

## DEVELOPMENT VARIANCE PERMIT DVP23-12

Pursuant to section 498 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Variance Permit is issued to:

**Giordano Holdings LTD., INC.NO. BC1090691; 780 Claremont Ave, Victoria, BC V8Y 1K1**  
(the "Owner")

2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

**256 Matterson Drive; PID: 000-510-599, Lot 10, Clayoquot Land District Plan VIP11923**  
(the "Land")

3. The work authorized by this Permit may only be carried out:
  - a. in compliance with the requirements of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, and *Village of Ucluelet Subdivision Control Bylaw No. 521, 1989* except where specifically varied or supplemented by this development variance permit; and
  - b. in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
4. This permit authorizes the following variance to *District of Ucluelet Zoning Bylaw No. 1160, 2013*, specific to the plan attached as Schedule "A":

**"A minimum lot frontage of 9.59 metres whereas section R-6.2.4 requires 10 metres"**

5. This Permit authorizes the following variance to *Village of Ucluelet Subdivision Control Bylaw No. 521, 1989*:

**"Allow a cash-in-lieu payment in the amount of \$38,425 in lieu of meeting the required construction standards for concrete curb, gutter, and sidewalk specified in Schedule E section 3."**

6. The above variances are granted for the proposed initial subdivision and servicing of the Land as shown on **Schedule A**. Should the Land or portions of the Land be redeveloped at some future date, this Development Variance Permit shall cease to apply and the zoning and servicing standards in effect at the time shall apply.
7. This permit is valid for a period of 24 months from the date of issuance. If by that time a final plan of subdivision is not registered with the BC Land Title Survey Authority in general accordance with Schedule A, then this Development Variance Permit shall cease to apply and the zoning and servicing standards in effect at the time shall apply.
8. This permit is subject to the condition that the owner remove any non-conforming accessory structures from the proposed lot B prior to final subdivision approval.

9. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
  
10. This Permit is NOT a Building Permit.

**AUTHORIZING RESOLUTION** passed by the Municipal Council on the      day of      , 2023.

**ISSUED** the      day of      , 2023.

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Bruce Greig  
Director of Community Planning

SCHEDULE A

