



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP25A04**

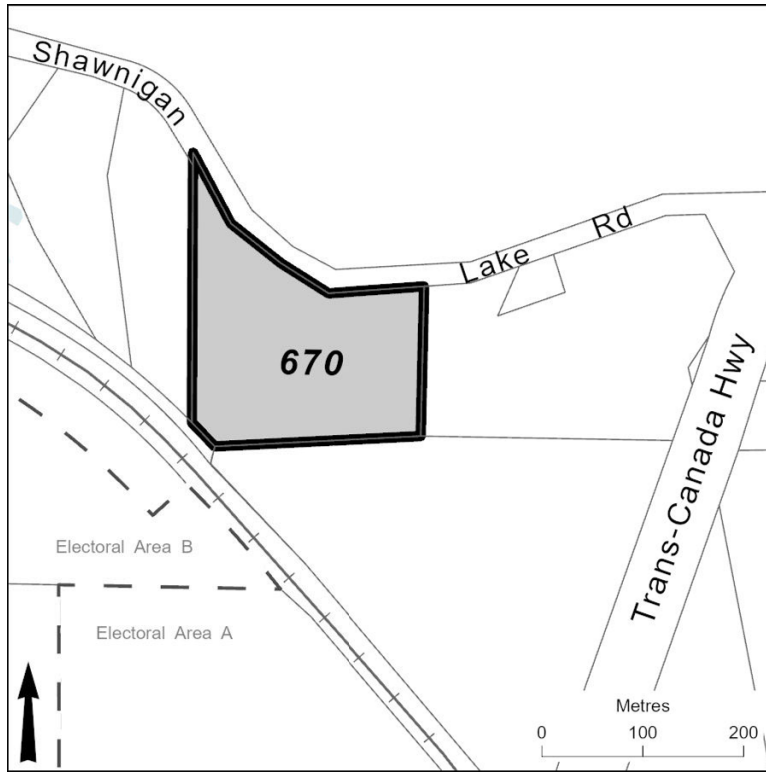
**494764 B.C. LTD., INC.NO. BC0494764**

DATE ISSUED: **MONTH DAY, YEAR**

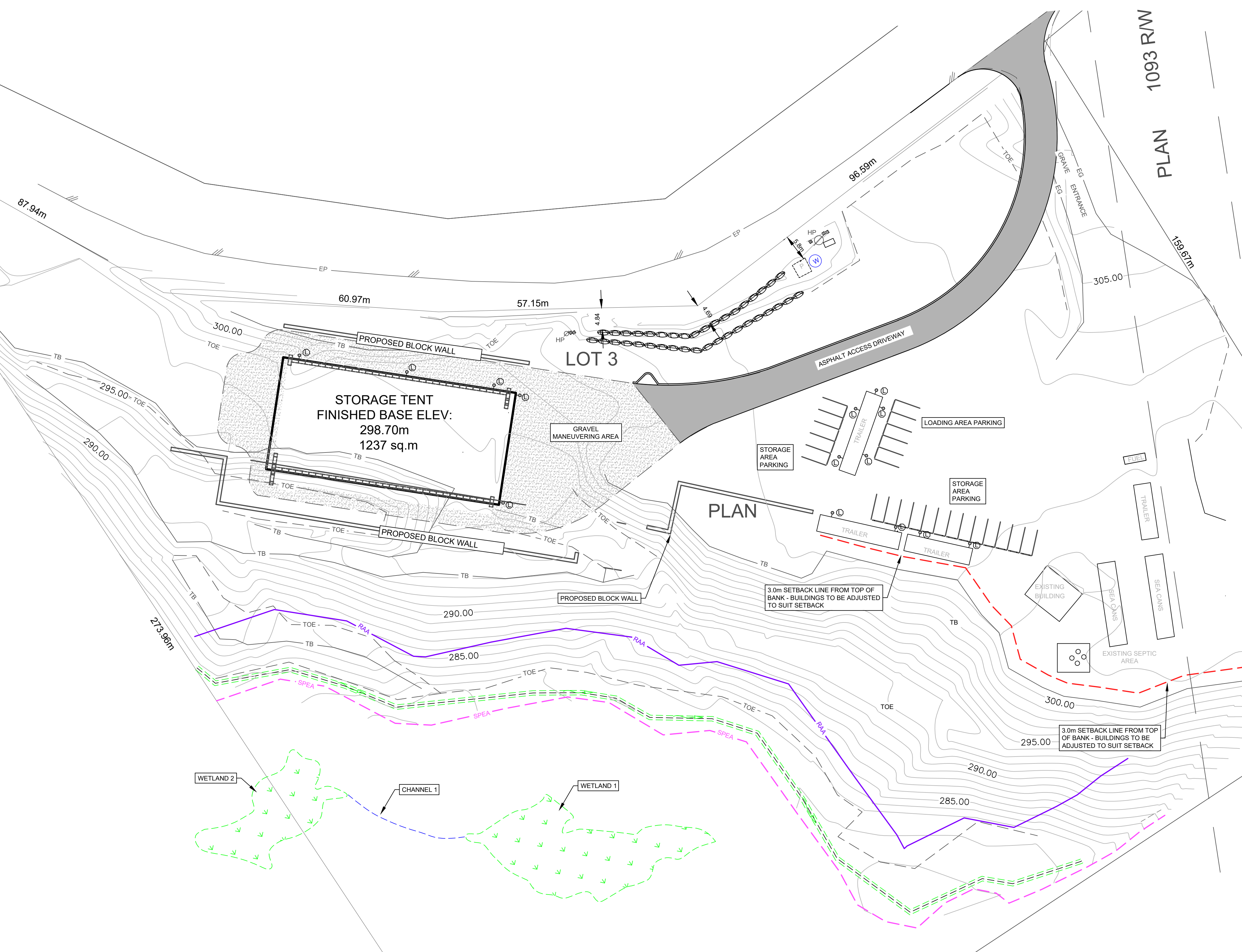
1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:  
**LOT 2, DISTRICT LOT 41, MALAHAT DISTRICT, PLAN 2588 (PID: 006-322-549)**
3. Authorization is hereby given for **construction of an industrial structure**, subject to the following requirement(s):
  - **Development shall occur in accordance with attached Schedules A – B;**
4. **CVRD South Cowichan Zoning Bylaw No. 3520, 2012** is varied as follows:
  - **Section 13.7.3 Setbacks – the maximum height of a structure is increased from 10 m to 11.6 m.**
5. The following Schedules are attached to and form a part of this permit:  
**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Site Plan, CES, October 16, 2025**  
**SCHEDULE C – Storage Building Plans, Universal Cover Corp., June 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 ##<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.



LOT A  
PLAN 77574



SITE PLAN 1:500

REFER TO DEVELOPMENT PERMIT  
DRAWING SET 1541-C FOR GRADING,  
LIGHTING AND PARKING DETAILS

LEGEND:

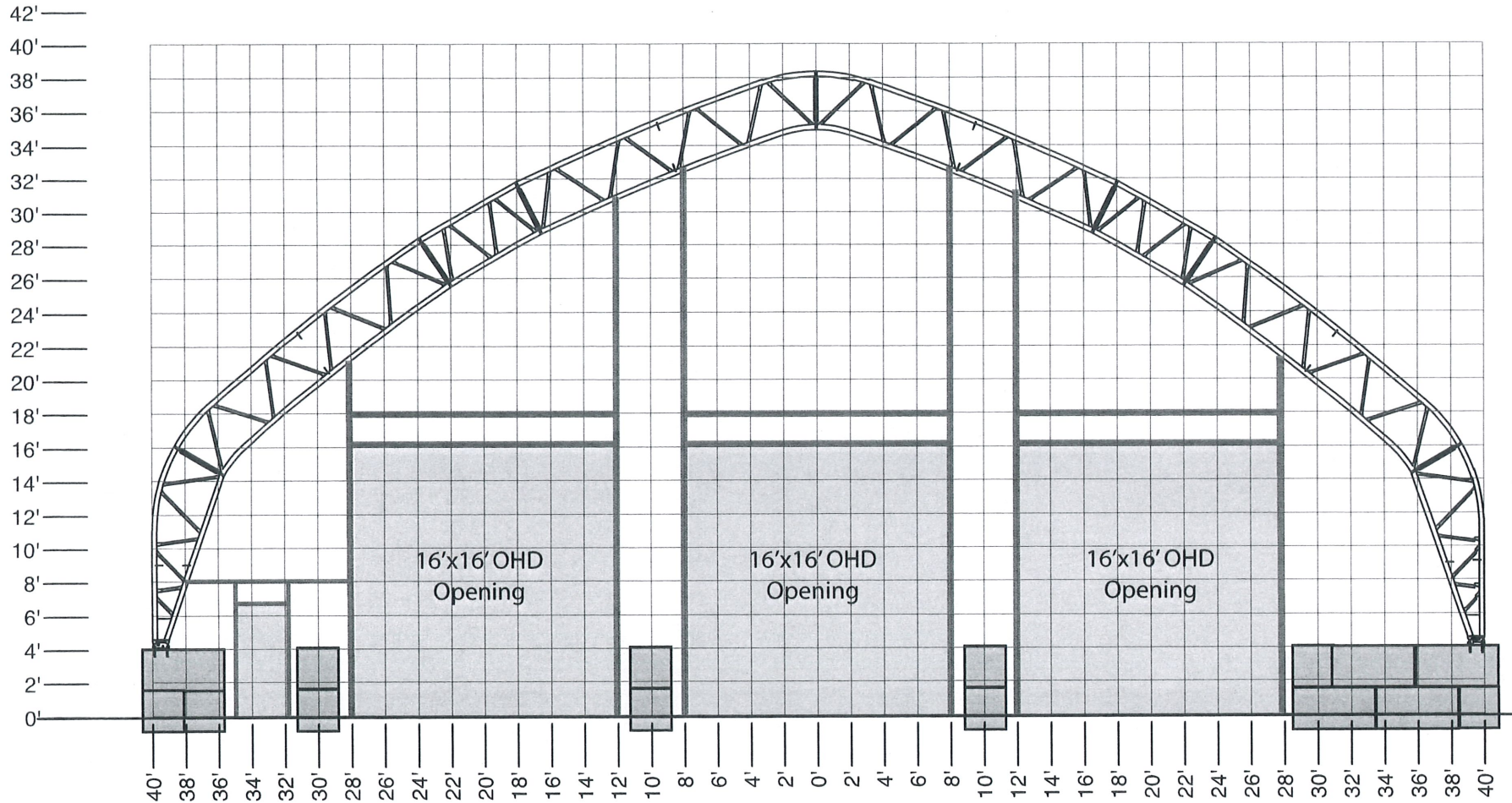
- DENOTES TOE OF SLOPE
- DENOTES TOP OF SLOPE
- - - - - DENOTES 3.0m SETBACK LINE FROM TOP OF BANK AS PER GEO REPORT
- P DENOTES EXISTING WATER PUMP HOUSE
- W DENOTES EXISTING WELL
- HP DENOTES HYDRO POLE
- DENOTES GUY WIRE ANCHOR
- ⊖ DENOTES TIERED STACKED BOULDER WALL
- ⊙ DENOTES WALL MOUNTED LED WALL PACK LIGHTING

670 SHAWNIGAN LAKE ROAD LOT 2, DISTRICT LOT 41, MALAHAT DISTRICT, PLAN 2588	
PLAN - SITE PLAN TO ACCOMPANY DP APPLICATION	
DRAWN: CW	DATE: 2025/10/16
CHECKED:	FILE: 1541-C
SCALE: 1:500	DWG: 1541-C-SP

**CES**

CES  
1b 2753 Charlotte Road  
DUNCAN, BC  
V9L 5J2  
(250) 737-1440

80 x 160



Governor 80 Wide V4

Project: Storage Building

For: Central Utility Services

Drawing by: ks

Date: June 17, 24



**General Notes:**  
 This drawing including information hereon, remain the properties of Winkler Canvas. Any reproduction in whole or in part without the expressed written consent of Winkler Canvas is prohibited.

**Erection and Maintenance:**  
 Structure must be erected and all components installed according to Winkler Canvas installation instructions.  
 The installer must provide a safe working environment and practices conforming to all safety regulations. All lifting devices are to be specifically designed to lift the various structural components. A spreader bar and straps may be required to eliminate the possibility of the trusses folding while lifting.  
 Erection must start at a center truss. Temporarily support first erected truss using cable or rope before removing lifting device.  
 Cables and belts to be pre-stressed at all times.

**Material Specifications:**  
 Rolled structural tubing sections conform to ASTM A500-C  
 Ø1.66" x 0.083" Wall Tubing - 46,000 psi yield / 62,000 psi tensile  
 Ø1.90" x 0.083" Wall Tubing - 46,000 psi yield / 62,000 psi tensile  
 Ø2.375" x 0.095" Wall Tubing - 46,000 psi yield / 62,000 psi tensile  
 Ø2.875" x 0.095" Wall Tubing - 46,000 psi yield / 62,000 psi tensile  
 Ø3.50" x 0.109" Wall Tubing - 46,000 psi yield / 62,000 psi tensile  
 All structural plates conform to CSA G40.21 - 44W (300W)  
 All fabric to be FRU88X-6 (4 mil)

**General Design Conditions:**  
 1. Truss Spacing: ~ o/c  
 2. Building Size: 80' x ~  
 3. Building Type: Governor  
 4. Building Use:  
 5. Site Condition: Sheltered  
 6. Building Location:  
 7. Ground Snow Load:  
 Wind Load:  
 8. Building designed in accordance with the National Building Code.

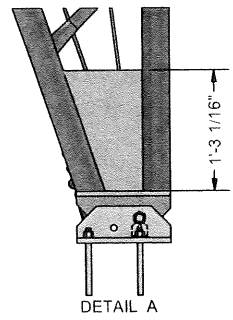
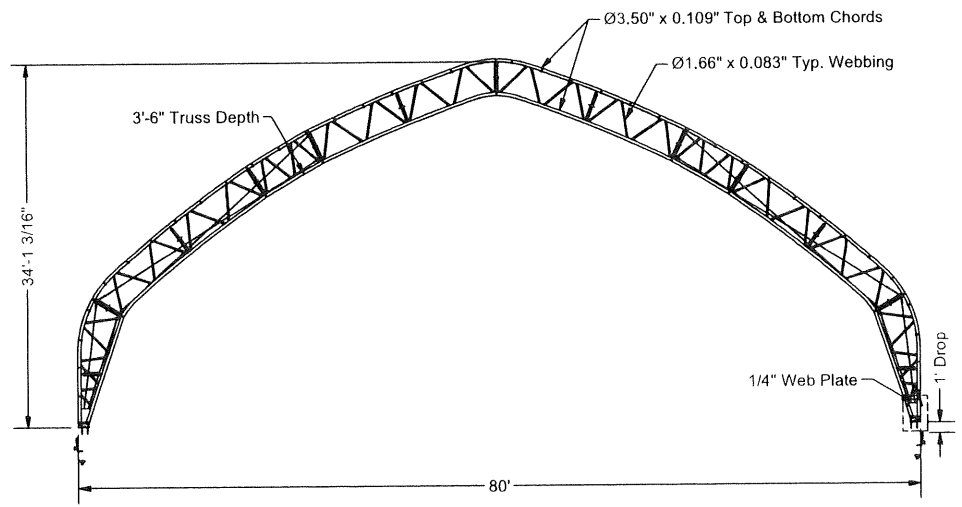
**Specified Foundation Loads per Each Frame End at Frame Baseplate:**  
 Max Uplift: Kips  
 Max Down: Kips  
 Max Lateral: Kips

**General Notes:**  
 1. Frames to be covered with a woven polyethylene fabric.  
 2. All plate material to conform to CSA G40.21, Grade 300W  
 3. All bolt & nuts to be minimum Grade 5.  
 4. Steel fabrication & erection to CSA W47.1.  
 5. Minimum welds 3/16" fillet unless noted otherwise. Root thickness to match min member size.  
 6. The engineering work presented in these drawings is limited to the structural capacity of the steel frames. Overall building design, foundation design, site development, and fire and safety requirements are by others.

Dealer:  
 Order ID:  
 Owner:

Anchor 1/2" Installation			Anchor 3/4" Installation		
Design Information	Units		Design Information	Units	
Anchor O.D.	in. (mm)	1/2 (12.7)	Anchor O.D.	in. (mm)	3/4 (19.1)
ANSI drill bit dia.	in. (mm)	1/2 (12.7)	ANSI drill bit dia.	in. (mm)	3/4 (19.1)
Effective min. embedment	in. (mm)	3-1/4 (83)	Effective min. embedment	in. (mm)	5 (127)
Min hole depth	in. (mm)	4 (102)	Min hole depth	in. (mm)	7-1/4 (184)
Installation torque	ft-lb (Nm)	40 (54)	Installation torque	ft-lb (Nm)	110 (149)
Expansion element clearance hole	in. (mm)	9/16 (14.3)	Expansion element clearance hole	in. (mm)	13/16 (20.6)

Sheet 1: Material Specifications / Profile  
 Sheet 2: Baseplate Layout  
 Sheet 3: Baseplate Details  
 Sheet 4: Profile Details & Layout  
 Sheet 5: Connection Details  
 Sheet 6: Cable Connection Details  
 Sheet 7: Main Building Details  
 Sheet 8: Purlin Location Layout  
 Sheet 9: Tarp Details

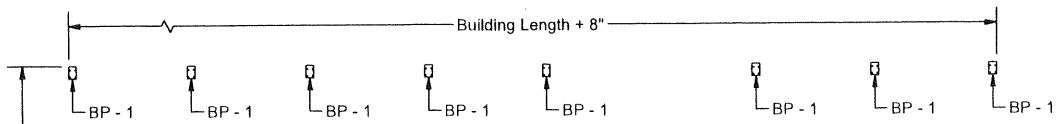
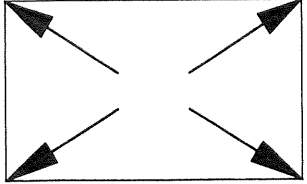


Description				Governor 80', 12" Concrete Foundation		Order I/O	~
Drawn by	Date	Order	P.O.	Units	ft	Sheet	1 of 9
JW	2023-06-15	~	~				

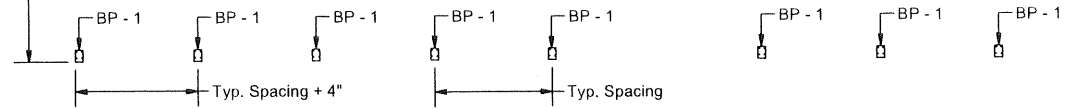


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The Corner to Corner Should be squared within 1"



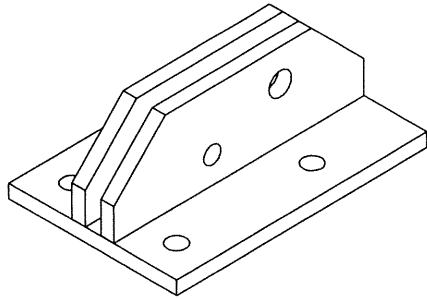
Building With



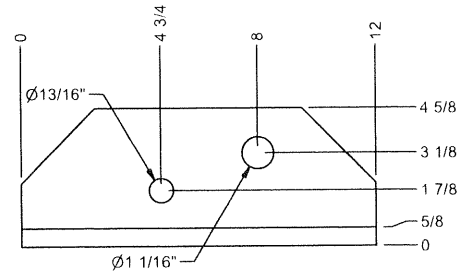
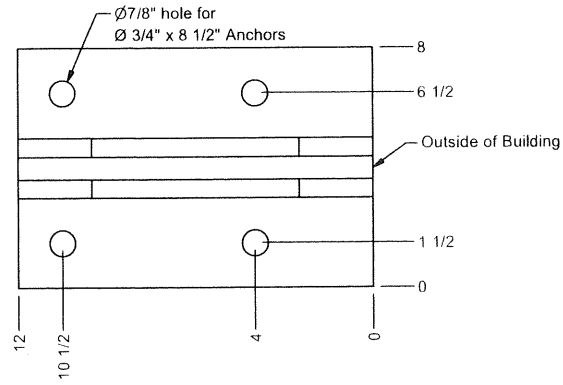
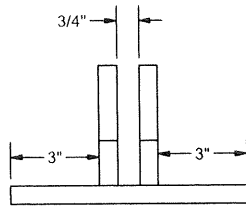
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Governor 80' x ~, ~ Spacing, on Concrete, Base Plate Layout				~	
Drawn by	Date	Order	PG	Units	Sheet
JW	2023-06-15	~	~	in	2 of 9


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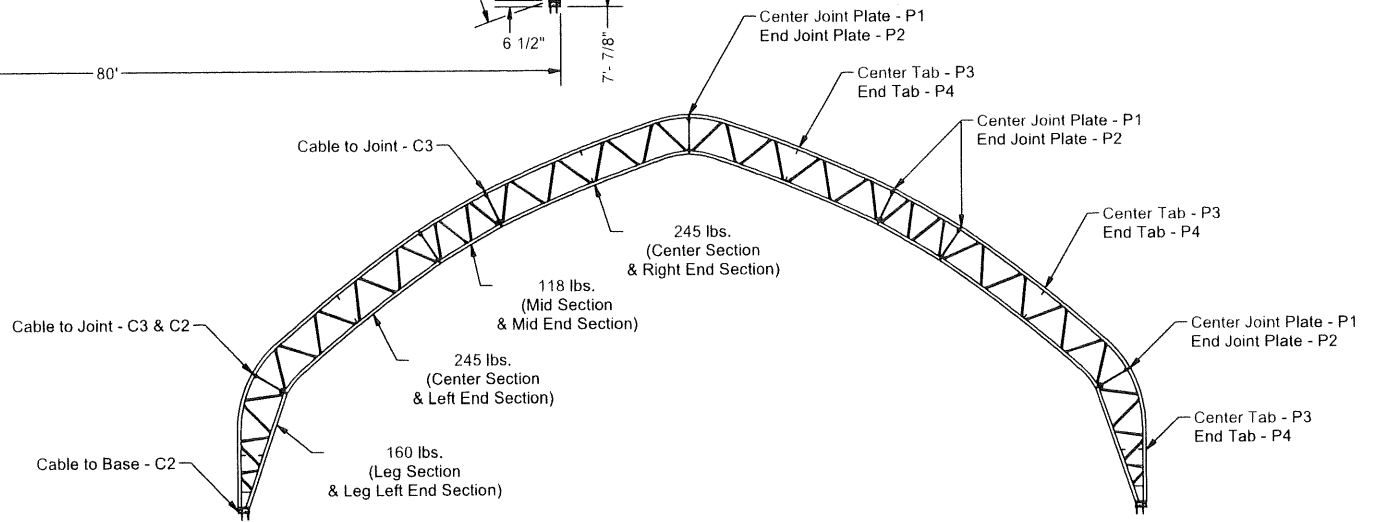
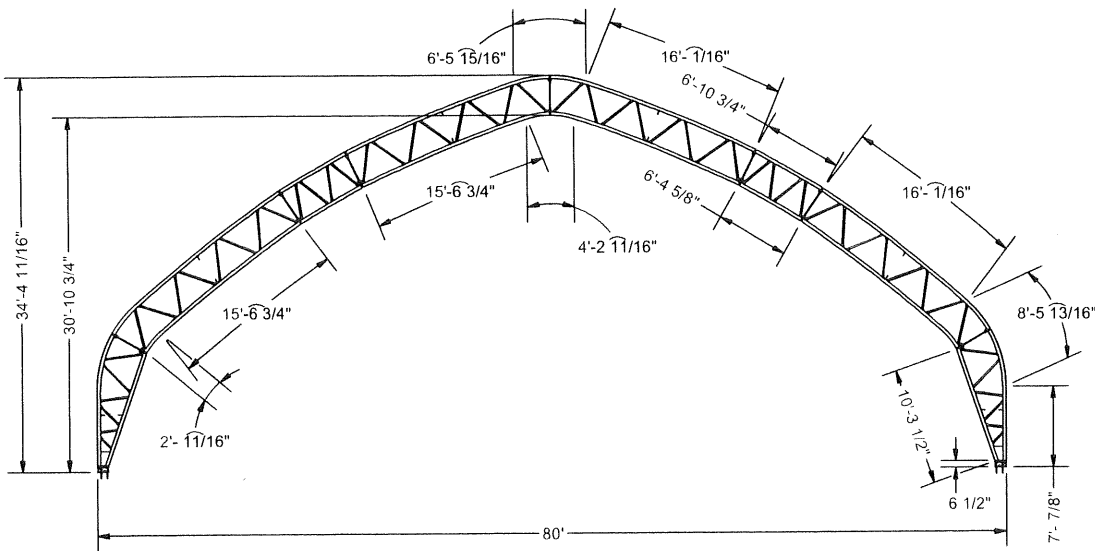




BP - 1



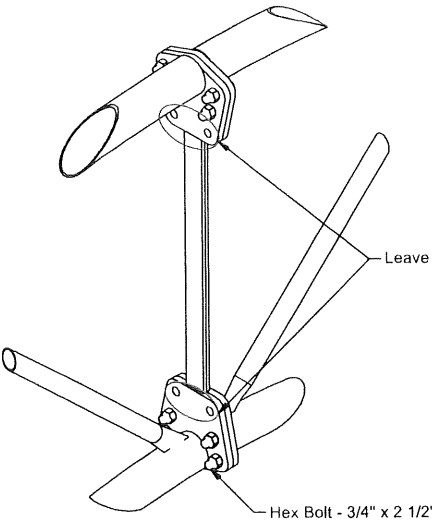
Description				Governor 80' x ~, ~ Spacing, on Concrete, Base Plate Details		Order I.D.		~	
Drawn by	Date	Dealer	IP	Units	ft	Sheet	3 of 9	 <small>Box 1268 Winkler MB R6W 4B3 Canada 204-223-2548</small>	
JW	2023-06-15	~	~					<small>This drawing is property of Winkler Canvas. Any reproduction in whole or in part without the express written consent of Winkler Canvas is prohibited.</small>	



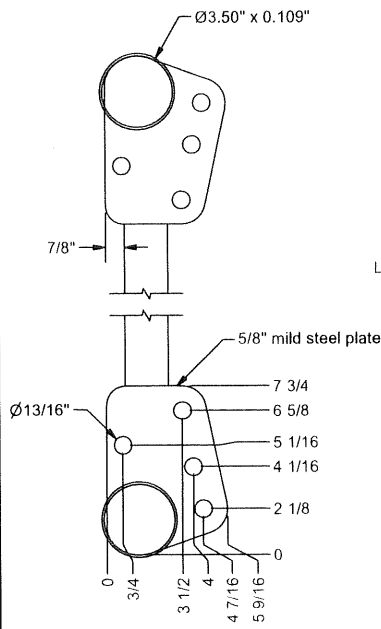
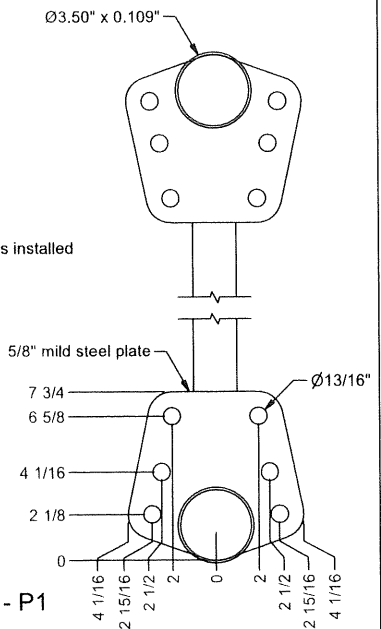
Outside View of Building

Description: Governor 80' Profile Details & Layouts				Order I.D. ~	
Drawn by: JW	Date: 2023-06-15	Drawn: ~	P.O. ~	Units: in	Sheet 4 of 9
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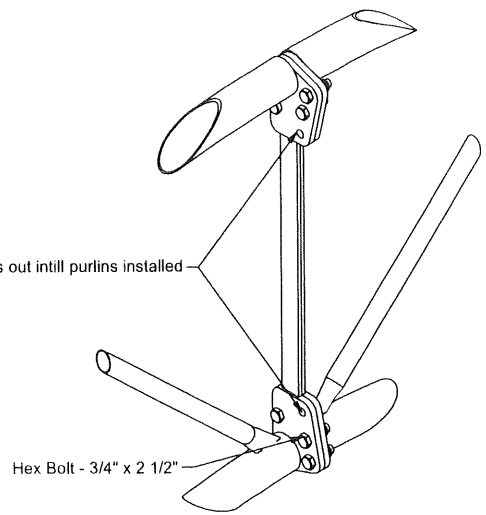




Center Joint Plate - P1

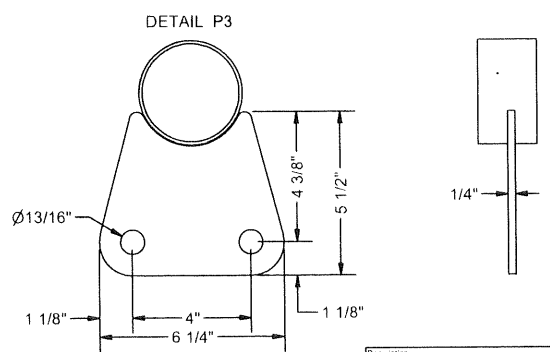
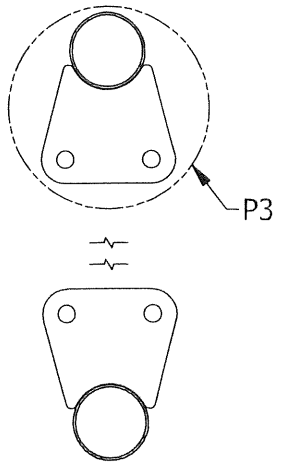


End Joint Plate - P2



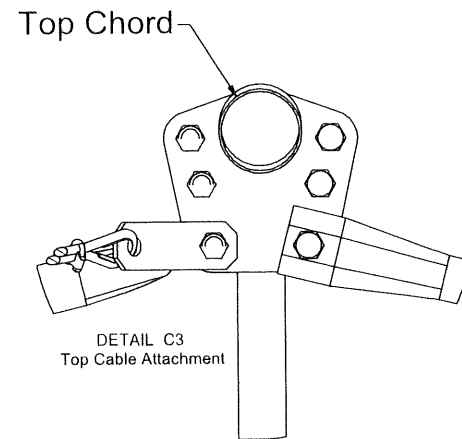
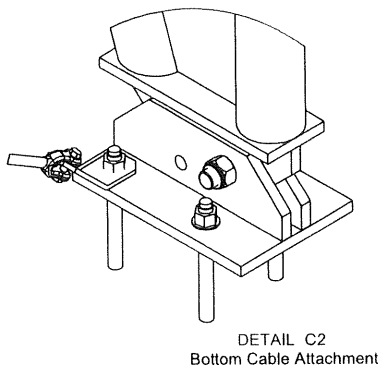
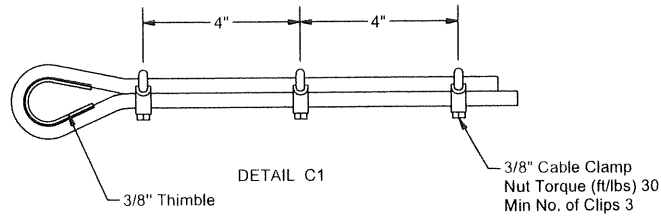
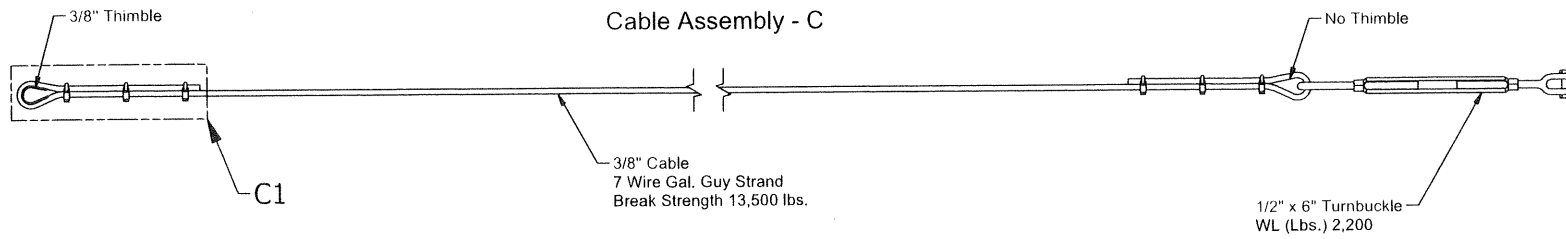
Center Tab - P3

End Tab - P4



Description				Order ID	
Governor 80' Connection Details				-	
Drawn by	Date	Order	PG	Units	Sheet
JW	2023-06-15	-	-	in	5 of 9
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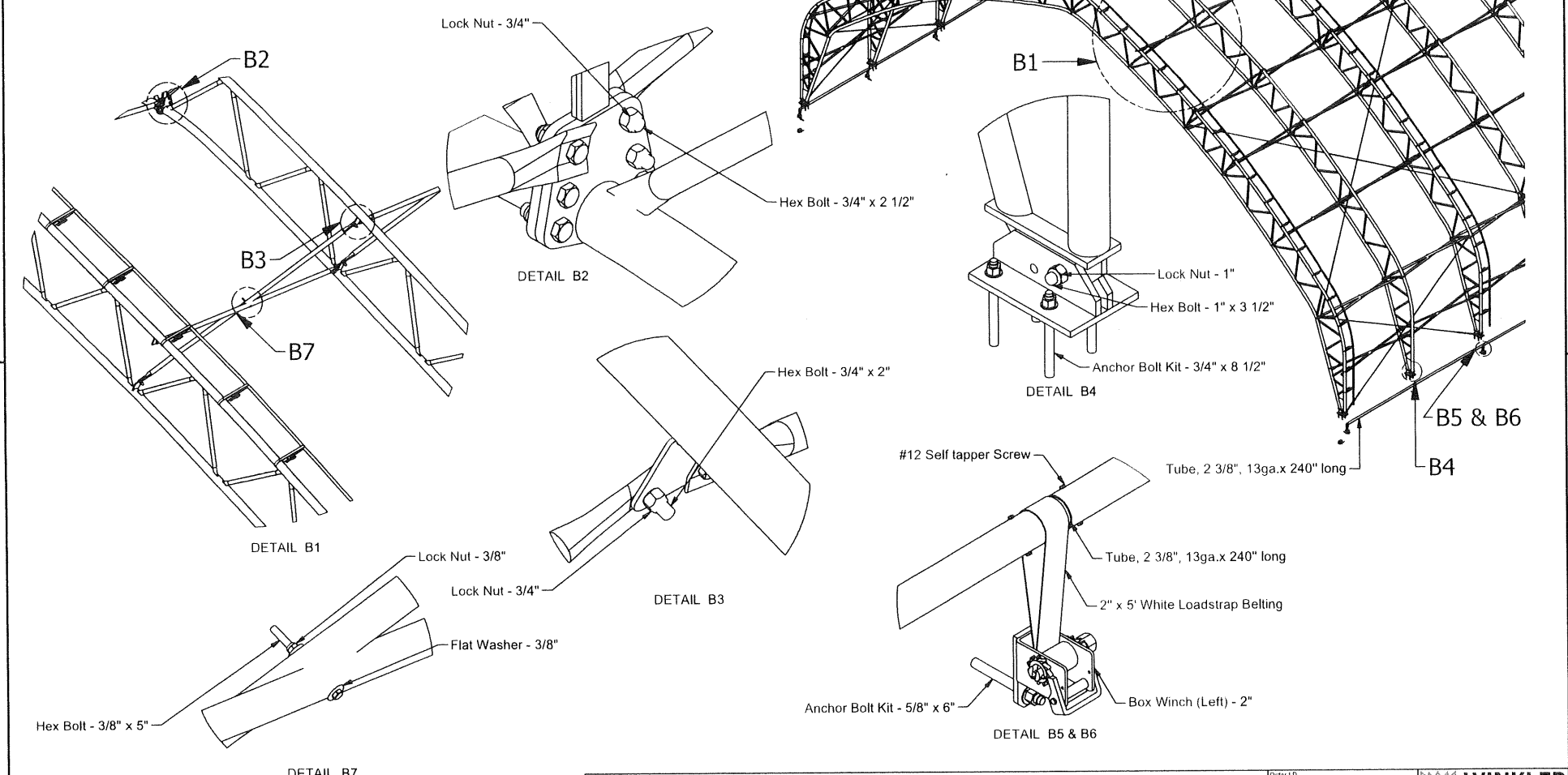
Description				Governor 80' Cable Connection Details		Order ID		-	
Drawn By	Date	Drawn	PG	Units	in	Sheet	6 of 9	 Box 1258 Winkler MB R0W 4B3 Canada 204.325.9248	
JW	2023-06-15	~	~					<small>This drawing is property of Winkler Canvas. Any reproduction in whole or in part without the express written consent of Winkler Canvas is prohibited.</small>	

Table						
Frame Spacing	Standard Purlins	Purlins at Hip Between Cables (Bolted)	End Bay Purlins (Bolted)	Purlins in Between Cables (Bolted)	Standard Leg Purlins	End Bay Leg Purlins (Bolted)
8' o/c	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.
10' o/c	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.	1.90" x 14 ga.
12' o/c	2.38" x 13 ga.	2.38" x 13 ga.	2.38" x 13 ga.	2.38" x 13 ga.	2.38" x 13 ga.	2.38" x 13 ga.



Description: Governor 80' x ~, ~ Spacing, on Concrete, Building Details					Order ID: ~
Drawn by: JW	Date: 2023-06-15	Dealer: ~	IP: ~	Units: in	Sheet 7 of 9



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1. Standard Type of Purlins

2. Hip Purlins

Purlins that are located in the hip and in between cable location.

3. End Bay Purlins

The Purlins located in the end bay with the exclusion the Leg Purlins.

4. Cable Purlins

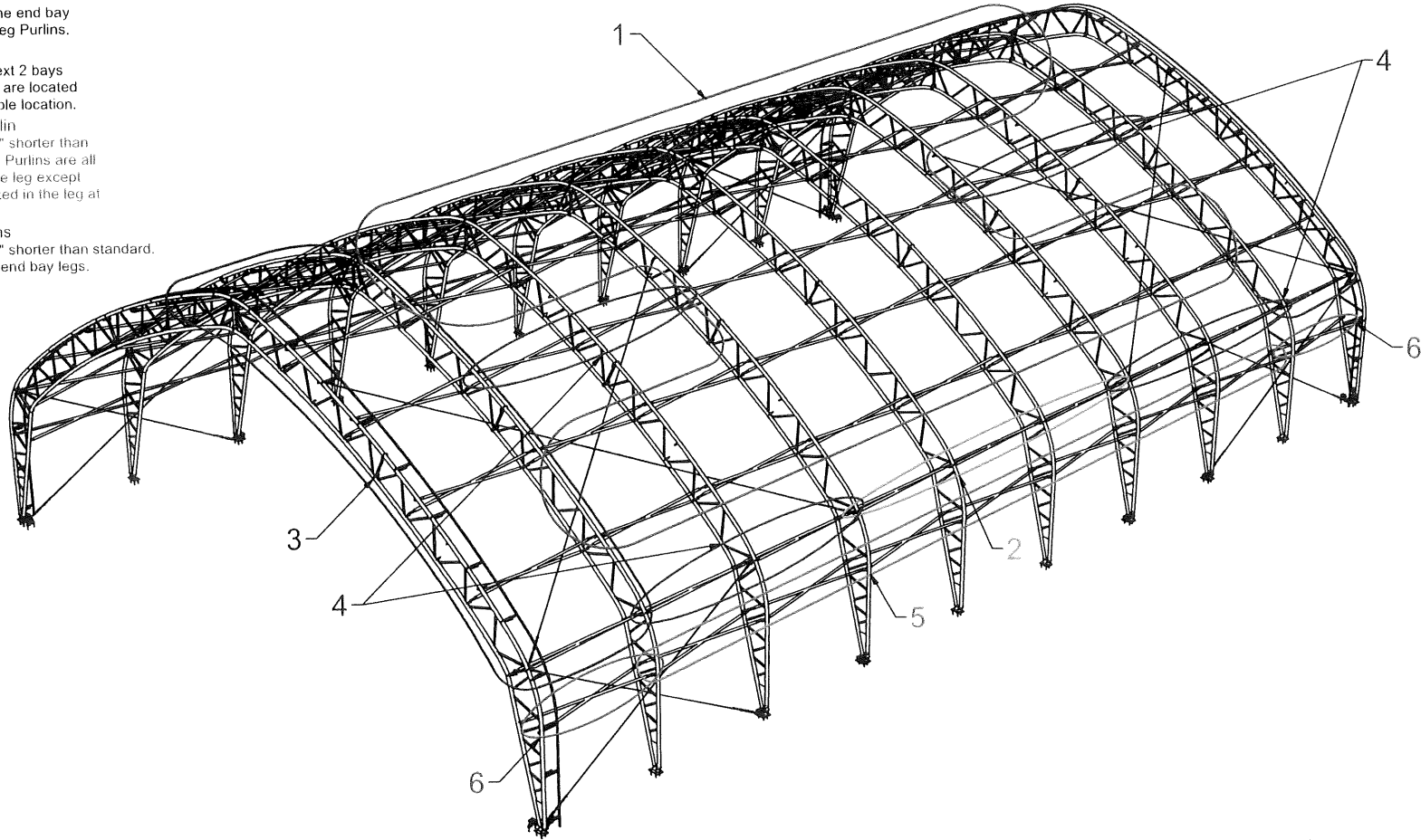
Are the Purlins in the next 2 bays after the end Bay. They are located at top and bottom of cable location.

5. Standard Legs Purlin

Leg Purlins are about 2" shorter than standard. Standard Leg Purlins are all the Purlins located in the leg except for the Purlins that located in the leg at the end bays.

6. End Bay Leg Purlins

Leg Purlins are about 2" shorter than standard. They are located in the end bay legs.

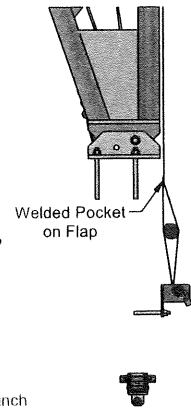
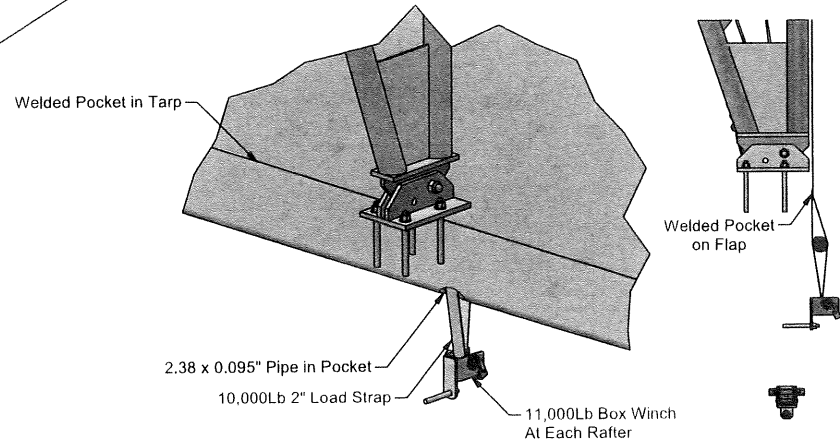
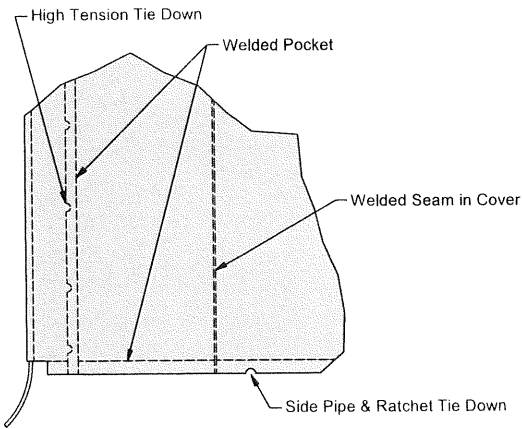
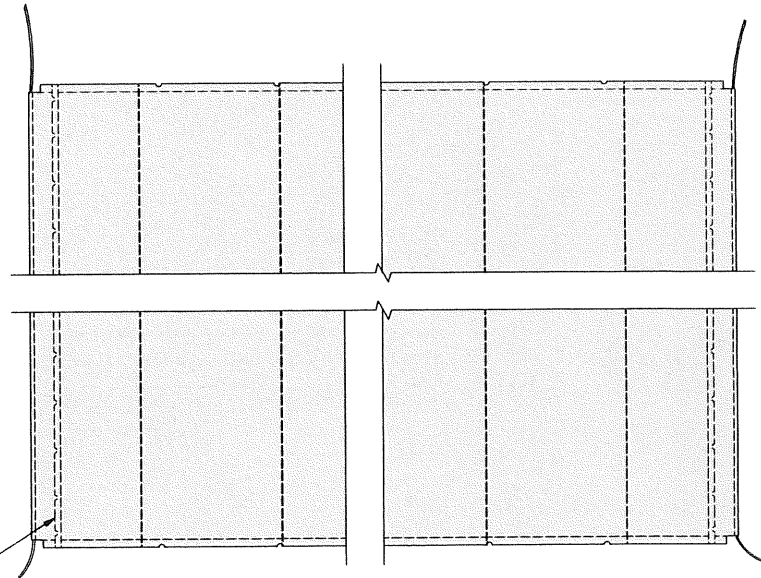
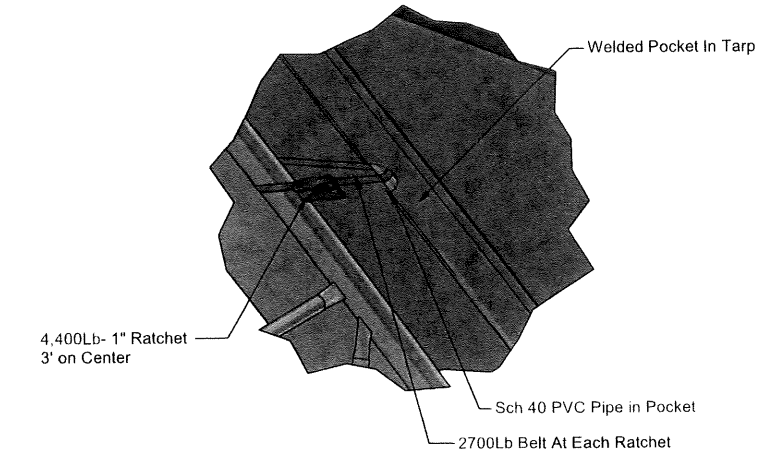



Note: This building is for representation purposes only.

Description				Order ID	
Governor Purlin Location Layout				-	
Drawn by	Date	Drawn	P/O	Units	Sheet
JW	2023-06-15	-	-	in	8 of 9
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Note: Views on the page may not reflect actual building



Description				Main Cover, 12" Drop		Order ID			
Drawn by	Date	Dealer	P.O.	Units	ft	Sheet 9 of 9		 <b>WINKLER</b> STRUCTURES Box 1268 Winkler MB R9W 4B1 Canada 204.325.5548	
JW	2023-06-15	~	~						

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