



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP24B03**

**Karen Maria Hughes**

DATE ISSUED: **March 5, 2025**

**Shane Allan Wesley Hughes**

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 8, SHAWNIGAN SUBURBAN LOTS,  
SHAWNIGAN AND MALAHAT DISTRICTS, PLAN 1925  
(PID: 006-676-227)  
2633 Wylde Wood Avenue**
3. Authorization is hereby given to permit **the construction of a single detached dwelling with an attached suite**, subject to the following requirement:
  - **Development shall occur in accordance with attached Schedules A – B.**
4. CVRD Electoral Area B Zoning Bylaw No. 985 is varied as follows:
  - Section 8.4. (b) (3) - Decreasing the dwelling's setback from the front parcel line from 7.5m to 4.5m.
  - Section 5.19 (f) i - Decreasing the attached suite's setback from the high water mark of Shawnigan Lake from 60m to 24m.
5. The following Schedules are attached to and form a part of this permit:

**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Site Plan**
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.