



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

Michael Anthony Nootebos

Kara Laraine Sandercott

CVRD FILE NO.: **DVP25E01**

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 A SECTION 6 RANGE 3 QUAMICHAN DISTRICT PLAN VIP81545 (PID: 026-778-998)

3. Authorization is hereby given for the construction of a 223m² accessory agricultural building subject to the following requirements:
 - **Development shall occur in accordance with attached Schedule A;**
 - **The existing non-conforming buildings (e.g. Existing *Shed* and *Wood Shed* shown on Schedule B) be removed.**
4. Electoral Area E Zoning Bylaw No. **1840** is varied as follows:
 - ***Section 7.2(b)(3) [setbacks: Agricultural and Other Permitted Uses]* – the minimum Rear Parcel Line Setback- and minimum Interior Side Parcel Line setback- are decreased from 15.0m to 3.0m**
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 ____ DAY OF **MONTH YEAR**.

This Permit is not a Building Permit, Development 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.

Subject Property Map

DVP25E01
3630 Cavin Road
PID: 026-778-998



SITE PLAN OF LOT A SECTION 6 RANGE 3
QUAMICHAN DISTRICT PLAN VIP81545

PID 026-778-998



The intended plot size of this plan is 560mm in width by 432mm in height (C-Size) when plotted at a scale of 1:300.

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

Setbacks are derived from field survey completed on February 29, 2024, and are measured from siding.

The civic address of the building is: 3630 Cavin Road, Duncan, BC.

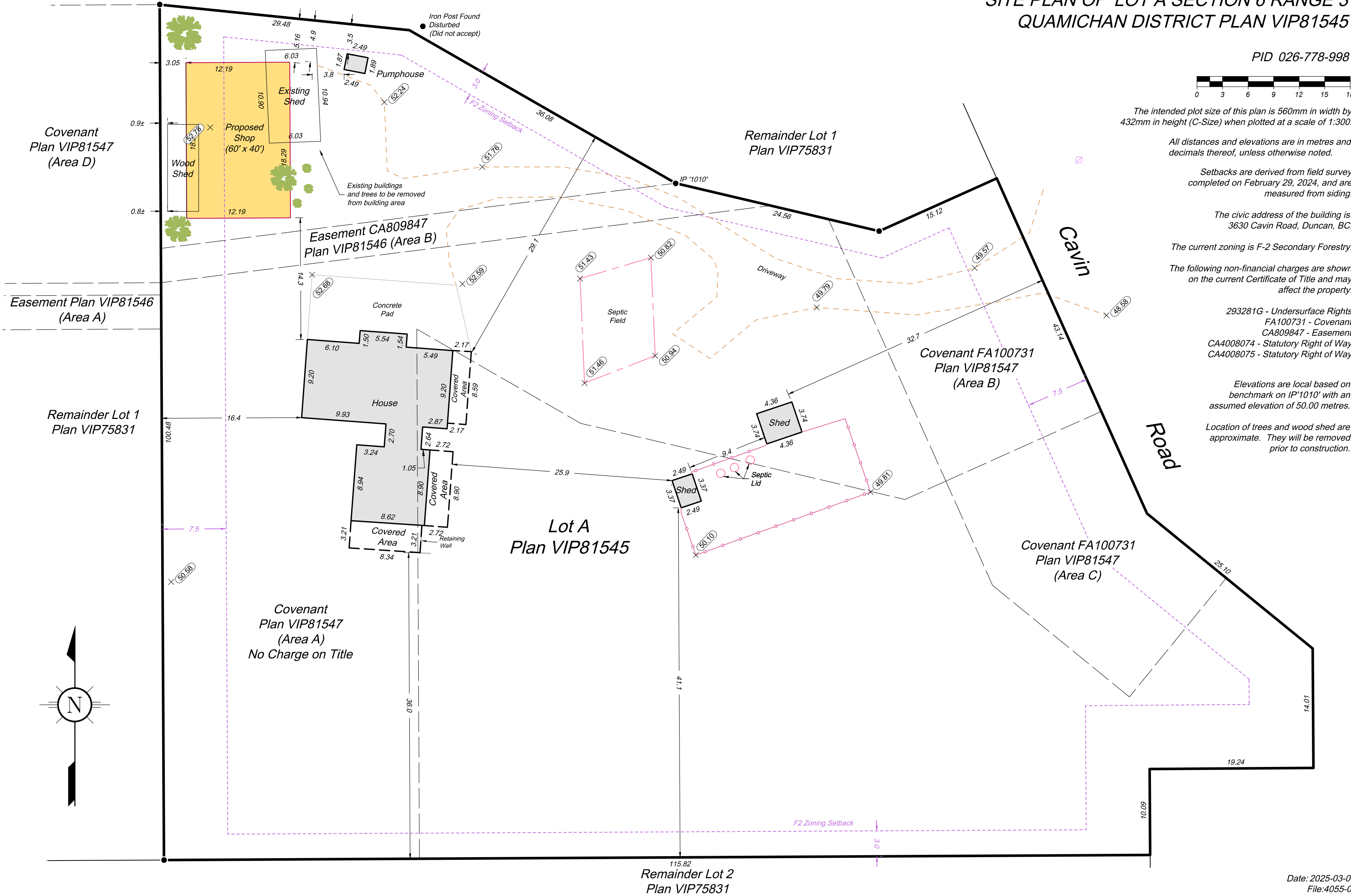
The current zoning is F-2 Secondary Forestry.

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

293281G - Undersurface Rights
FA100731 - Covenant
CA809847 - Easement
CA4008074 - Statutory Right of Way
CA4008075 - Statutory Right of Way

Elevations are local based on benchmark on IP'1010' with an assumed elevation of 50.00 metres.

Location of trees and wood shed are approximate. They will be removed prior to construction.



This site plan is certified correct as of the 29th day of February, 2024.

Andrew William Christian, BCLS 980

LEGEND

- denotes Fenceline
- denotes Utility Pole
- denotes Standard Iron Post found

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 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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