



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP26B01**

ANGELO REMIGIO SANTAROSSA

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 1, SECTIONS 2 AND 3, RANGE 4, SHAWNIGAN DISTRICT, PLAN 28161
(PID: 002-012-936)**
3. Authorization is hereby given for **siting of an addition (attached garage) to the principal building (single detached dwelling) and accessory structure (retaining wall)**, subject to the following requirements:
 - **Development shall occur in accordance with attached Schedules A – C.**
 - **This permit is limited to the variance requested and does not authorize or address an existing shed located within a setback and easement area. The owner is responsible for resolving this separate matter with the Cowichan Valley Regional District.**
4. Electoral Area **B** Zoning Bylaw No. **985** is varied as follows:
 - **Section 8.6(b) Conditions of Use – the minimum rear parcel line setback is reduced from 4.5 metres to 3.1 metres for an addition to the single detached dwelling.**
 - **Section 8.6(b) Conditions of Use – the minimum rear parcel line setback is reduced from 4.5 metres to 0.9 metres for a retaining wall.**
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Plan, Polaris Land Surveying, March 25, 2026
SCHEDULE C – Plan, Farhill Engineering Ltd., December 2, 2025
SCHEDULE D – Plan (hand drawn)

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.

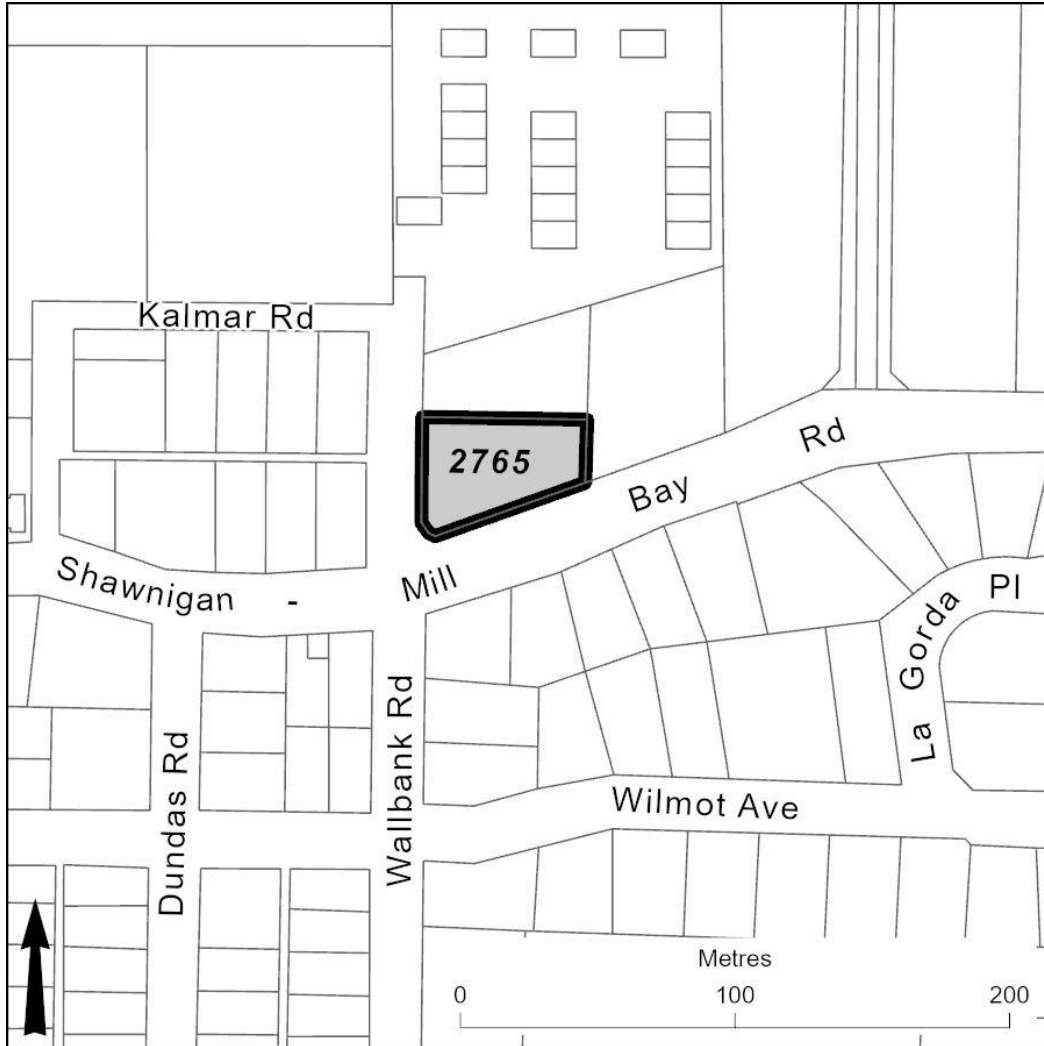
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Subject Property Map

DVP26B01

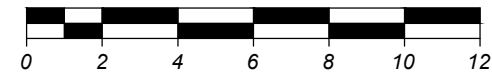
2765 Wallbank Road

(PID: 002-012-936)



SITE PLAN OF LOT 1, SECTIONS 2 AND 3, RANGE 4, SHAWNIGAN DISTRICT, PLAN 28161

PID: 002-012-936



The intended plot size of this plan is 560mm in width by 432mm in height (C-Size) when plotted at a scale of 1:200.

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

Setbacks are derived from field survey completed on November 6, 2025, and are measured from siding.

The civic address of the building is:
2765 Wallbank Road, Shawnigan Lake, BC

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

M76300 - Exceptions and Reservations
D18493 - Easement

Elevations are assumed and are based on Iron Post 2001 with an elevation of 50.0 metres.

Contours are shown at 0.5m intervals.

Parcel dimensions shown hereon are derived from Plan 28161.

Current Zoning: R-3 (Urban Residential)

LEGEND

- denotes Standard Iron Post found
- 51.35m ▲ denotes Spike placed and elevation
- ⊙ denotes Septic Lid
- - - denotes Top of Bank
- - - denotes Bottom of Bank
- - - denotes Edge of Gravel Driveway
- - - denotes Zoning Setbacks (Residential Use)

Proposed Building Heights (Addition)

Proposed Top of Slab: 49.63m
Proposed Building Height above Top of Slab: 7.32m
Proposed Building Height: 56.95m
Proposed Average Finished Grade: 51.5m

Proposed Building Height above Proposed AFG: 5.45m

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 2024 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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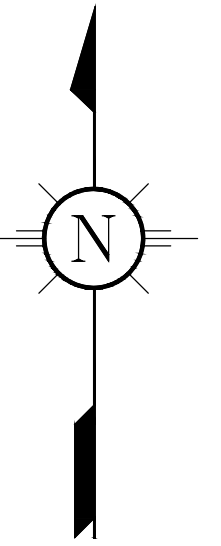


Mailing & delivery address:
PO Box 21005
Duncan, BC V9L 0C2

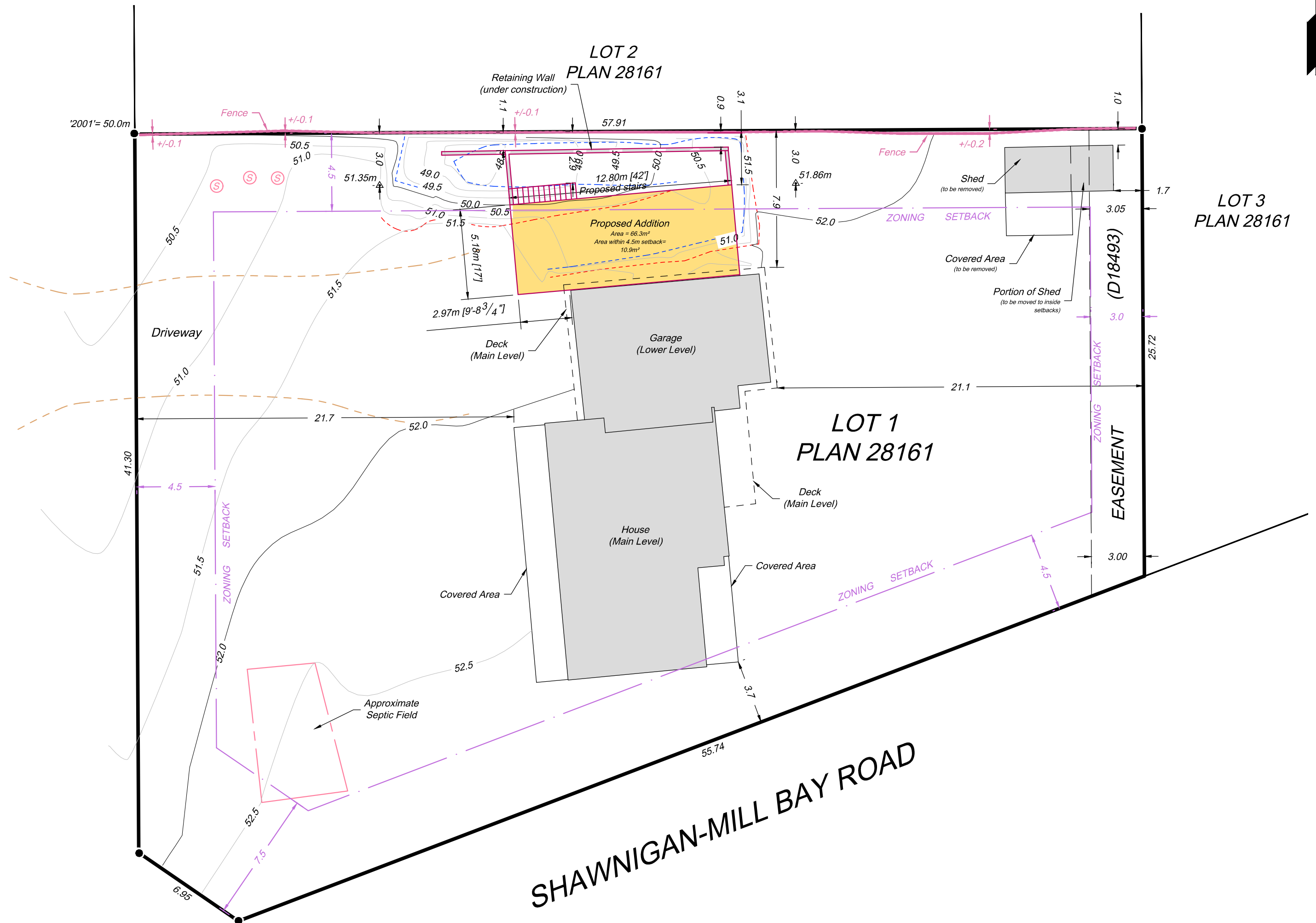
Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

This site plan is Certified Correct in accordance with the Practice of Land Surveying as of the 6th day of November, 2025.

Andrew William Christian, BCLS 980



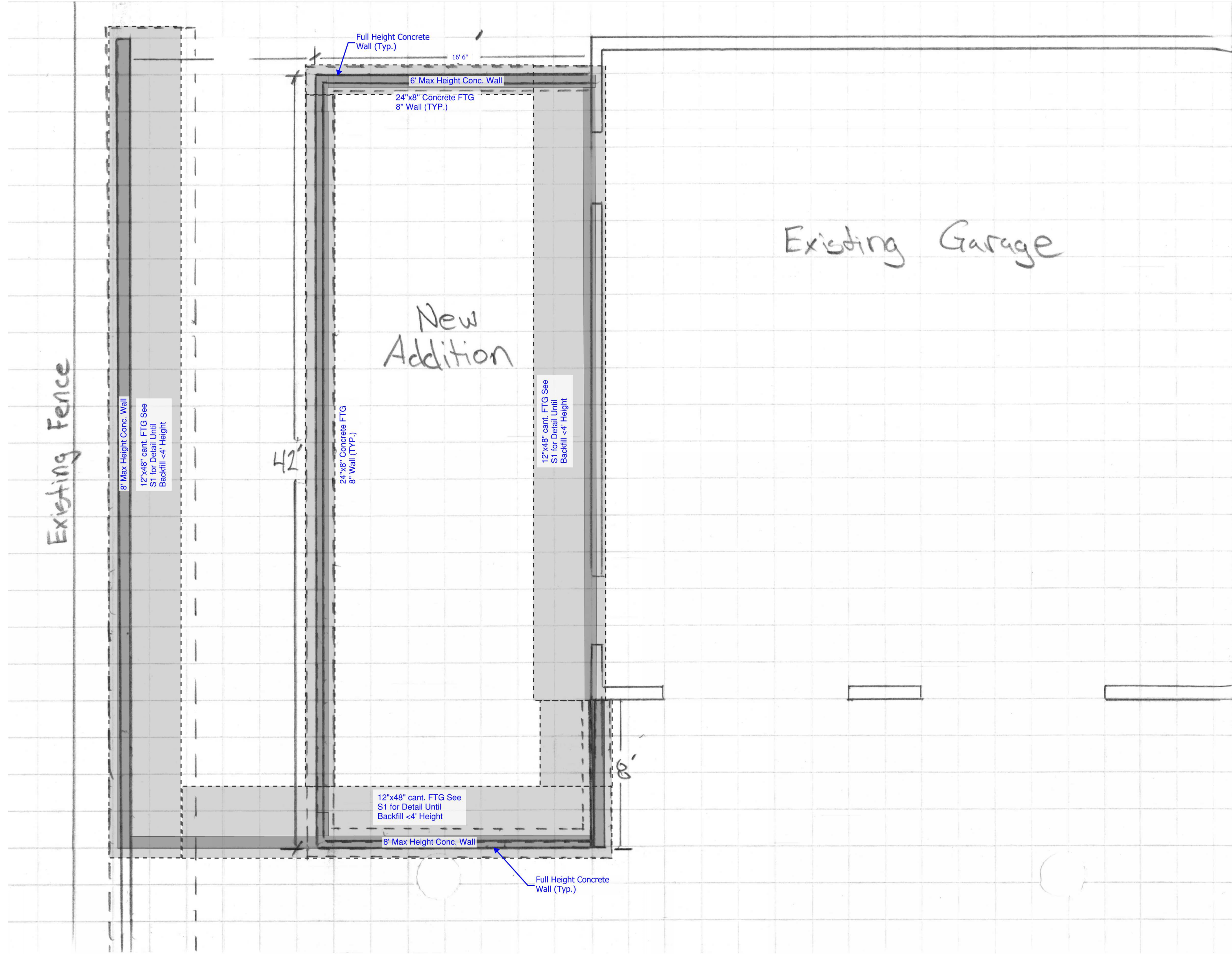
WALLBANK ROAD



SHAWNIGAN-MILL BAY ROAD

LOT 3
PLAN 28161

Date: 2026-03-25
File: 2256-002
Drawing: 2256-002-C3D.dwg
Layout: C-Size



Farhill Engineering - Note:
 - All material to be SPF #2 UNO
 - 5" Concrete top
 - 3/4" T&G Plywood/OSB glued and nailed
 - Contractor to provide layouts and shop drawings for all engineered products
 - Refer to Farhill Engineering General Notes - Sheet S1 for further details



Farhill Engineering - Garage Loading:
 Suspended Garage Slab
 Vehicles not exceeding 4000kg gross weight
 LL = 50 psf / 2.4 kPa
 DL = 75 psf / 3.6 kPa 3" - 5" concrete topping
 -2% slope to Door
 4046 lb Live Load at any location over 30" x 30" bearing area - Not concurrent with uniform live load
 2 Layers of Torch on membrane, waterproofing approval by others as needed



SEE GENERAL NOTES FOR FOUNDATION DETAILS

SEE LOWER/MAIN FLOOR PLAN FOR LOCATION OF CAST-IN-PLACE HOLD-DOWNS

FARHILL ENGINEERING SEISMIC
 Rd = 3.0
 Ro = 1.7
 I = 1.0 IMPORTANCE FACTOR PER CWC
 Fa = 1.0

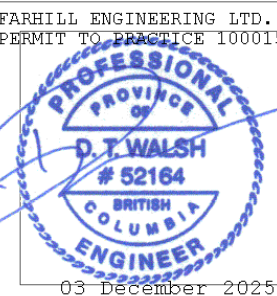
SITE CLASS E

Farhill Engineering Loads
 Part 9 Structure Built to Part 9 BCBC 2024
 Seismic Design Data for Shawnigan Lake
 Sa(0.2) = 1.65 Sa(0.5) = 1.95
 Snow Loads for Shawnigan Lake
 Ground Snow Load (Sg) = 2.4 kPa
 Rain Load (Sr) = 0.3 kPa
 Part 9 Specified Snow Load
 0.55*Sg + Sr = 1.6 kPa
 = 33.8 psf

Wind Loading = 0.65 kPa / 13.5 psf
 Roof Dead Load (DL) = 0.6 kPa / 12 psf
 Live Load (LL) = 2.4 kPa / 50 psf
 Dead Load (DL) = 3.6 kPa / 75 psf
 Wall Load (DL) = 0.5 kPa / 10 psf
 Foundation Loading does not exceed
 Soil Bearing of 145 kPa / 3000psf (ULS)
 Geotechnical review may be required
 Max 5" concrete topping over joist

FARHILL ENGINEERING LTD.

105 - 937 Dunford Ave
 VICTORIA BC, V9B 2S4
 Phone: (250) 532-0080
 dylan@farhill.ca
 www.farhill.ca



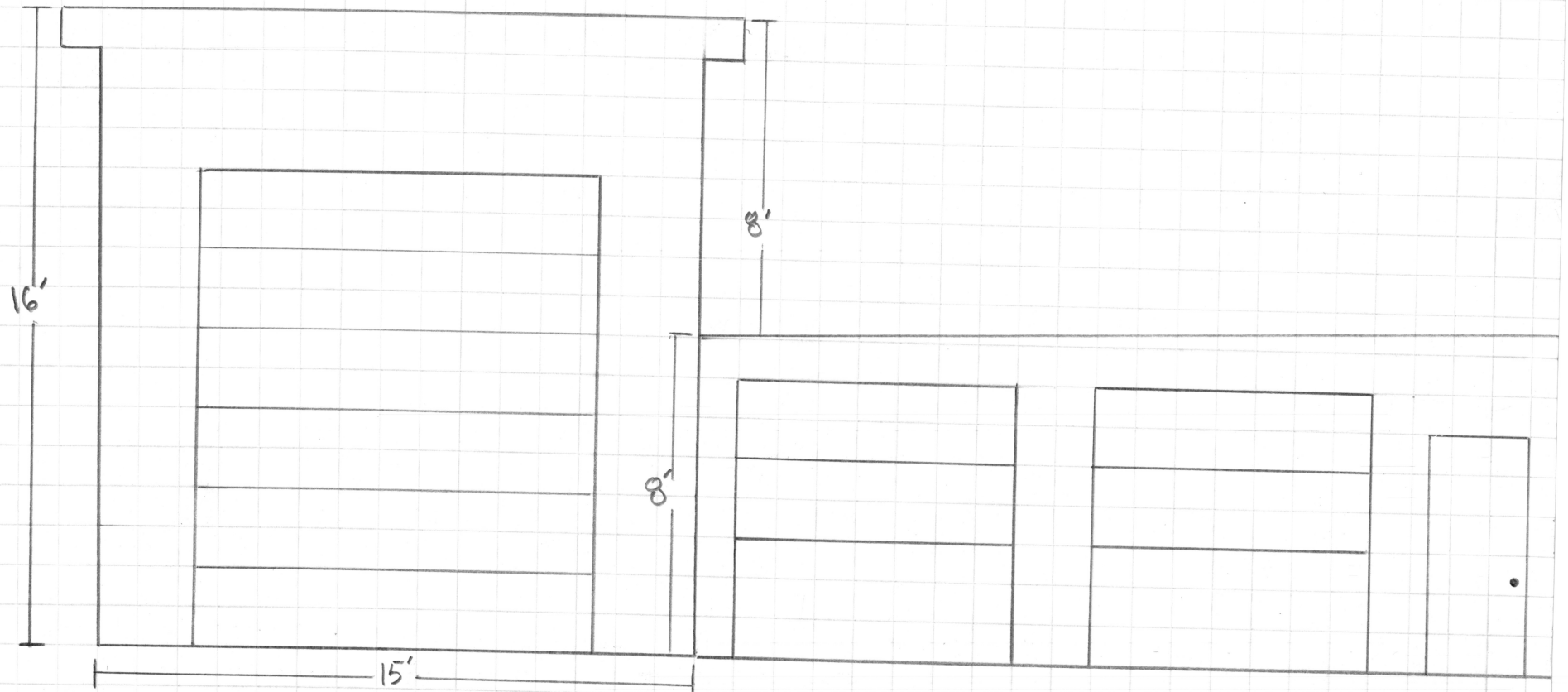
FARHILL ENGINEERING LTD. STRUCTURAL

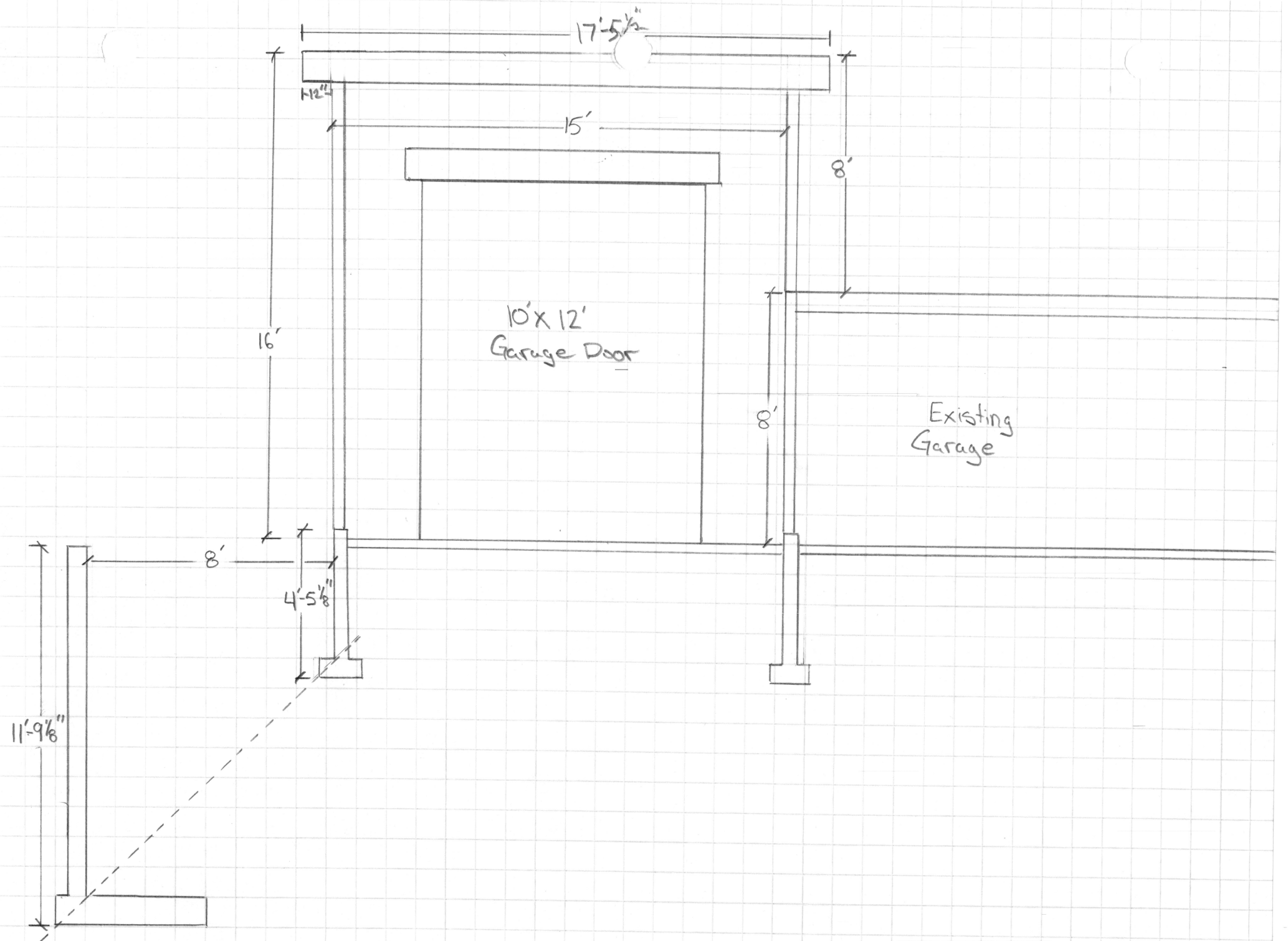
ISSUE FOR PERMIT / CONSTRUCTION
 PERMIT NUMBER: 1000156

Farhill Engineering Ltd. - Structural Engineering
 Addition to Existing
 2765 Wallbank Rd - General Notes
 (Part 9 Structure)
 CVRD - Shawnigan Lake
 Dec. 02, 2025
 Southall Construction
 Farhill File No.: 35158
 Design: DW

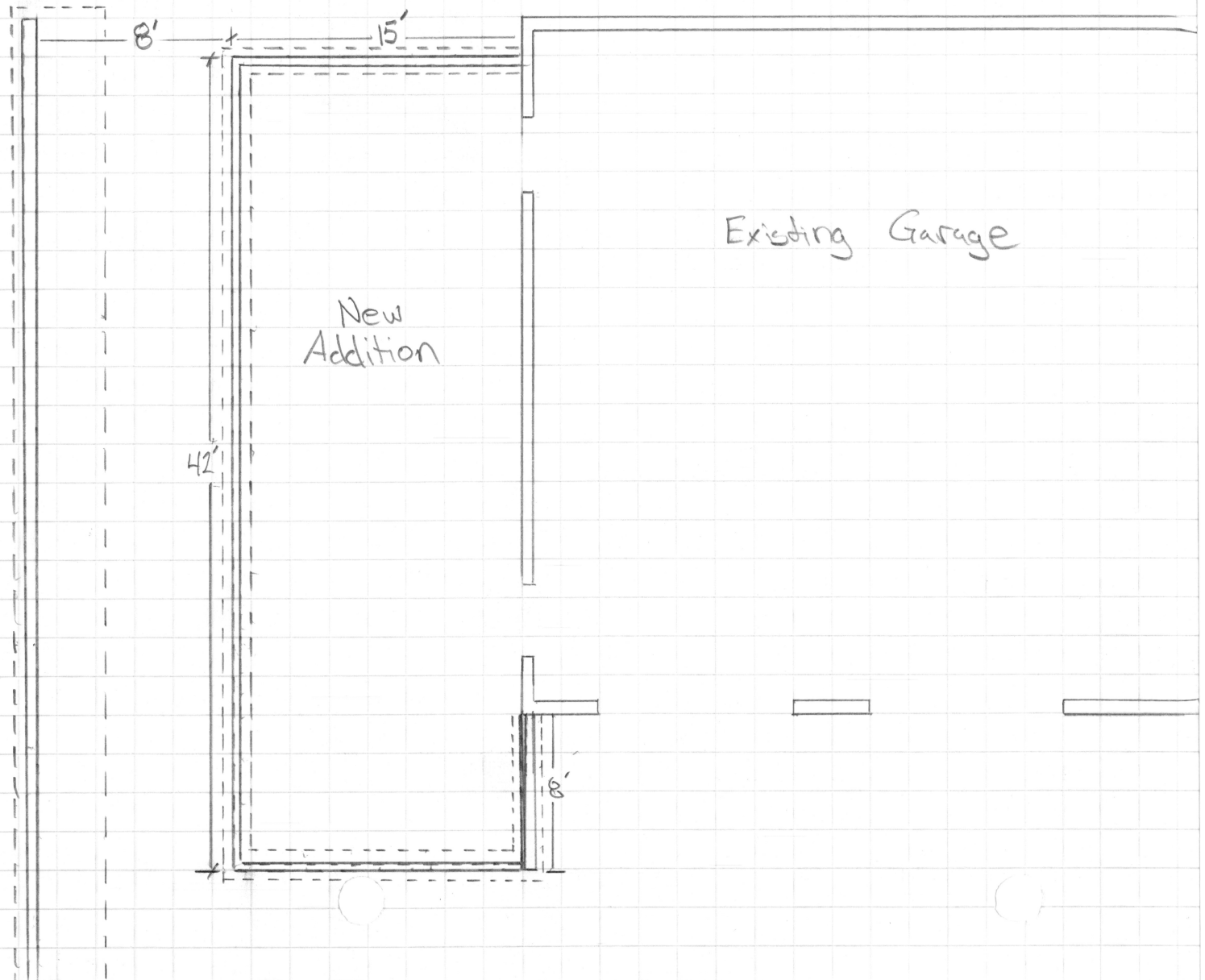
FOUNDATION S5

Farhill Engineering gives clients and agents permission to create copies for this project





Existing Fence



8'

15'

Existing Garage

New Addition

42'

8'