



# TOWN OF VIEW ROYAL

## NOTICE OF PROCESSING AN APPLICATION FOR A DEVELOPMENT VARIANCE PERMIT

**NOTICE IS HEREBY GIVEN** that an application for a Development Variance Permit is being considered for the property at **373 Island Highway** as shown boldly outlined on the map on the reverse side of this Notice. The affected lot is legally described as:

**Lot 1, Section 24, Esquimalt District, Plan EPP103697**

Development Variance Permit 2021/03 addresses the following variance within Zoning Bylaw No. 900, 2014:

- Variance to definition of *Grade* within Section 2 of Zoning Bylaw No. 900, 2014 as follows:

From	"the weighted average of the existing grade or finished grade, whichever is lower, immediately adjoining or immediately below each exterior wall of a building, except: <ul style="list-style-type: none"><li>• localized natural depressions,</li><li>• localized depressions no wider than 10m for vehicle entrances, or</li><li>• localized depressions no wider than 5m for pedestrian entrances"</li></ul>
To	"13.73m geodetic or finished grade, whichever is lower."

If approved, the variance would permit a detached dwelling to be constructed with building height measured from an average grade of 13.73m instead of 12.03m, for a difference of 1.5m.

The development proposal will be considered by the **View Royal Town Council on Tuesday, October 19, 2021 at 7:00 pm** and may by resolution:

- authorize the issuance of the Development Variance Permit.
- authorize the issuance of the Development Variance Permit as amended by Council in its resolution.
- defer consideration of the Development Variance Permit to a future date, or
- refuse to authorize a Development Variance Permit for the current proposal.

### COVID-19 SPECIAL INFORMATION

There will be an opportunity for public comment on the application at this meeting. In light of the COVID-19 pandemic and to ensure social distancing, View Royal Town Council Chambers can accommodate limited in-person access at this time. Due to the limited seating available, should you wish to attend this meeting in-person, please call the Deputy Corporate Officer at 250-479-6800 or email [info@viewroyal.ca](mailto:info@viewroyal.ca) to reserve a seat. Anyone arriving at the Town Hall without a reserved seat may not be permitted into the building once the maximum number of in-person seats have been taken. It is mandatory that anyone attending this meeting wear a face mask while in the Town Hall.

Alternatively, should you wish to participate electronically, this meeting will be live webcast and during the live webcast there will be an opportunity for public comment on the application. For further information on how to participate in the Town's live webcast, please visit the Town's website at <https://www.viewroyal.ca/EN/main/town/agendas-minutes-videos/livewebcast-meeting.html> .

You may provide your written comments to the Town via email to [info@viewroyal.ca](mailto:info@viewroyal.ca) or drop them off at the Town Hall or put them in the Town's mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 3:00 p.m. on Tuesday, October 19, 2021 for inclusion in the October 19, 2021 agenda.

Development Services, Town of View Royal

Dated October 5, 2021

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**SUBJECT PROPERTY LOCATION**

