

**David & Vlasta Booth  
503 Government Street  
Victoria, BC  
V9V 2L6**

Victoria Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

received  
City of Victoria

JUL 28 2017

Planning & Development Department  
Development Services Division

Thursday, July 27, 2017

Dear Mayor and Council:

We are currently operating a licensed home-based chocolate business (Licence no: 32830) in our residence at 503 Government Street. We are applying to renovate a portion of our basement area to meet the VIHA requirements for a food safe kitchen. VIHA has approved our application and plans. Even though a home occupation is permitted within our current City of Victoria zoning under schedule D, we have been instructed by the planning department that they would consider this new kitchen to be commercial area, and that we must apply for a Development Variance Permit in order to increase the commercial floor space allowed within this zoning.

The property is currently zoned as C1-CR-G. We are currently requesting the following variance:

- a) To increase the commercial floor space from  $45m^2$  to allow an additional  $50m^2$ .

Additionally, we would like to point out a couple of existing non-conforming aspects of the property which do not have any bearing on this application:

- a) The existing commercial loading space is located in front of the property on Government Street rather than on the lot.
- b) The existing building height is 9.14m., while the zoning allows for a maximum height of 6.75m.

Please find attached to this letter, our development variance application and our site plans completed by Eddie Williams of Steller Architectural Consulting.

Please advise us if you require any additional information. Thank you for taking the time to review this application.

Yours sincerely,



David and Vlasta Booth  
-owners