



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

**COWAN POINT INVESTMENTS LTD.**

CVRD FILE NO.: **DVP25I02**

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 5 SECTION 45 RENFREW DISTRICT (SITUATE IN COWICHAN DISTRICT) PLAN  
17262  
(PID: 003-918-564)**

3. Authorization is hereby given for the siting of a garage, subject to the following requirement(s):
  - **Development shall occur in accordance with attached Schedules A – B.**
4. Electoral Area I Zoning Bylaw No. 2465 is varied as follows:
  - **Section 5.1.4 Setbacks – the minimum front parcel line setback is reduced from 7.5 metres to 7.3 metres to bring a garage into compliance.**
5. The following Schedules are attached to and form a part of this permit:  
**SCHEDULE A – Subject Property Map;**  
**SCHEDULE B – Survey Plan, Kenyon Wilson Professional Land Surveyors, June 24, 2022.**
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 ##<sup>TH</sup> 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.

Youbou Road

Roberts Ave

Cowan

Road

11642

*Cowichan Lake*

Metres

0

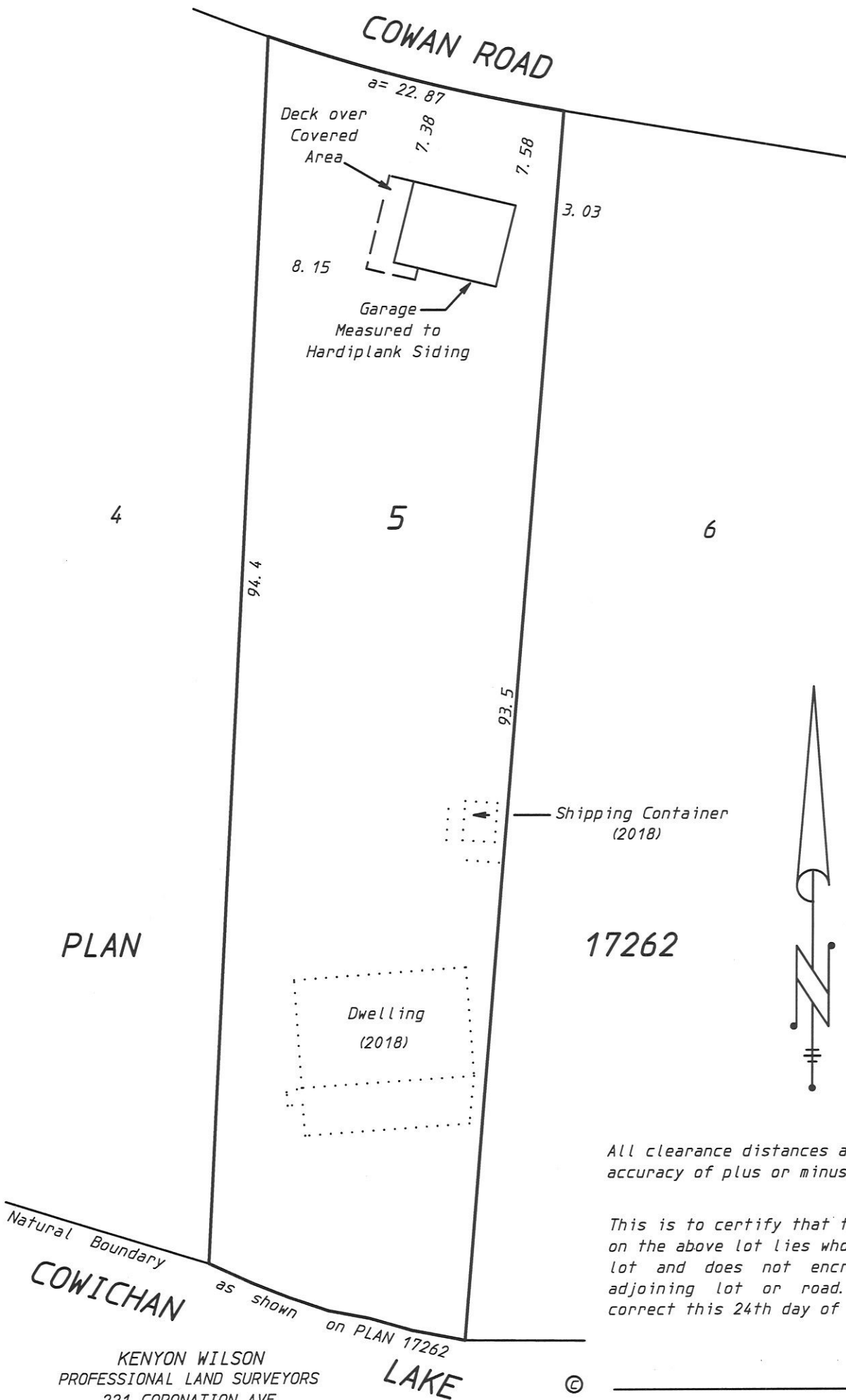
100

200

B. C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR  
LOT 5, SECTION 45, RENFREW  
DISTRICT, (SITUATE IN COWICHAN  
LAKE DISTRICT), PLAN 17262.

All distances are in metres.  
Parcel dimensions derived from PLAN 17262.

Note: Lot 5 lies within the C. V. R. D.  
Area I and is Zoned F-1.  
Bylaw setback requirements are as follows:  
Residential & Accessory Uses  
Front 7.5 m  
Side (Interior) 3.0 m  
Side (Exterior) 4.5 m  
Rear 7.5 m  
Lake (164m contour) 15.0 m



All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

This is to certify that the structure shown on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 24th day of June, 2022.

©

B. C. L. S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.