRICT OF WEST VANCOUVER
CIVIC ADDRESS: 1325 25TH STREET
PID: 013-949-993



SCALE 1/8 INCH = 1 FOOT



ALL DISTANCES ARE IN FEET

LEGEND:

- 94.8 - DENOTES SPOT ELEVATION
- EL - DENOTES ELEVATION
- PP - DENOTES POWER POLE
- GW - DENOTES POWER POLE ANCHOR
- SIGN - DENOTES STREET SIGN
- MH - DENOTES MANHOLE
- CB - DENOTES CATCH BASIN
- WV - DENOTES WATER VALVE
- 95.4 37° CON - DENOTES 37° CONIFEROUS TREE WITH A GROUND ELEVATION OF 95.4'
- GM - DENOTES GAS METER

DATUM:

ELEVATIONS ARE GEODETIC, BASED ON THE START INVERT ELEVATION OF DISTRICT OF WEST VANCOUVER SANITARY MAIN (GIS ID 383), PUBLISHED EL=28.54m [93.64'], MEASURED AT MH625 (MID-BLOCK ON 25TH STREET, SOUTH INVERT).

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
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CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON JANUARY 12TH, 2021.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.



DATE:	BY:
2021-01-18	RG
2021-02-28 (ADDED SHED OFFSETS)	HK
2021-04-21 (ADDED HOUSE AREA)	HK
2021-06-14 (ADDL OFFSETS)	HK

REVISION: 0