



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):
1420326 B.C. LTD., INC.NO. BC1420326

CVRD FILE NO.: **DVP25A01**

DATE ISSUED: **MONTH DAY, YEAR**

1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:
**LOT A DISTRICT LOT 18 MALAHAT DISTRICT PLAN EPP133046
(PID: 032-165-307)**
3. Authorization is hereby given for siting of a single detached dwelling, subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B**
4. South Cowichan Zoning Bylaw No. **3520** is varied as follows:
 - **Section 10.9.3 Setbacks – the minimum interior side parcel line setback is reduced from 3 metres to 1.4 metres for a single detached dwelling;**
 - **Section 10.9.3 Setbacks – the front parcel line setback is reduced from 7.5 metres to 6.48 metres for a single detached dwelling in the proposed bare land strata subdivision.**
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Plan, Underhill Geomatics Ltd., February 4, 2025
6. The land described herein shall be developed in substantial compliance with the terms and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.
7. Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.

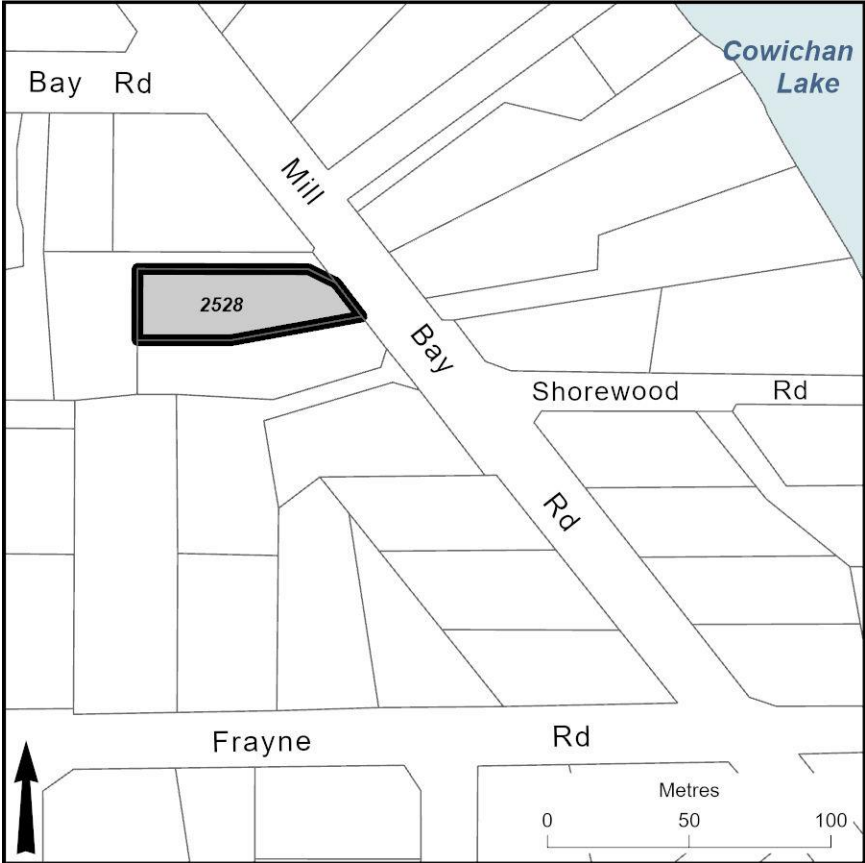
AUTHORIZED BY RESOLUTION NO. [#####] PASSED BY THE BOARD OF THE
COWICHAN VALLEY REGIONAL DISTRICT THE ##TH DAY OF **MONTH, YEAR.**

This Permit is not a Building Permit or subdivision approval. Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Land Use Services Department.

DRAFT

Subject Property Map

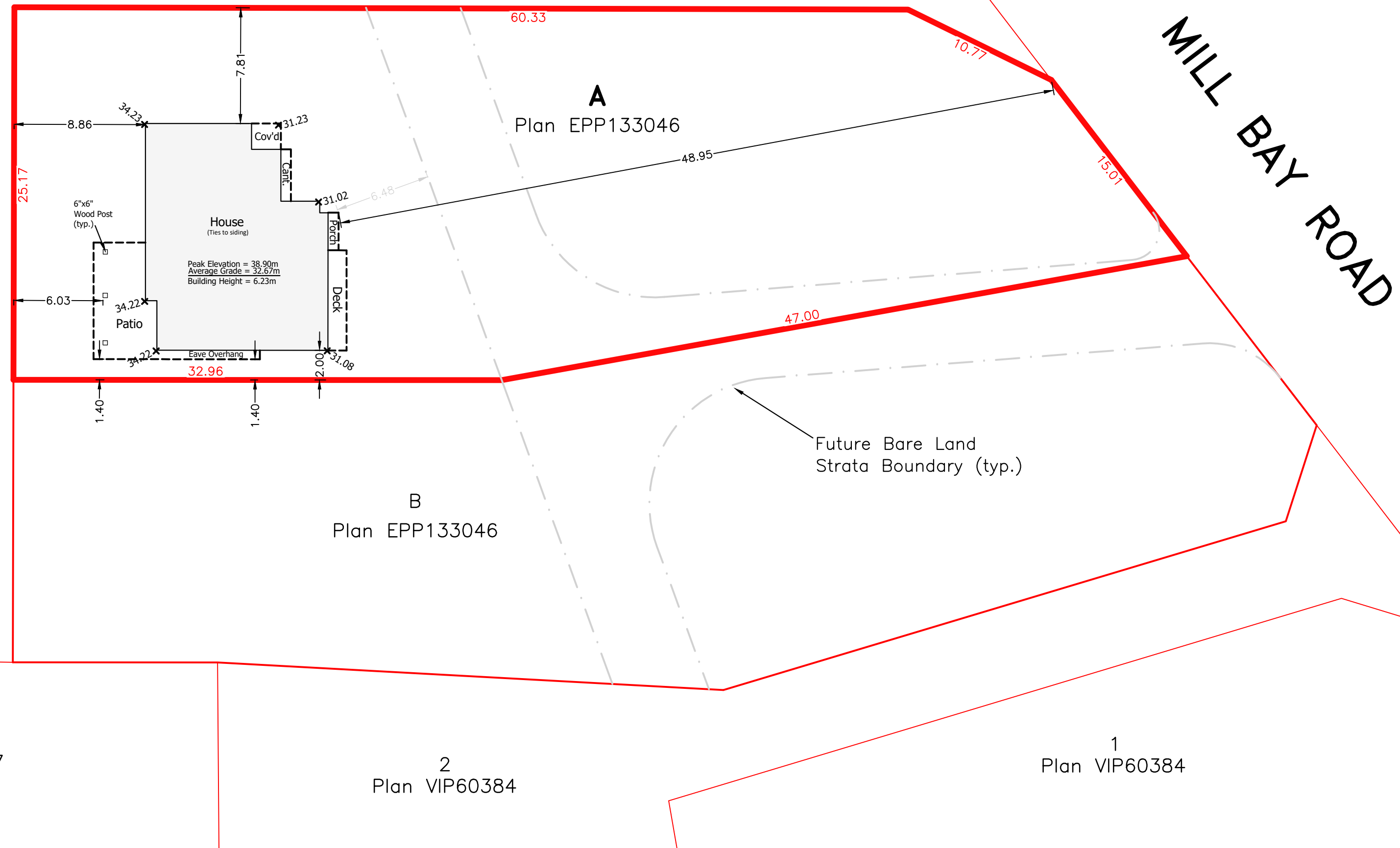
DVP25A01
2528 Mill Bay Road
PID: 032-165-307



Part Lot 14
Plan 1720

Part Lot 14
Plan 1720

4
Plan VIP60384



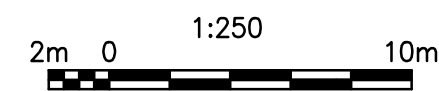
CIVIC ADDRESS: 2530 MILL BAY ROAD, MILL BAY, BC
PID: 032-165-307

ELEVATIONS ARE IN METRES, TO CGVD28 GEODETIC DATUM.
BASED ON DUAL FREQUENCY DIFFERENTIAL CARRIER PHASE
GNSS OBSERVATIONS.

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND
TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE.
A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY
LINE DIMENSIONS.

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING
NON-FINANCIAL REGISTERED DOCUMENTS:
STATUTORY RIGHT OF WAY: CB1268794
COVENANT: CB1671425

LEGEND
x 31.08 DENOTES FINISHED GROUND ELEVATIONS
— DENOTES PROPERTY LINE



CERTIFICATE
SUBJECT TO THE LIMITATIONS PRINTED HEREON:- WE HEREBY CERTIFY
THAT THE ABOVE SKETCH SHOWS THE REGISTERED PLAN DIMENSIONS
OF THE ABOVE DESCRIBED PROPERTY AND THAT THE CONCRETE FOUNDATION
NOW ERECTED THEREON LIES WHOLLY WITHIN THE BOUNDARIES THEREOF.

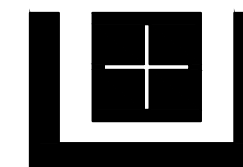
THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY BOUNDARIES.
WE DO NOT ACCEPT ANY RESPONSIBILITY FOR UNAUTHORIZED USE.

CERTIFIED CORRECT :

2025/02/04 B.C.L.S.

NO.	DD/MM/YY	REVISION	BY

UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS



VICTORIA, BC
TEL. (250) 871-4599

DRAWN BY
MJL

JOB NO.
V22CV147

SCALE
1:250

DATE OF SURVEY
2025/02/04

TITLE
BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE:
LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046

CLIENT
BENNEFIELD CONSTRUCTION LTD.

DRAWING NO.
LCV-2022-147

REV.
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SHEET 1 OF 1