



## RESORT MUNICIPALITY OF WHISTLER

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**Development Variance Permit No. DVP01230**

To: 0926204 B C LTD

"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: 005-174-058

LOT 12 BLOCK N DISTRICT LOT 3898 PLAN 17871

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
  - a) Vary the front setback for a retaining wall from 2 metres to 0 metres, and
  - b) Vary the height of the retaining wall from 1.22 metres to 1.5 metres,

as illustrated on Site Plan A-01 (Progressive Concept Design Ltd, May 9, 2022) 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.**

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Jessie Gresley-Jones  
General Manager of Resort Experience

- PROPOSED SCOPE OF WORK**
- DEVELOP NEW DRIVEWAY
  - BUILD GARAGE AND RETAINING WALLS
  - BUILD NEW ACCESS TO DWELLING
  - REMOVE EXISTING COVERED STAIR
  - REMOVE ENTRY CANOPY ROOF
  - REMOVE DECK STAIR
  - BUILD HOT TUB DECK C/W CANOPY ROOF
  - BUILD NEW FRONT DECK C/W ROOF



STREET VIEW 01

STREET VIEW 02

3350 PANORAMA RIDGE STREET VIEW 01

DIMENSIONS OF AND OFFSETS SHOWN TO STRUCTURES ARE MEASURED TO THE EXTERIOR OF SIDING.

REGISTERED LOT AREA = 1023.6 M<sup>2</sup>

BUILDING AREA = 176.5 M<sup>2</sup>

SITE COVERAGE = 17%

SITE COVERAGE CALCULATION INCLUDES DECKS, FIRST FLOOR ENTRY LANDING, THIRD FLOOR OVERHANG. SITE COVERAGE CALCULATION EXCLUDES COVERED AREA, CHIMNEY, STAIRS.

BASEMENT DOOR STOOP ELEV = 701.7 M  
 FIRST FLOOR DOOR SILL ELEV = 704.4 M  
 SECOND FLOOR ENTRY LANDING ELEV = 704.3 M  
 SECOND FLOOR DOOR STOOP ELEV = 706.0 M  
 THIRD FLOOR DECK ELEV = 707.0 M  
 FOURTH FLOOR DOOR STOOP ELEV = 708.8 M  
 FOURTH FLOOR DECK ELEV = 708.7 M  
 ROOF PEAK ELEV = 741.4 M

**SEAN ANDERSON**  
 PROGRESSIVE CONCEPT DESIGN LTD.

**GIBSON**  
 3346 PANORAMA RIDGE  
 WHISTLER BC

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DATE: MONDAY, MAY 9, 2022

DRAWN BY: S.A.

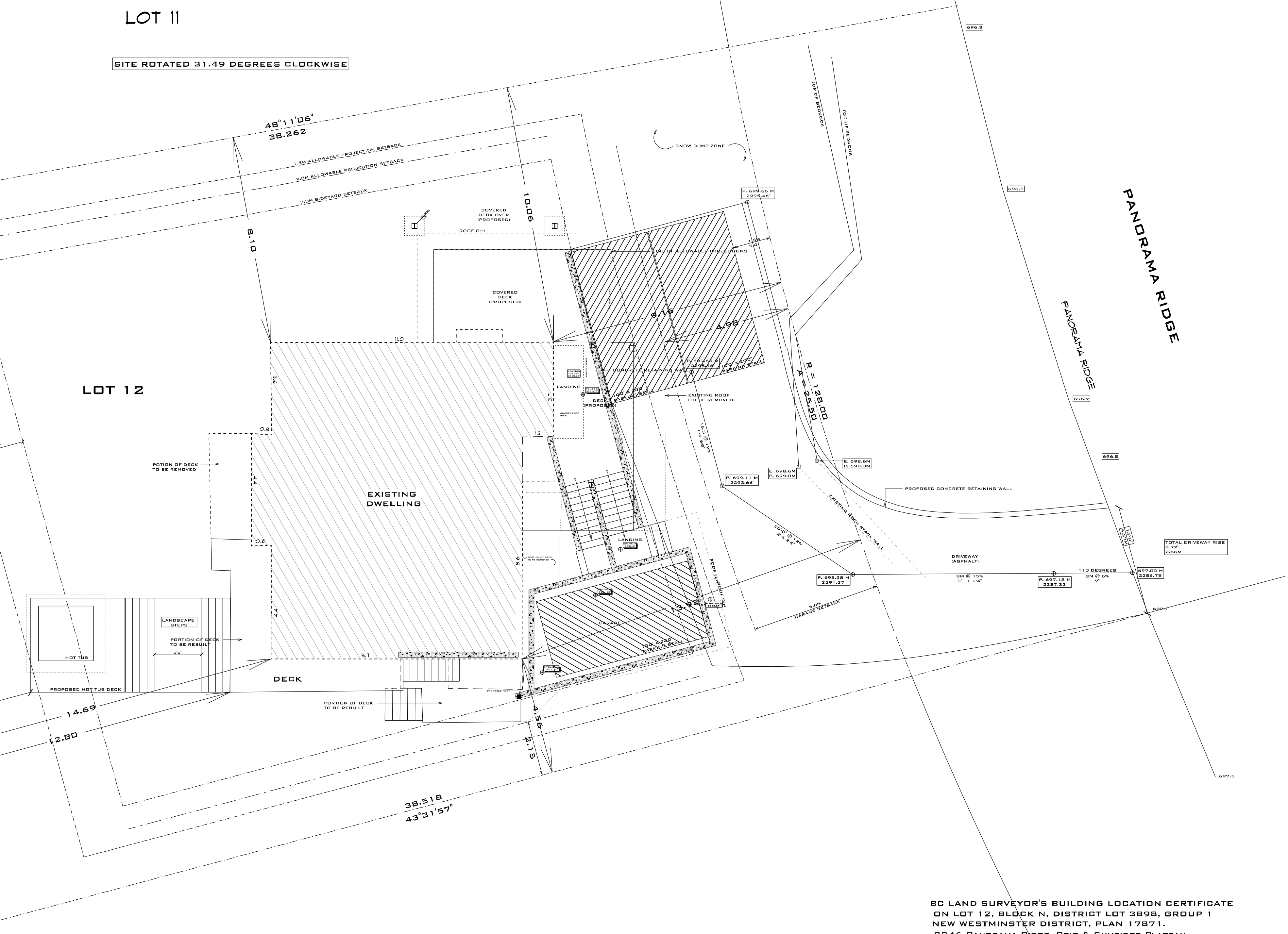
SCALE: 1/4" = 1' - 0" U.N.D.

**REVISIONS**

21.10.23 GENERAL COORDINATION  
 21.10.23 GENERAL REVISION  
 21.11.23 ISSUE FOR BUILDING PERMIT  
 21.10.24 REVIEW  
 21.04.24 CONCEPT REVIEW

**SITE PLAN**

**A-01**



UNSURVEYED  
 CROWN LAND

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**  
 ON LOT 12, BLOCK N, DISTRICT LOT 389B, GROUP 1  
 NEW WESTMINSTER DISTRICT, PLAN 17871,  
 3346 PANORAMA RIDGE, BRID & SUNRISE PLATEAU,  
 RESORT MUNICIPALITY OF WHISTLER, BC  
 (PID 005-174-058)

LOT IS ZONED RS1

PROPERTY LINE DIMENSIONS ARE DERIVED FROM PLAN 17871.  
 CALCULATED LOT AREA = 1023.6 M<sup>2</sup> 178

**SITE SUMMARY**

CIVIC DESCRIPTION	3346 PANORAMA RIDGE
LEGAL DESCRIPTION	P.I.D. 005.174.058 LOT 12, BLOCK N DL 389B
ZONING: RS1	N.W.D. GP. 1 PLAN 17871

**AREA CALCULATIONS**

	SQ.FT.	SQ.M.
LOT AREA	11017.94	1023.6
ALLOWABLE GFA	3500	325
EXISTING	2740.7	254.62
ADDED	0.0	0.0
TOTAL	2740.7	254.62
GARAGE	308.9	28.70
PARKING	3 SPACES	

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