

COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

THOMAS LIONEL DE LEEUW BRIAN THOMAS DE LEEUW CVRD FILE NO.: **DVP25G01**

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 18, DISTRICT LOT 32, OYSTER DISTRICT, PLAN 6723 (PID: 005-783-984)

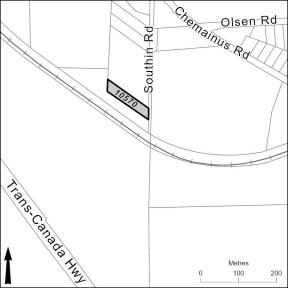
- 3. Authorization is hereby given to lift the existing single-detached dwelling by 2 feet, subject to the following requirement(s):
 - Development shall occur in accordance with attached Schedules A B.
- 4. Electoral Area G Zoning Bylaw No. 2524 is varied as follows:
 - Section 5.1.4 Setbacks the front parcel line setback for Principal and Accessory Residential Uses is reduced from 7.5m to 6.5m for the principal dwelling.
- 5. The following Schedules are attached to and form a part of this permit:

SCHEDULE A – Subject Property Map SCHEDULE B – Site Survey, Polaris Land Surveying Inc., September 17, 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 RESOLUTION NO. [##########] PASSED BY THE BOARD OF THE COWICHAN VALLEY REGIONAL DISTRICT THE ##TH DAY OF **MONTH**, **YEAR**.

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



SITE PLAN OF LOT 18, DISTRICT LOT 32, OYSTER DISTRICT, PLAN 6723

PID 005-783-984



The intended plot size of this plan is 560mm in width by 432mm in height (C-Size) when plotted at a scale of 1:300.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Parcel dimensions shown hereon are derived from field survey and Plans 6723 and VIP62745.

Setbacks are derived from field survey completed on September 12, 2024, and are measured from siding.

The civic address of the building is: 10570 Southin Road, Ladysmith, BC.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76300 - EXCEPTIONS AND RESERVATIONS

Elevations are local based on assumed elevation of 100.0 meters at Traverse Hub '3361'.

Contours are shown at 0.2m intervals and are approximate.

LEGEND

×(5³) Ø denotes Spot Elevation denotes Utility Pole

denotes Water Meter denotes Traverse Hub placed

The Current Zoning is A1 - Agricultural Resource 1 Zone (CVRD Area G). Only Residential Use Setbacks are shown.

The property is within the Agricultural Land Reserve per LTSA mapping and ALC restrictions may apply.

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

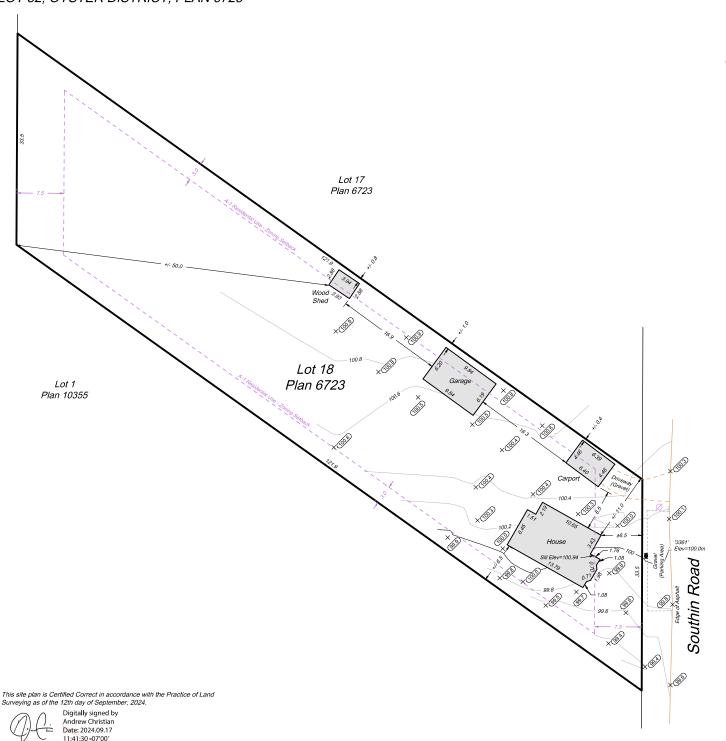
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Date: 2024-09-17

Layout: C-Size

Drawing: 4209-01-SITE.dwg

File:4209-01