



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP24H02**

ST. DENIS LUMBER LTD., INC. NO. BC0477179

DATE ISSUED: **MONTH DAY, 2026**

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 A, DISTRICT LOTS 20 AND 39G, OYSTER DISTRICT, PLAN 49261, EXCEPT PLAN EPP16143 (PID: 014-945-291)
3. Authorization is hereby given for **the construction and placement of industrial buildings, and accessory buildings and structures**, subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B;**
 - **The siting of buildings and structures on the subject property shall comply with valid Ministry of Transportation and Transit Setback Permits, where required;**
 - **A Development Permit shall be obtained to authorize construction and placement of all unpermitted development on the subject property.**
4. Electoral Area H Zoning Bylaw No. **1020** is varied as follows:
 - **Section 11.2(b)(3) Setbacks – the minimum front yard setback is varied as follows:**
 - a. **reduced from 9.0 to 3.3 metres for an industrial building, as shown in Schedule B (labelled “R”).**
 - b. **reduced from 9.0 to 4.5 metres for an accessory building, as shown in Schedule B (labelled “Q”).**
 - c. **reduced from 9.0 to 6.8 metres for an accessory structure, as shown in Schedule B.**
 - d. **reduced from 9.0 to 0.0 metres for an office building, as shown in Schedule B (labelled “J”).**
 - e. **reduced from 9.0 to 7.3 metres for an accessory structure, as shown in Schedule B (labelled “K”).**
 - **Section 11.2(b)(3) Setbacks – the minimum side yard setback is varied as follows:**

- a. reduced from 9.0 to 0.0 metres for an accessory building (enclosed storage), as shown in Schedule B.
- b. reduced from 9.0 to 0.0 metres for an accessory structure, as shown in Schedule B (labelled "F").
- c. reduced from 9.0 to 0.0 metres for a building, as shown in Schedule B (labelled "G").
- d. reduced from 9.0 to 0.0 metres for an accessory structure, as shown in Schedule B (labelled "H").
- e. reduced from 9.0 to 8.2 metres for an accessory structure (shipping container), as shown in Schedule B.
- **Section 11.2(b)(2) Conditions of Use (Height)** – the maximum height is varied as follows:
 - a. increased from 12.0 to 15.97 metres, as shown in Schedule B (labelled "H").
 - b. increased from 12.0 to 13.42 metres, as shown in Schedule B (labelled "P").

5. The following Schedules are attached to and form a part of this permit:

SCHEDULE A – Subject Property Map

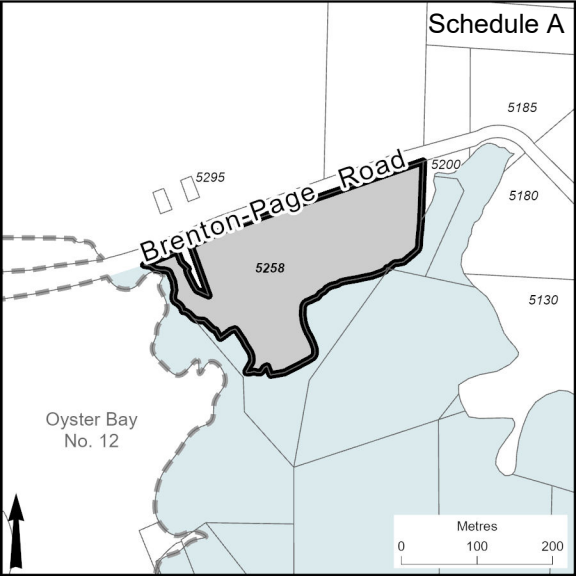
SCHEDULE B – Sketch Plan, Bennett Land Surveying Ltd., May 5, 2026

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



Brenton-Page Road

5295

5258

5200

5185

5180

5130

Oyster Bay
No. 12

Metres

0 100 200

