



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

**RAVEN POINT PROJECT GP LTD,  
INC. NO. BC1414307**

CVRD FILE NO.: **DVP24H04**

DATE ISSUED: **January 20, 2025**

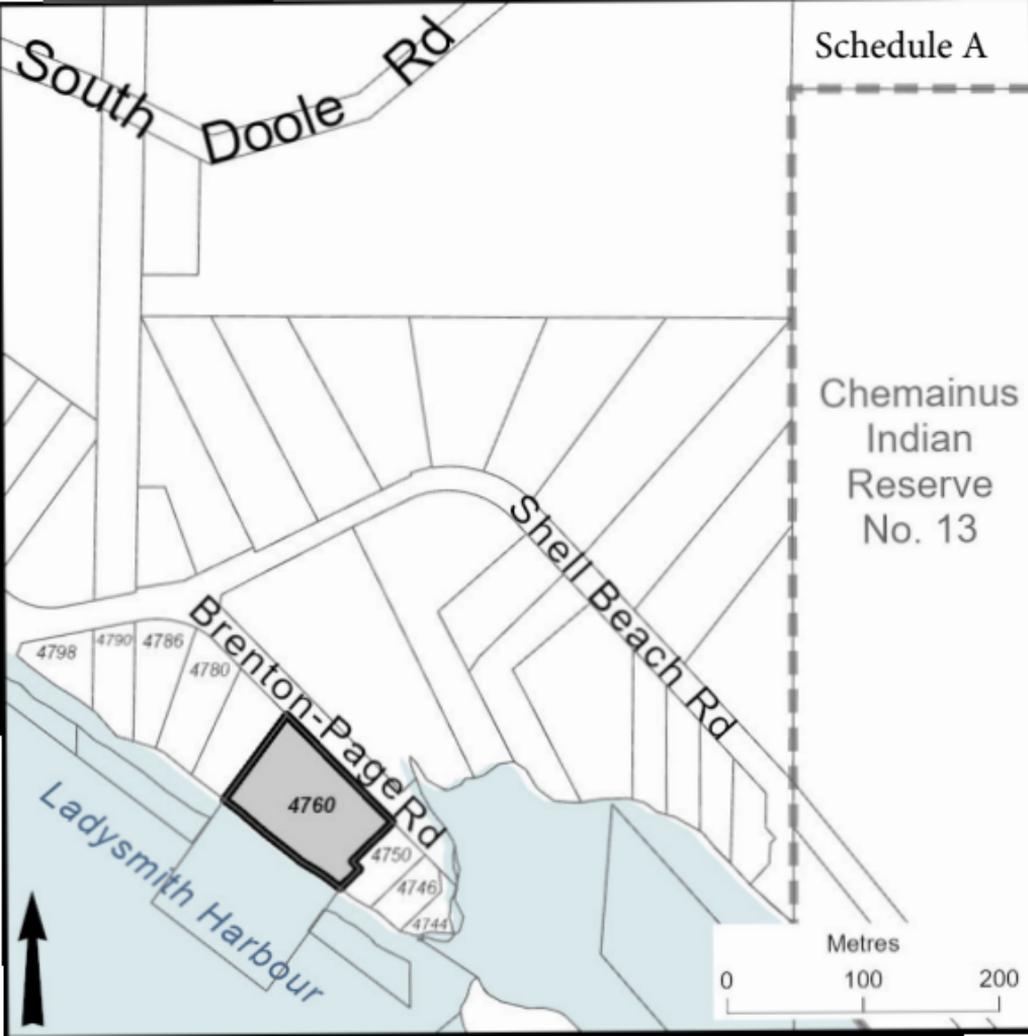
1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:

**LOT A SECTION 2 OYSTER DISTRICT PLAN VIP86097  
(PID: 027-772-900)  
4760 Brenton Page Road**
3. Authorization is hereby given to **permit the required number of off-street parking spaces to be 61**, subject to the following requirement:
  - **Development shall occur in accordance with attached Schedules A – B.**
  - **Removal of all existing on-street parking of the subject property on Brenton Page Road.**
4. CVRD Parking Bylaw No. 1001 is varied as follows:
  - ***Section 4.1 (b) – the number of required off-street parking spaces shall be reduced from 76 to 61.***
5. The following Schedules are attached to and form a part of this permit:

**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Parking Plan, Delinea Design Consultants Ltd, September 16, 2024**
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 CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, with delegation to the General Manager, for issuing a development variance permit that proposes reduction of off-street parking by no more than 20%.

**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.



# Schedule B

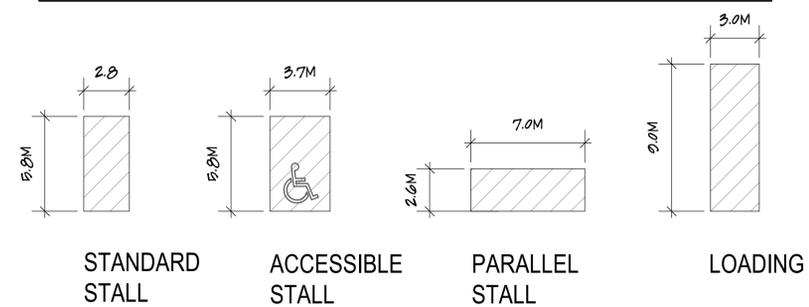


SITE DATA	
LEGAL:	LOT A, SECTION 2, OYSTER DISTRICT, PLAN VIP86097
CIVIC:	4760 BRENTON PAGE ROAD
ZONING:	C-4 TOURIST RECREATIONAL COMMERCIAL
ELECTORAL AREA:	AREA H
DP AREA:	DP AREA 4: AQUIFER PROTECTION

PARKING		CAPACITY / QUANTITY		REQUIRED	EXISTING	PROPOSED
		EXIST.	PROP.			
PARKING REQUIREMENTS BYLAW NO. 1001 (1986)	RESTAURANT	100 SEATS	100 SEATS	36.3		
	INN	9 UNITS	7 UNITS	7.7		
	MARINA	74 SLIPS	60 SLIPS	32.0		
		1/3 SEATS + 3 1.1 / SLEEPING UNIT 1 / 2 BOAT STALLS + 2				
<b>TOTAL REQUIRED</b>				<b>76.0</b>		
PARKING AS EXISTS PRE-APPLICATION		GROSS EXISTING			43	
		LESS NON CONFORMING OFF SITE STALLS			-15	
		<b>NET EXISTING</b>			<b>28</b>	
PARKING AVAILABLE		WITH RECONFIGURATION + MINOR EXPANSION				50
		+ NEW PARKING NODE				11
		<b>TOTAL PROPOSED</b>				<b>61</b>
SUMMARY		NET PARKING INCREASE				33
		PARKING REQ'MT SHORTFALL				15 (19.7%)

PARKING TYPES	
STANDARD STALLS	55
PARALLEL STALLS	2
ACCESSIBLE STALLS	2
SMALL STALLS	2
<b>TOTAL</b>	<b>61</b>
LOADING	2

### TYPICAL PARKING STALL DIMENSIONS



## PARKING PLAN - SHOWING EXISTING PARKING AREAS RECONFIGURED

BASE INFORMATION HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

# 4760 BRENTON-PAGE ROAD LADYSMITH B.C.

DRAWING TITLE:  
**PROPOSED PARKING PLAN**

SCALE:  
AS NOTED

DRAWN BY:

NUMBER:  
d1622.04.23

ISSUED:  
FOR DRAFT REVIEW: 24 JULY 2024  
DVP RESPONSE: 30 JULY 2024  
BPA: 13 AUG. 2024  
CLIENT REVIEW: 05 SEPT. 2024  
REVISED: 16 SEPT. 2024

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINIA DESIGN CONSULTANTS LIMITED. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

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