



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP26G01**

KIRSTEN ELEANOR BOYDEN

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 8, DISTRICT LOT 12, OYSTER DISTRICT, PLAN 13610
(PID: 002-784-769)
3. Authorization is hereby given for **construction of a deck**, subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B.**
4. Electoral Area G Zoning Bylaw No. 2524 is varied as follows:
 - *Section 5.4.4 Setbacks* – the minimum interior side parcel line setback is reduced from 2.16 m to 1.17 m for the construction of a deck.
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Site Plan
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

Bazan Rd

3755

South Oyster School Rd

3790

3782

3778

3772

3766

3760

3756

Lytton Rd

Grandview Rd

Metres

0

50



3782 South Oyster School Road

Sketch of Deck replacement and Proposed new ramp



- A:** Replace existing front stairs and deck leading to main entry door. Roughly 48" above grade
- B:** Proposed new side deck: 8 feet wide to better allow for maneuvering with mobility aids. Deck tapers from 48" above grade at front, to roughly 24" above grade at back.
- C:** Proposed new wood patio is mostly framed on grade.
- D:** Proposed new ramp for accessibility

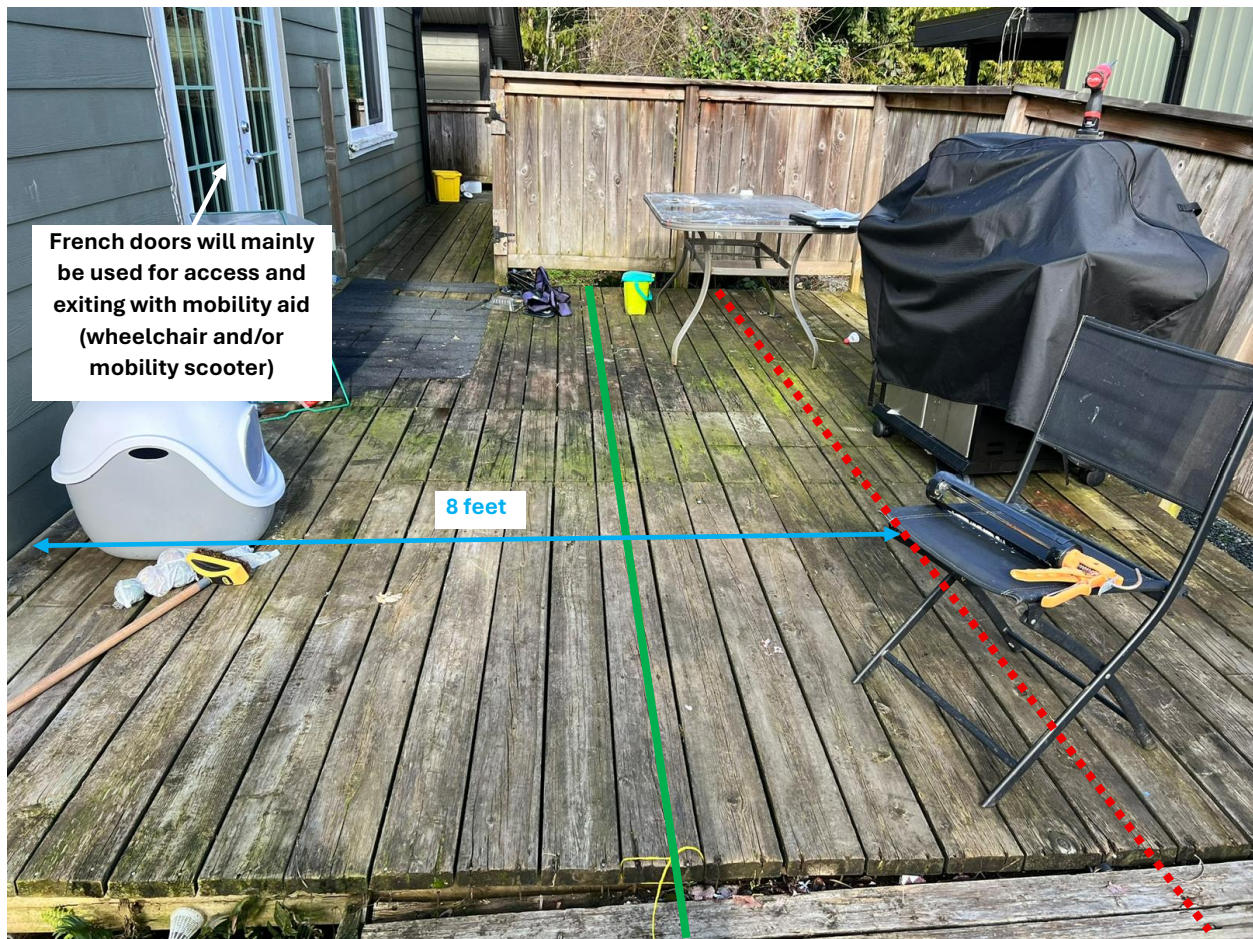
Notes:

- An 8' wide side deck will encroach into the setback by **1m/3.3'. Need variance**
- The lot grade is higher in the backyard than the front: New proposed wood patio will mostly be on grade.

Picture of existing non-conforming deck


View point is standing in the backyard facing North


Note: Home was purchased with deck already in place



Locations are roughly shown, but approximately within 4" +/-

Legend

 Setback = 2.17m from side property:

 Proposed edge of new deck = 1.17m from side property

3782 South Oyster School Road: Survey

Edge of Proposed Deck sketched out

