



TOWN OF VIEW ROYAL

NOTICE OF PROCESSING AN APPLICATION FOR A DEVELOPMENT PERMIT WITH VARIANCES

NOTICE IS HEREBY GIVEN that an application for a Development Permit is being considered for the property at **33 Helmcken Road**, legally described as Lot 2, Sections 9 and 100, Lake and Esquimalt District, Plan EPP28565, and shown boldly outlined on the map on the reverse of this Notice.

The application is to amend Development Permit 2013/04 for Eagle Creek Village, a commercial-residential development. Proposed Development Permit 2015/05 includes requests to vary provisions of Zoning Bylaw 900, 2014 and Land Use Bylaw No. 35, 1990 as follows:

1. Variance to the maximum height of retaining walls from 1.2m to 5.5m.
2. Variance to the minimum side yard for accessory structures from 4.0m to 2.0m.
3. Variance to the required amount of non-residential parking from basis on specific uses (generally 1 space per 10-400m² of gross floor area) to 1 space per 27m² of gross floor area of non-residential use.
4. Variance to the required amount of loading spaces for Retail Store, Industry, Warehousing uses from 7 to 5.
5. Variance to the required amount of loading spaces for Office, Assembly, Hospital, Institution, Club or Lodge uses from 2 to 1.
6. Variance to permit freestanding signs where buildings are less than 7.5m from a front or flanking lot line.
7. Variance to the number of freestanding signs from 1 per lot to 3 per lot.
8. Variance to the height of freestanding signs from 6.0m to 7.4 m.
9. Variance to the sign area of freestanding signs from 6.0m² to 12.5 m² per side.
10. Variance to the number of logo signs on Building 6 (Grocery) from one per wall associated with each business to two.
11. Variance to the size of four logo signs on Building 6 from 2.0m² to 4.8 m².
12. Variance to the vertical dimension of fascia and logo signs on Building 6 from 0.4m to 1.2 m.
13. Variance to the vertical dimension of fascia and logo signs on Building 7 (Office) on the fourth floor from 0.4m to 1.2 m.

A report in respect to the application will be considered by View Royal Council at its meeting to be held at **7:00 p.m. on Tuesday, September 1, 2015** at the View Royal Town Hall and Council may, by resolution:

- (a) authorize the issuance of the Development Permit;
- (b) authorize the issuance of the Development Permit as amended by Council in its resolution;
- (c) defer consideration of the Development Permit to a future date; or
- (d) refuse to authorize a Development Permit for the current proposal.

If you have any representations to make, the Council would be pleased to hear them at the September 1, 2015 meeting. If you are unable to attend the meeting, written comments may be

submitted by mail, facsimile, email, or hand-delivered **no later than 3:30pm on Tuesday, September 1, 2015** to the Town Hall as follows:

- Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
- Facsimile: (250) 727-9551
- E-mail: info@viewroyal.ca

A copy of the Application and related information may be inspected at the View Royal Town Hall (located at 45 View Royal Avenue, Victoria, BC, V9B 1A6) between the hours of 8:00am and 4:00pm., Monday to Friday, August 18, 2015 to September 1, 2015. Information may also be obtained by calling the View Royal Development Services Department at 479-6800.

Dated the 19th day of August 2015.

Development Services Department
Town of View Royal

