

## DEVELOPMENT VARIANCE PERMIT NO. 2024-11

1. This Development Variance Permit is issued to:

Wen Yan Lu

6217 Highmoor Road

Sechelt, BC V7Z 0L1

2. This Development Variance Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.
3. This Development Variance Permit applies to, and only to, the property within the District of Sechelt as described below, and all building structures and other developments thereon:

**Parcel Identifier:** PID 018-953-832

**Legal Description:** LOT 2 DISTRICT LOT 1473 PLAN LMP18862

**Addressed as:** 6217 Highmoor Road

4. Bylaws of the District enacted under Section 479 of the *Local Government Act*, as amended from time to time, are varied or supplemented as described below.
  - (a) Zoning Bylaw No. 580, 2022 is varied for the property noted above to achieve conformance for the retaining walls shown on Attachment 1.

The variance is as follows:

- i. Section 2.13.1 – to increase the maximum height of a retaining wall from 1.2 m to 1.5 m as indicated on the site plan included as Attachment 1.
- ii. Section 2.13.2 – to reduce the height ratio for a combined system of retaining walls to less than 2 horizontal to 1 vertical as indicated on the site plan included as Attachment 1.
- iii. Section 1.1.4 – to reduce the minimum setback for an accessory structure for front and interior side parcel lines from 1.5 m down to 0.1 m as indicated on the site plan included as Attachment 1.

## CONDITIONS OF PERMIT

5. The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit shall form part of this Development Variance Permit:
  - a) Attachment 1 – Site Plan
  - b) Removal and/or relocation of all retaining structures that currently encroach onto neighbouring private property and District of Sechelt public road right of way.
  - c) Submission of a Certificate of Location Survey to confirm the location of the walls once all remedial works have been completed.
6. Provide a security bond in the amount of \$10,000 (ten-thousand dollars) in the form of a bank draft or certified cheque. This security bond will be held to ensure that the work has been satisfactorily completed in accordance with the plans and specifications in Attachment 1 and the conditions of this permit.
7. Notice of this permit shall be filed at the Land Titles Office under the authority of Section 503 of the *Local Government Act* and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.
8. **THIS PERMIT IS NOT A BUILDING PERMIT.**
9. **THIS PERMIT IS NOT A DEVELOPMENT PERMIT.**

Authorizing Signature:

Authorizing Resolution:

Date of Approval:

Date of Issue:

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Andrew Allen

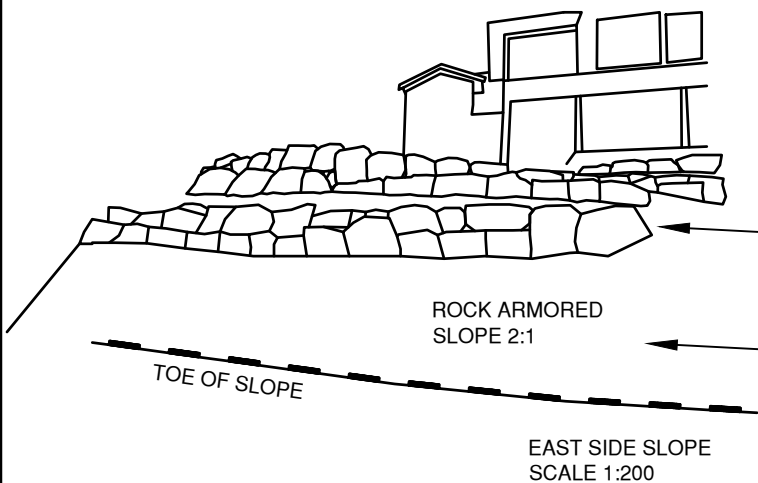
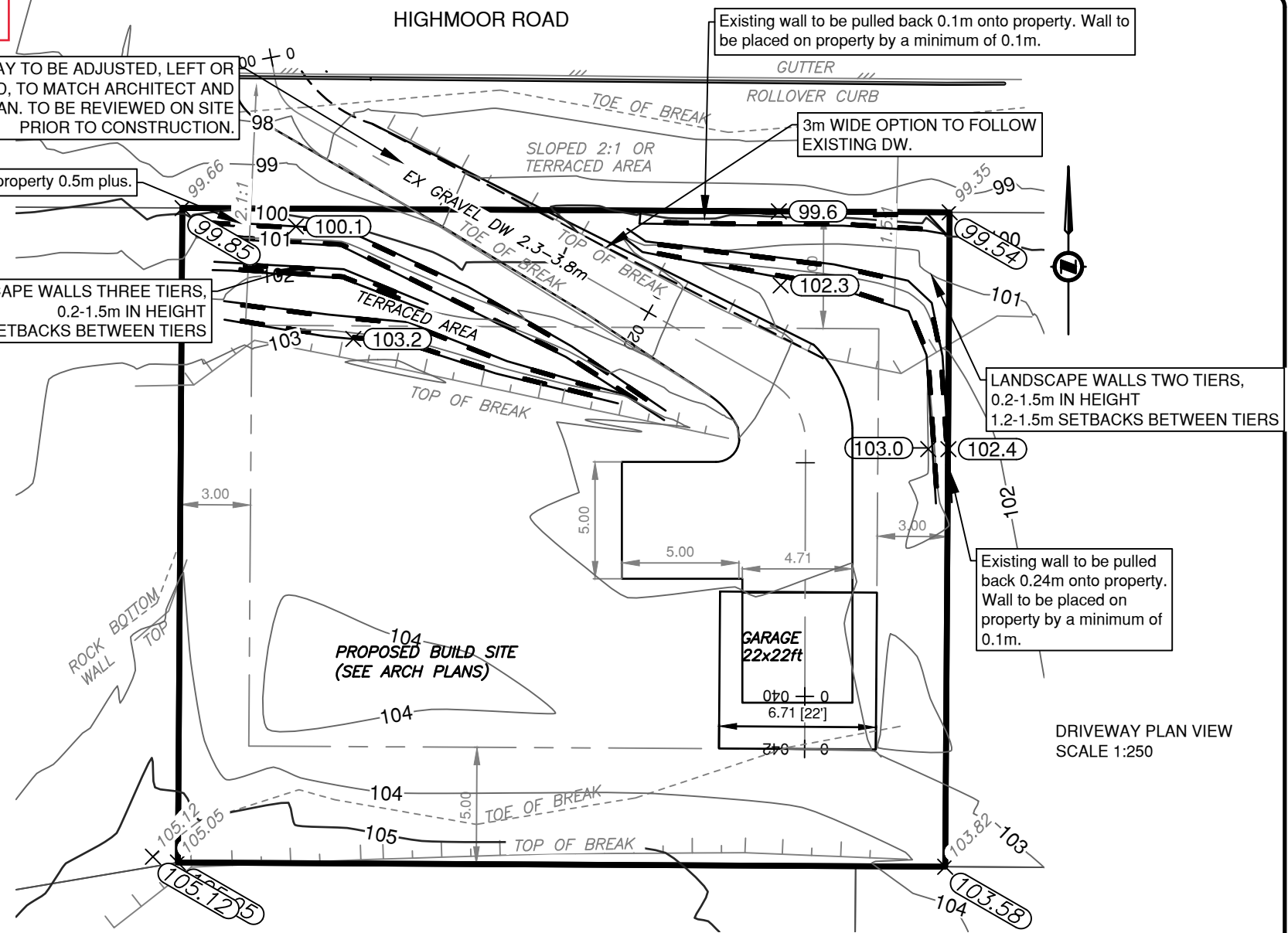
Director of Planning & Development



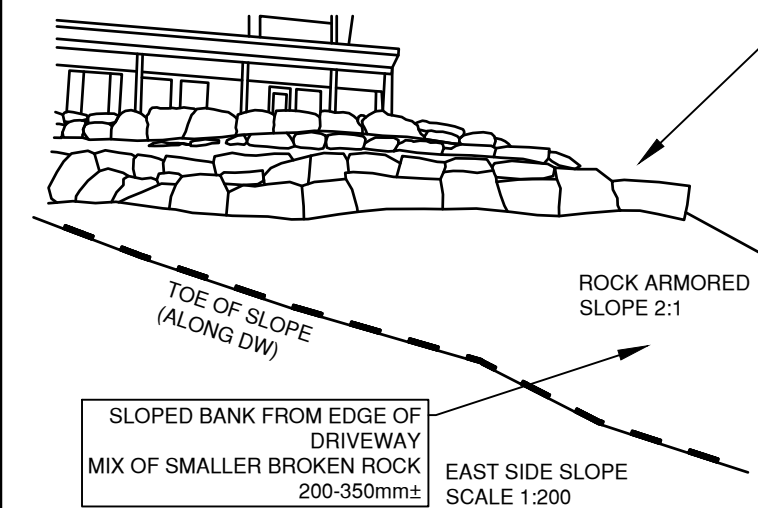
NOTES RE LANDSCAPE WALLS

- LANDSCAPE WALL WERE CONSTRUCTED ON THE EAST AND WEST SIDES OF THE DRIVEWAY.
- SUNCO WAS NOT PRESENT AT THE CONSTRUCTION OF THE WALLS AND ARE PROVIDING A RECORD DRAWING OF THE LAYOUT.
- AS PER THE ARYA ENGINEERING FIELD REPORT THE WALLS EXCEED 4.5m FROM THE HOUSE AND ARE NOT LOADED BY THE RESIDENTIAL STRUCTURE. AND THE STRUCTURE DOUSE NOT DEPEND ON THE PERFORMANCE OF THE WALLS.
- TWO GRAVITY BOULDER-STACKED WALLS WERE CONSTRUCTED AS LANDSCAPE WALLS.
- WALLS WERE PROPOSED PRIOR TO JUNE 2023 CHANGE TO BYLAW REGARDING WALLS AS ORIGINAL DRIVEWAY SUBMISSION.
- THE EAST SIDE WAS CONSTRUCTED OF TWO TIERED STACKED ROCK WALLS ABOUT HALF WAY UP THE SLOPE FROM THE PROPERTY LINE.
- THE SLOPE FRONTAGE IS AT AN APPROXIMATE 2:1 SLOPE.
- THE EAST WALL CONSISTS OF TWO TIERS OF WALL, WITH THE LOWER TIER BEING 0.8m-1.2m IN HEIGHT
- THE STEP BACK FROM THE LOWER TIER TO THE BASE OF THE UPPER TIER IS ABOUT 1.6m
- THE UPPER TIER GOES FROM THE FRONT AND WRAPS AROUND AT THE EAST END AND TO THE SOUTH WITH A HEIGHT OF APPROXIMATELY 0.2-1.5m
- THE WALL ENCROACHES ON THE R/W BY 0.1m AND NEIGHBORING PROPERTIES BY 0.24m AND IS TO BE PUSHED BACK ONTO PROPERTY BY AT LEAST 0.1m OFF PROPERTY LINES.
- THE WEST SIDE WAS CONSTRUCTED WITH THREE TIERS
- THE LOWER TIER VARIES FROM 0.6-1.2m IN HEIGHT
- THE MID TIER IS ONLY COVERED ABOUT 2/3 OF WESTERN SYSTEM AND IS SET BACK ABOUT 1.6m FROM THE TOP OF THE LOWER TIER AND ONLY ABOUT 0.6m IN HEIGHT.
- THE UPPER SECTION IS ABOUT 0.2-0.6m IN HEIGHT AND SET BACK BETWEEN 1.2-1.9m FROM THE WALL BELOW.
- WALL IS 0.5m ON PROPERTY.
- ARYA ENGINEERING DID A COUPLE TEST PITS ABOUT 1.0m FROM TOP OF THE EAST AND WEST SECTIONS. SOIL CONDITIONS WERE OF NATURAL UNDISTURBED TILL-LIKE SOIL AND WAS ENCOUNTERED AT 0.5-0.6m DEEP AND APPROXIMATELY 0.6m HIGHER THAN THE TOE OF THE UPPER TIERS.
- BACKFILL MATERIALS WERE NOTED TO BE BUCKET-TAMPED AND CONSISTED OF A WOVEN FILTER CLOTH AND CRUSHER DUST AND EXTENDS ABOUT 1.2M BACK FROM THE WALL.
- CONTRACTOR MANUALLY PERFORATED THE FILTER CLOTH TO ALLEVIATE ANY HYDROSTATIC LOADING.

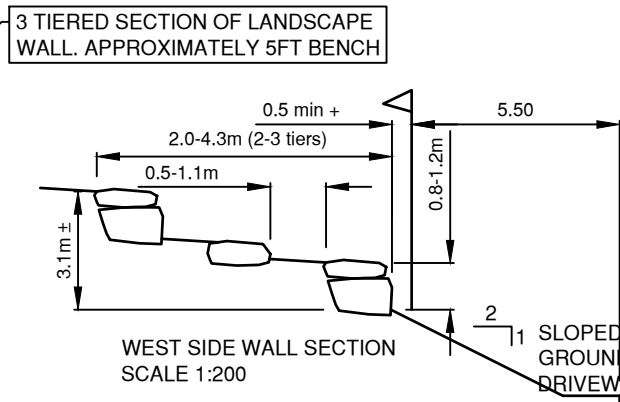
**ATTACHMENT 1**



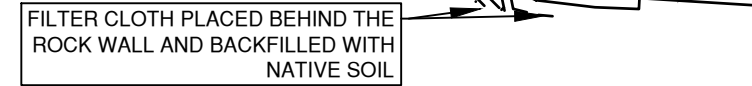
SLOPED BANK FROM PROPERTY LINE MIX OF SMALLER BROKEN ROCK 200-350mm±



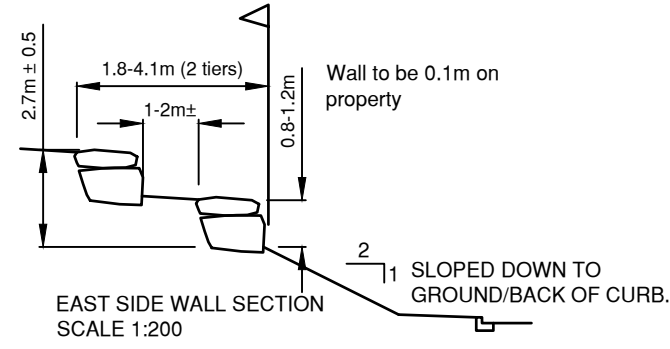
SLOPED BANK FROM EDGE OF DRIVEWAY MIX OF SMALLER BROKEN ROCK 200-350mm±



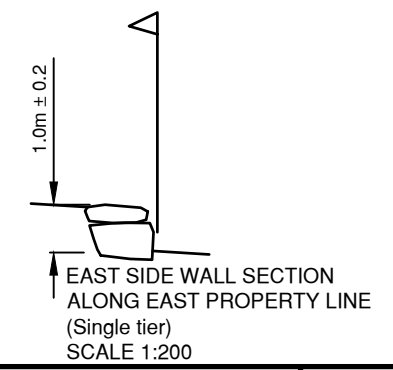
WEST SIDE WALL SECTION SCALE 1:200



FILTER CLOTH PLACED BEHIND THE ROCK WALL AND BACKFILLED WITH NATIVE SOIL



EAST SIDE WALL SECTION SCALE 1:200



EAST SIDE WALL SECTION ALONG EAST PROPERTY LINE (Single tier) SCALE 1:200

SECTION BETWEEN WALLS GRADED TO THE FRONT WALL 2%± AND COVERED IN BARK MULCH. APPROXIMATELY 0.5-1.5 BENCH. OTHERWISE SLOPED AT 2:1 TO PROPERTY LINE.

**SUNCO CIVIL CONSULTING LTD.**  
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Phone: (604) 886-4743

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NO.	DATE (DD/MM/YYYY)	REVISIONS	BY
05			xx
04			xx
03			xx
02	17/06/2024	ADDED COMMENTS FOR VARIANCE APPLICATION	MC
01	23/04/2024	RECORD DRAWING OF LANDSCAPE WALLS	MC

**LANDSCAPE WALLS**  
LOT LAYOUT  
LOT 2, DL 1473, PLAN LMP18862  
6217 HIGHMOOR RD, SECHLT, BC

PROJECT NO.	2021-036
DWG. NO.	01
REV. NO.	02
SCALE:	AS SHOWN HOR. AS SHOWN VERT.

DESIGN: MC DRAWN: MC APPR: MC DATE: 29/04/2021