



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

KYLA MARIE DUFRESNE
MARIO IANNIDINARDO

CVRD FILE NO.: **DVP25A03**

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 3 SECTION 7 RANGE 10 SHAWNIGAN DISTRICT PLAN EPP136835
(PID: 032-279-418)
3. Authorization is hereby given for the **completion of an accessory building**, subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B.**
4. Electoral Area A Zoning Bylaw No. 3520 is varied as follows:
 - **Section 10.3.4 Setbacks – the minimum interior side parcel line setback is reduced from 3 metres to 1 metre.**
 - **Section 10.3.4 Setbacks – the minimum front parcel line setback is reduced from 7.5 meters to 4 meters.**
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Site Plan, Timber Crete, January 13, 2025
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 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.

Schedule A

525

545

555

528

540

Voutrait Rd

Mutter Rd

Meredith Rd

Metres

0

100

200





PROJECT:	Voutrait
CLIENT:	Timber Crest
DRAWING:	Site Plan

DATE:	01/13/25
DRAWN:	W. JABLONSKI
SCALE:	AS SHOWN



AI

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE OWNER AND DESIGNER OF ANY ERRORS AND DISCREPANCIES IMMEDIATELY. DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE PARTITION, UNLESS CLEARLY SHOWN OTHERWISE.
- STRUCTURE NOTED AS "ENGINEERED" OR "ENCL." SHALL BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. DRAWINGS SHALL BE STAMPED WITH ENGINEER'S SEAL.
- ANY ALTERNATE STRUCTURAL PLANS TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWING TO DESIGNER FOR REVIEW.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2018).
- IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO HAVE SOIL CONDITIONS INSPECTED AND ADVISE DESIGNER OF ANY UNUSUAL CONDITIONS THAT MAY REQUIRE SPECIAL FOUNDATION DESIGN.
- ALL STRUCTURAL WOOD FRAMING TO BE DOUGLAS FIR OR LARCH #2 OR BETTER UNLESS OTHERWISE NOTED. ALL CONNECTIONS TO BE IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES AND THE B.C.B.C. 2018.
- ALL ROOF TRUSSES MUST BE ENGINEERED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- WOOD SILL PLATES, BEAMS OR ANY WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH AN APPROVED WATERPROOFING (UNLESS OTHERWISE NOTED).
- PROVIDE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. OWNER SHALL APPROVE ALL LIGHTING, RECEPTACLE AND APPLIANCE LOCATIONS.
- CONFORM TO ALL FIRE AND LIFE SAFETY PROVISIONS OF THE B.C.B.C. 2018.
- PROVIDE STEPPED FOOTINGS AND FOUNDATIONS WHERE GRADES AS SHOWN ON PLAN. ACTUAL SITE CONDITIONS MAY VARY TO ONES SHOWN ON PLAN. BELLS TO CONFORM.
- PROVIDE MINIMUM 8" CLEARANCE FROM GRADE TO WOOD WALLS. MINIMUM 8" CLEARANCE FROM GRADE TO WOOD WALLS SHALL EXTEND NOT LESS THAN 6" ABOVE FINISHED GRADE.
- 20 Mpa CONCRETE FOUNDATION WALLS. THE MAX. HT. 7.5' (2.3 M) FIN. GRADE TO BASEMENT FLOOR IF LATERALLY SUPPORTED. TOP OF WALL SHALL BE FINISHED TO FINISHED GRADE. REFER TO B.C.B.C. 2012. ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
- ALL WINDOW TYRES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL.
- APPLY SELF-ADHESIVE WATERPROOF MEMBRANE AROUND ALL EXTERIOR WALLS AND FOUNDATIONS. REFER TO B.C.B.C. 2018. ENVELOPE GUIDELINE APPLY MEMBRANE OVER TOP OF PROPERLY LAPPED BUILDING PAPER TO ALL OPENINGS.
- ALL EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS AND MOMENTS IN ACCORDANCE WITH B.C.B.C. 2018.22.2 AND TO BE REVIEWED AND BUILT AS SPEC BY PROF. ENGINEER.

ENERGY REQUIREMENTS FOR B.C. BUILDING CODE 2018

ALL WINDOWS, DOORS AND SKYLIGHTS TO CONFORM WITH SECTION 9.26.2. ALL HEATING AND AIR CONDITIONING SYSTEMS ARE TO CONFORM WITH SECTION 9.26.2 AND ALL H.V. HEATING TO SECTION 9.26.4.

ALL EXTERIOR WALLS, ROOFING, CEILING INSULATION AND ASSEMBLIES ARE TO CONFORM WITH SECTION 9.26.2.2 (EFFECTIVE INSULATION) 2018 B.C.B.C. SECTION 9.26.2.2 (EFFECTIVE INSULATION)

CONTRACTOR ENGINEER NOTES

REVISIONS

RR-3 ZONING CRITERIA :

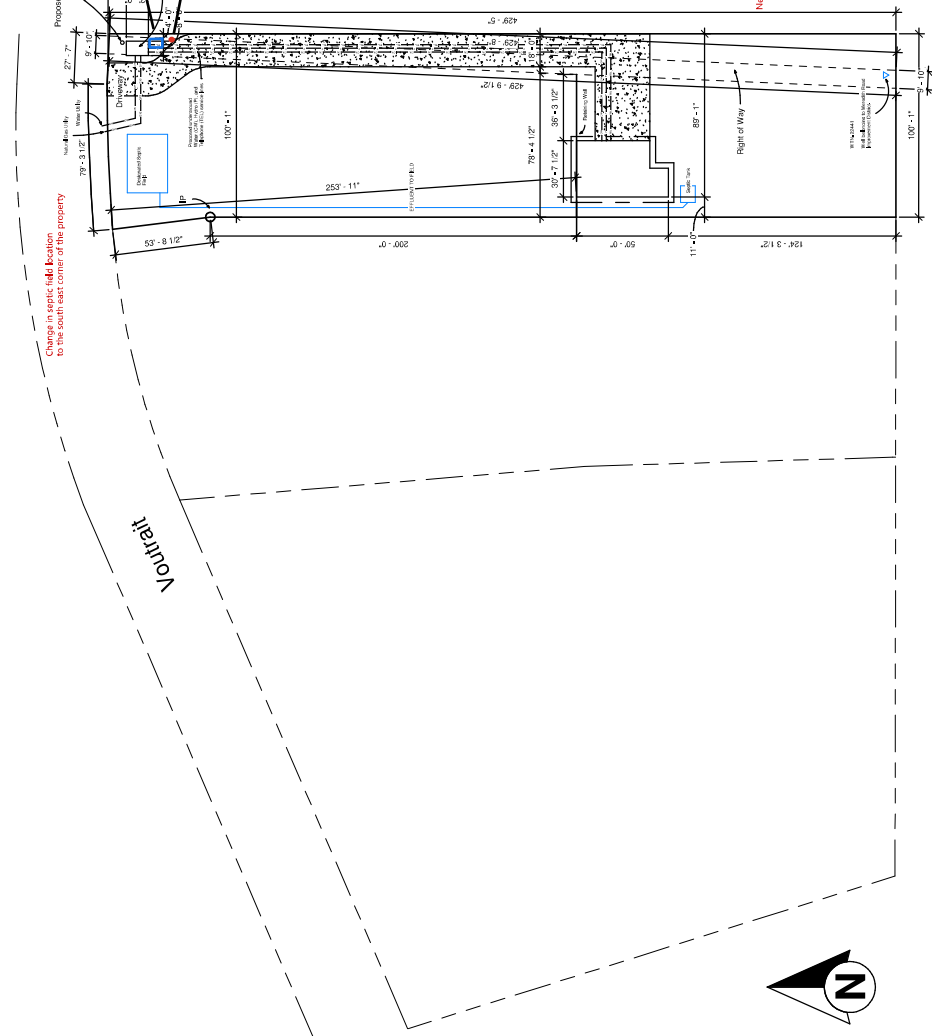
OWNER : Kyla Dufresne & Mario Iamindiarado
 ADDRESS : Lot 3 Voutrait Road
 ZONE : RR-3 (RURAL RESIDENTIAL)
 LEGAL AREA : 14,761 (4.5M)
 LEGAL DESCRIPTION : LOT 3 SECTION 7 RANGE 10 TO SHAWINGAN DISTRICT PLAN EPP1368315

SETBACKS AND COVERAGE

FRONT: 24.5' (7.5M) (PERMITTED)
 REAR: 4.5' (1.3M) (PERMITTED)
 INT. SIDE: 9.84' (3M) (PERMITTED)
 EXT. SIDE: 14.76' (4.5M) (PERMITTED)
 (SEE SITE PLAN FOR PROPOSED SETBACKS)

SITE COVERAGE : 20% OF 500 M² MAX. FOR ALL BUILDINGS AND STRUCTURES
 (8638.7249 SQFT. MAX. PERMITTED) (802.564 M²)

PROPOSED = 1380.2132 SQFT. (128.226 M²) = 3.20 %



1 Site
 1/32" = 1'-0"

Voutrait

Lot 3 550 Voutrait Road, Mill Bay, BC