



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
 whistler.ca FAX 604 935 8109

Development Variance Permit No. DVP01204

To: HODDER, MEREDITH
 HODDER, KEVIN W

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 008-515-484
 LOT 5 BLOCK M DISTRICT LOT 3627 PLAN 13669

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the front setback from 7.6 metres to 7.5 metres for a detached dwelling;
 - b) Vary the front setback from 7.6 metres to 6.22 metres for a deck support post;
 - c) Vary the side setback from 3 metres to 2.7 metres for a detached dwelling;
 - d) Vary the parking setback from 1.5 metres to 1.1 metres for two parking stalls;

as illustrated on Architectural Plans A-01 dated March 14, 2022 and A-05 dated March 31, 2021 prepared by Sean Anderson Progressive Concept Design Ltd and Survey Plan 20003D_1 dated March 16, 2022 prepared by Doug Bush Survey Services Ltd., attached to this Development Variance Permit as Schedule A.

4. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.

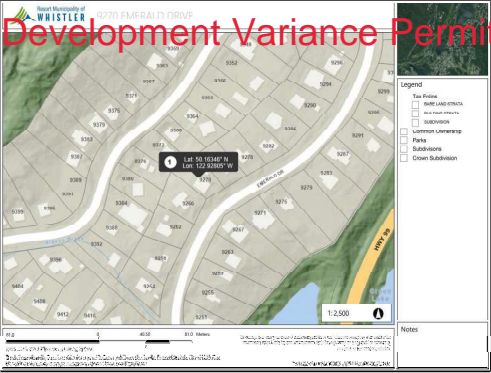


5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
6. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
7. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

Authorizing resolution passed by the Council the ____ day of ____, 2022.

Issued this day of _____, 2022.

Jessie Gresley-Jones
General Manager of Resort Experience

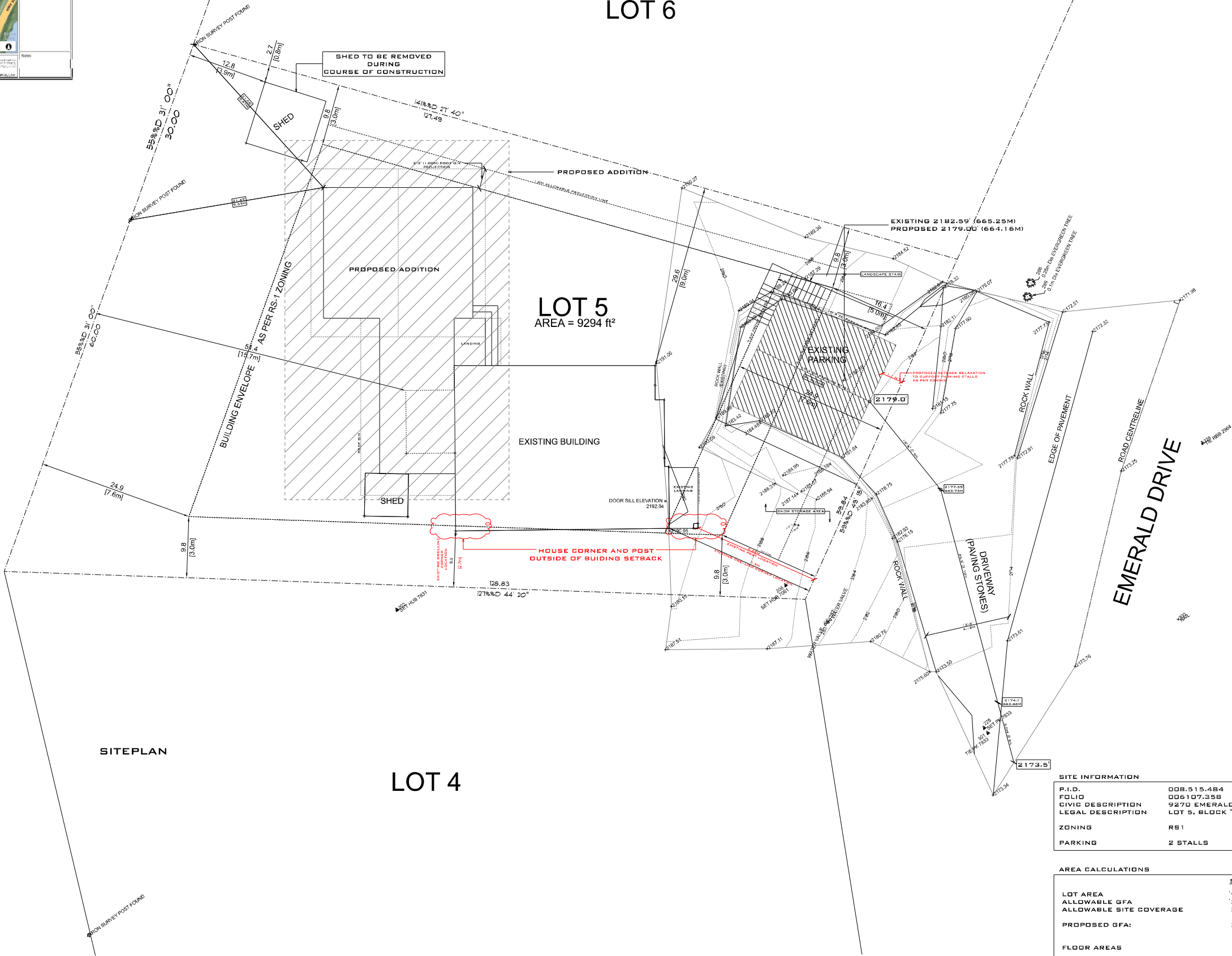


KEY MAP
N.T.S.

Development Variance Permit No. DVP01204

SCHEDULE A

issued this ___ day of ___, 2022



SITEPLAN

LOT 4

LOT 6

LOT 5
AREA = 9294 ft²

EXISTING BUILDING

SHED TO BE REMOVED
DURING
COURSE OF CONSTRUCTION

PROPOSED ADDITION

EXISTING 2182.59' (665.25M)
PROPOSED 2179.00' (664.16M)

EXISTING PARKING

HOUSE CORNER AND POST
OUTSIDE OF BUILDING SETBACK

EMERALD DRIVE

SITE INFORMATION

P.I.D.	008.515.484
FOLIO	006107.358
CIVIC DESCRIPTION	9270 EMERALD DRIVE
LEGAL DESCRIPTION	LOT 5, BLOCK 'M', DL 3627, GP 1 NWD, PLAN 13669
ZONING	RS1
PARKING	2 STALLS

AREA CALCULATIONS

	S.F.	S.M.
LOT AREA	9294.00	863.44
ALLOWABLE GFA	3252.90	302.20
ALLOWABLE SITE COVERAGE	3252.90	302.20
PROPOSED GFA:	2509.82	233.17

FLOOR AREAS

EXISTING	PROPOSED
916.2 SF (85.12 SM) MAIN	652.2 SF (60.59 SM) MAIN
589.5 SF (54.77 SM) UPPER	351.9 SF (32.69 SM) UPPER
1505.7 SF (139.88 SM) TOTAL	1004.1 SF (93.28 SM) TOTAL
PARKING 2 STALLS PROVIDED	

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM
TO THE BCBC 2018 - PART 9 U.N.O.
OCCUPANCY: RESIDENTIAL 'C'

SEAN ANDERSON
PROGRESSIVE CONCEPT DESIGN LTD.

HODDER
9270 EMERALD DRIVE
WHISTLER
BC

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PROPERTY OF SEAN ANDERSON
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TO BE USED ONLY FOR THE
PROJECT AND SITE SPECIFIC
CONSULTATION OF THE DESIGNER

DATE:
MONDAY, MARCH 14, 2022

DRAWN BY:
S.A.

SCALE:
1/4" = 1' - 0" U.N.O.

REVISIONS

22.01.25 IMP	
22.01.12 DVP REVISIONS	
21.12.29 STRUCTURAL REVIEW	
21.11.20 DVP REVISION	
21.08.21 DVP REVISION	
21.03.23 DVP REVISION	
21.02.13 VOR RWS	
21.03.03 VOR RWS	
21.02.22 VOR RWS	
20.11.25 DVP APPLICATION	
20.10.28 GENERAL REVISIONS	
20.03.20 GENERAL REVISIONS	

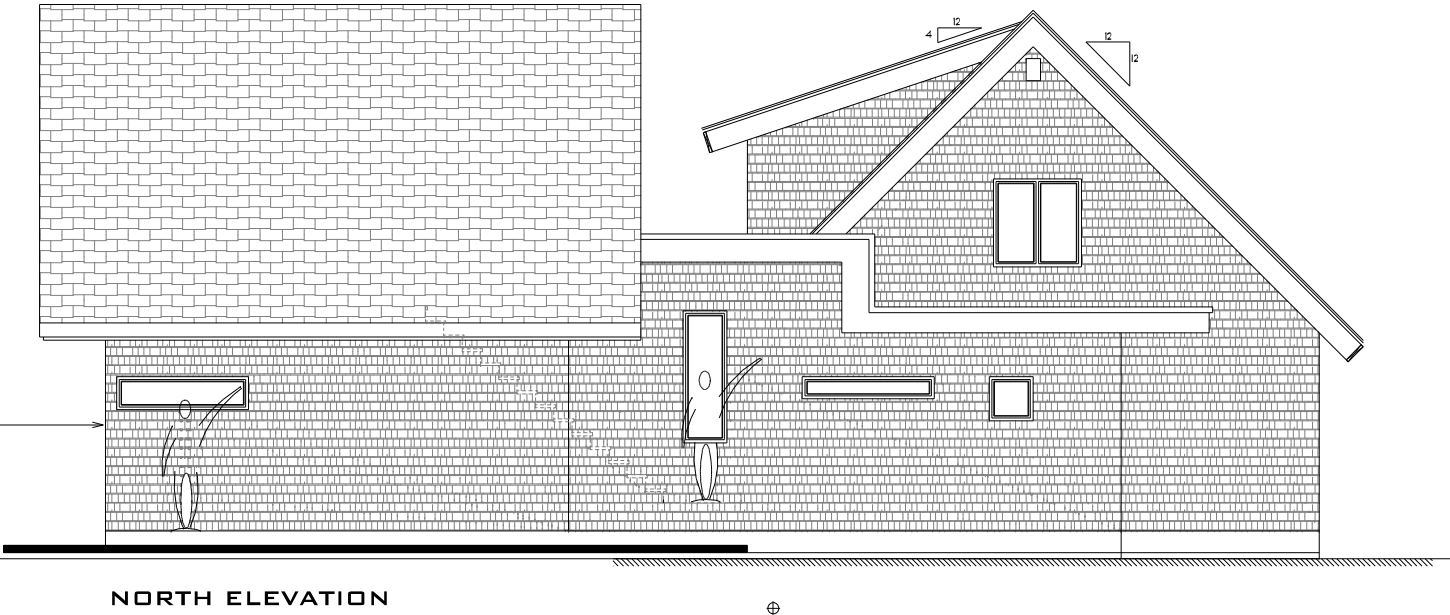
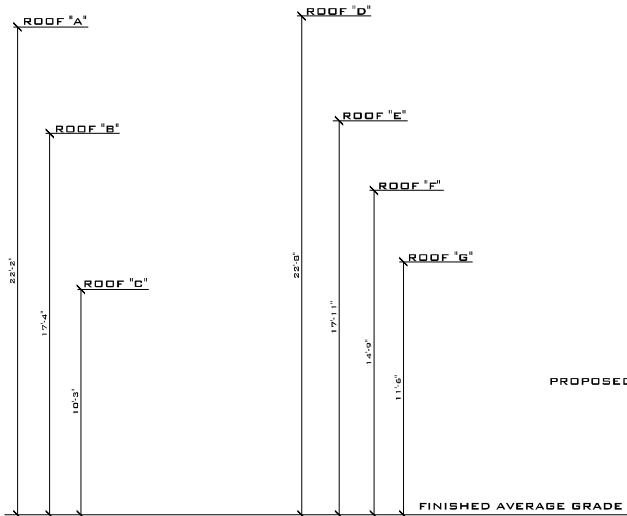
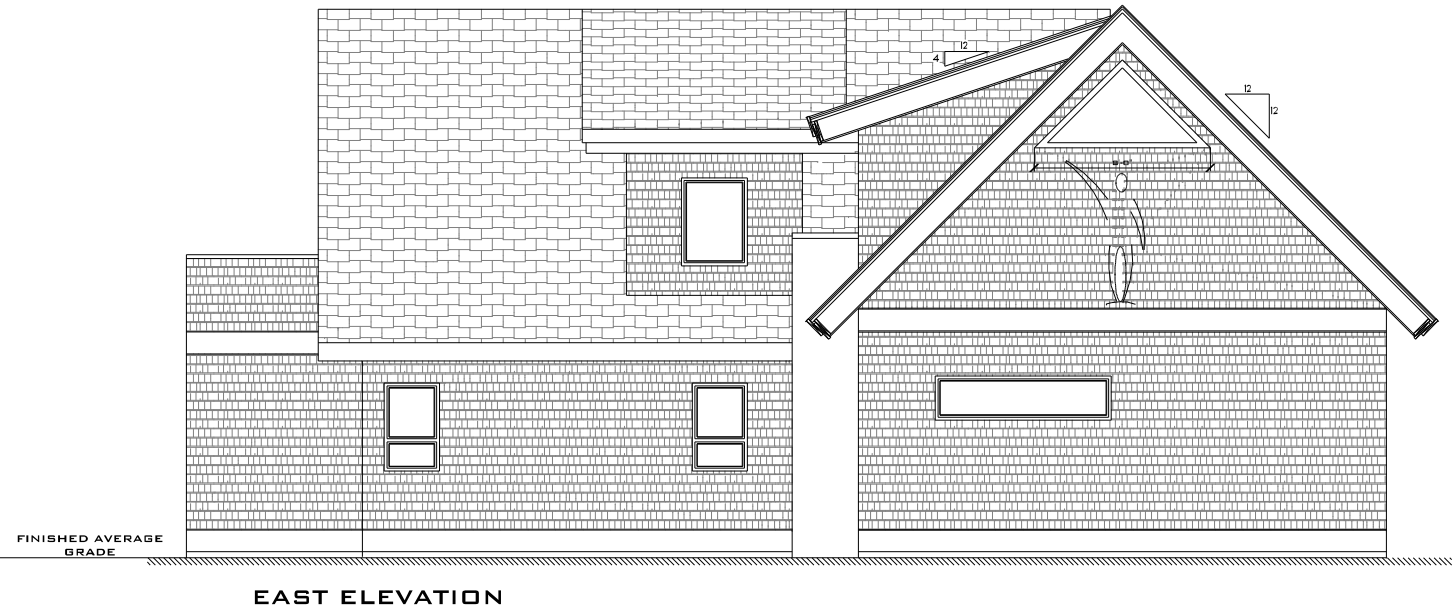
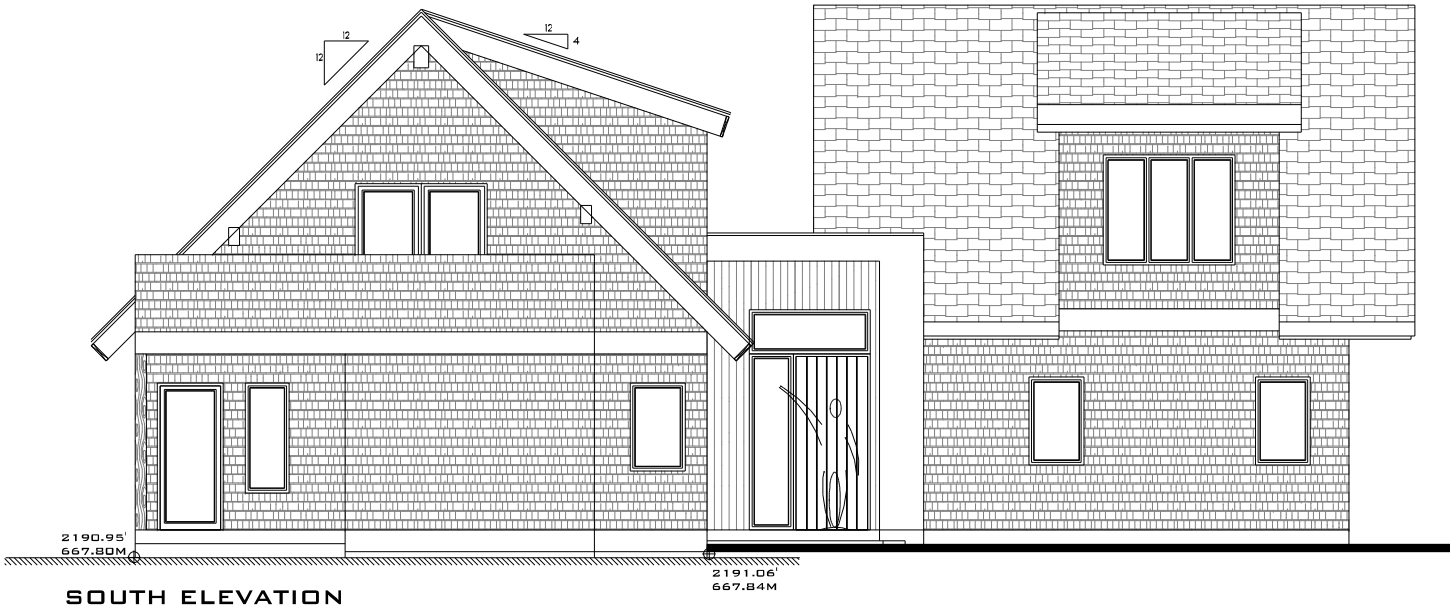
SITE PLAN

A-01

SEAN ANDERSON
PROGRESSIVE CONCEPT DESIGN LTD.

604-238-2133
E. SEAN@PROGRESSIVE-CONCEPT.COM

404-1104
WHISTLER BC
CANADA



NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2018 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL 'C'

SEAN ANDERSON
PROGRESSIVE CONCEPT DESIGN LTD.

BDA 1599
WHISTLER BC
VAN 1B0
CANADA

HODDER

9270 EMERALD DRIVE

WHISTLER BC

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CONSENT OF THE DESIGNER

DATE:
WEDNESDAY, MARCH 23, 2021

DRAWN BY:
S.A.

SCALE:
1/4" = 1' - 0" U.N.O.

REVISIONS

21.02.22 DVP REBUE

21.02.15 VDS RED

21.02.08 VDS RED

21.02.22 VDS RED

20.11.05 DVP APPLICATION

20.10.28 GENERAL REVISIONS

20.03.20 GENERAL REVISIONS

ELEVATIONS

A-05

[illegible]

- FIELD SURVEY COMPLETED JANUARY 2, 2019
- $\times_{123.45}$ DENOTES SPOT ELEVATION IN METRES
- BEARINGS ARE DERIVED FROM L.T.O. RECORDS
- PROPERTY DIMENSIONS ARE FROM L.T.O. RECORDS
- CONTOURS ARE AT 0.5m INTERVALS

4 2 0 4 8

GRAPHIC SCALE METRES 1 : 100

All distances are in metres

DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASCT, RSIS Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V8E 0H9 Phone 932-3314 / Fax: 932-3039 E-mail: dougb@dbss.ca / http://dbss.ca	REVISION :	Notes: ELEVATIONS ARE GEODETIC CVD28 DERIVED FROM MONUMENT TABLET MARKING 83C248 LOCATED WEST SIDE OF SEA TO SKY HIGHWAY NORTH OF AUTUMN DRIVE ELEVATION USED = 641,440 METRES	Plan date: March 16, 2022	Client: HODDER	Certified Correct. ----- Douglas J. Bush, ASCT, RSIS Applied Science Technologist (Geomatics) This 18th day of March, 2022	SCALE: 1:100	
			Files: 19379.CRD	Project: 9270 EMERALD DRIVE		JOB NO.: J20002	
			P.I.D.: 008-515-484	DWG.: 20003D_1-TOPO METRIC			SHEET: