

DEVELOPMENT VARIANCE PERMIT NO. 2025-02

1. This Development Variance Permit is issued to:
5698 SEASHELL PROJECT LTD., INC. NO. BC1496908
23861 8th Avenue
Langley, British Columbia
V2Z 2X8
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:

Legal Description: Lot 23 Block I District Lot 303 Plan 10318

PID: 009-431-497

Civic Address: 5698 Medusa Street

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 a Detached Accessory Dwelling Unit shown on Attachment 1.

The variance is as follows:

- i. Section 1.4.5 – to reduce the setback from the rear lot line from 3.0 m to 0.59 m as indicated on the attached Site Plan (Attachment 1) for a Detached Accessory Dwelling Unit.

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

6. 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.

7. THIS PERMIT IS NOT A BUILDING PERMIT.

8. THIS PERMIT IS NOT A DEVELOPMENT PERMIT.

Authorizing Resolution of Council:

Date of Resolution:

Date of Issue:

Andrew Allen
Director of Planning & Development

Attachment 1 – Site Plan

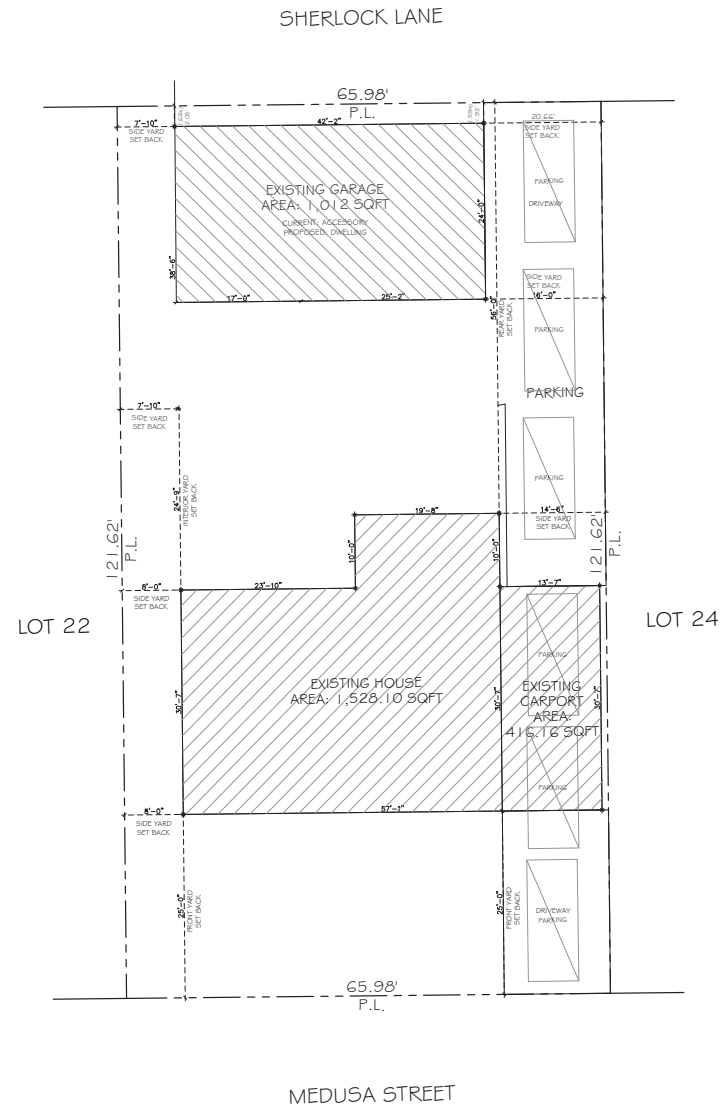


SINGLE FAMILY DWELLING, ACCESSORY RENOVATION 5698 MEDUSA STREET, SECHULT, BC VON 3A3

DRAWINGS LIST:

- A 1 SITE PLAN, ZONING SUMMARY
- A 2 PROPOSED FLOOR PLAN

BUILDING ANALYSIS OF: 5698 MEDUSA STREET, ZONING: R4		
LEGAL DESCRIPTION:	LOT 23 BLOCK I PLAN VAP10318, DISTRICT LOT 303	
	PID:009-431-497	
LOT SIZE:	8,019 SQFT - 744.99 m ²	
LOT COVERAGE:	ALLOWABLE 50% 8,019 x 0.5 = 4,009.5 SQFT	
	PROPOSED	2,956.26 SQFT
PRINCIPAL DWELLING:	EXISTING	1,528.10 SQFT
CARPORT	EXISTING	416.16 SQFT
GARAGE	EXISTING	1,012.0 SQFT
SETBACKS		
FRONT DWELLING	ALLOWABLE	3.0m - 9.84'
	EXISTING	7.62m - 25.0'
REAR DWELLING	ALLOWABLE	3.0m - 9.84'
	EXISTING	17.07m - 56.0'
SIDE DWELLING	ALLOWABLE	1.5m - 4.92'
	EXISTING WEST	1.53m EAST 1.83m
FRONT ACCESSORY	ALLOWABLE	1.5m - 4.92'
	EXISTING	17.06m - 56'
REAR ACCESSORY	ALLOWABLE	1.5m - 4.92'
	EXISTING	0.59m - 1.93'



N

The contractor shall check and verify all dimensions and data noted on site and is responsible for reporting any discrepancies to owner prior to commencement of work. All drawings are the property of designer and shall not be reproduced without written consent of the Designer. Drawings shall not be scaled.

NO.	ISSUED / REVISED	DATE
1	ISSUED FOR CONS.	

Design by
MIKE WILLIAMS MBOE
Phone: 778-235-4977
masterbuilder@engineer.com

CLIENT:
5698 MEDUSA STREET
SECHULT, BC

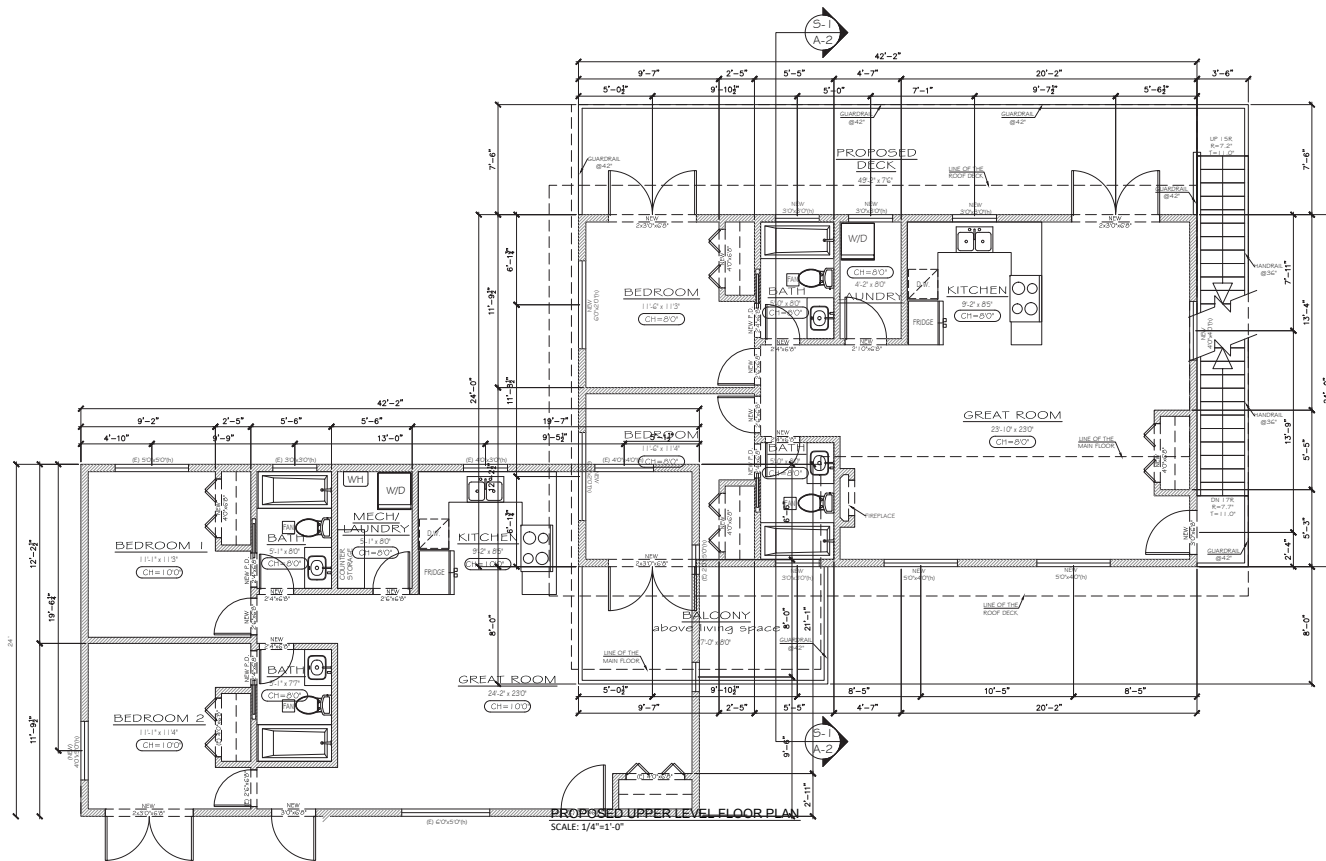
DRAWING TITLE:
SITE PLAN

DRAWN BY: JJR

SCALE: 1/4"=1'-0"

DATE: JAN 9, 2025

DRAWING NUMBER:
A 1



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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NO. ISSUED / REVISED DATE

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CLIENT:

5698 MEDUSA STREET
SECHLT, BC

DRAWING TITLE:

PROPOSED
FLOOR PLANS RD3M

DRAWN BY:JR

SCALE: 1/4"=1'-0"

DATE: JAN 9, 2025

DRAWING NUMBER:

A2