



CVRD Notice of Proposed Development Variance Permit

Date of Notice	September 24, 2025	File No. DVP25I02
Date of Consideration	October 7, 2025 or thereafter	
Subject	Development Variance Permit for 11642 Cowan Road	

The CVRD Board delegates to the General Manager of Land Use Services the authority of the Board under Section 498 of the Local Government Act, to issue development variance permits which are deemed to be minor.

In accordance with Section 13 of the CVRD Bylaw No. 4483 – A Bylaw to Establish Development Application Procedure and Fees, the criteria for determining whether or not a variance is minor include:

- Section 13 (a) – The proposed variance to the setback from buildings or structures to a parcel line would result in a reduction to the setback of no more than 20%.

The purpose of the proposed permit is to vary CVRD Zoning Bylaw No. 2465, 2004, Electoral Area I - Youbou/Meade Creek as follows:

- *Section 5.1.4 Setbacks* – the minimum front parcel line setback is reduced from 7.5 metres to 7.3 metres.

Subject Property

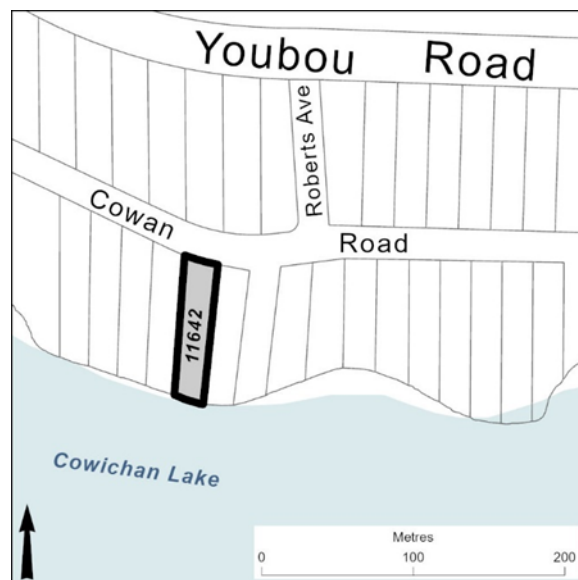
Civic Address: 11642 Cowan Road

Legal Description: LOT 5 SECTION 45 RENFREW DISTRICT (SITUATE IN COWICHAN DISTRICT)

PLAN 17262

PID: 003-918-564

Zoning: F-1 – Forest Resource 1



Please Note: All property owners and persons residing within 100 metres of the subject property shown on the map above will receive this notice.

Inspection of Permit

The proposed permit, and related documents, are available on the CVRD website at <https://cvrld.ca/3256/Active-Development-Applications>. If you are unable to access these documents on our website or for more information, please contact the CVRD Development Services Division at referrals@cvrd.bc.ca or 250.746.2620 for assistance.

Public Input

The CVRD will consider this application and any public submissions on or thereafter **October 7, 2025**.

If you believe your interests will be affected by the proposed permit, you may provide written comments by email to referrals@cvrd.bc.ca or by mail to the CVRD Development Services Division, 175 Ingram Street, DUNCAN BC V9L 1N8, prior to Noon on **October 6, 2025**.

Please be advised that submissions to the CVRD in response to this Notice will form part of the public record and may be included in a meeting agenda that is posted online when the matter is before the Board, or a Committee of the Board. Submission confirms consent to release personal information in accordance with Section 33 of FOIPPA. For more information on collection or disclosure, contact the FOI Officer at 250.746.2503 or 1.800.665.3955.

Decision

The CVRD Board will make a final decision regarding permit issuance upon receipt of a recommendation from the Electoral Area Services Committee.

Site Plan

(See Next Page)

Site Plan

