



CVRD Notice of Proposed Development Variance Permit

Date of Notice	September 19, 2025	File No. DVP25B02
Place	CVRD Boardroom	
Date & Time of Public Meeting	October 1, 2025 at 1:30 p.m. (Electoral Area Services Committee meeting) October 8, 2025 at 1:30 p.m. (Board meeting)	
Subject	Development Variance Permit for 2455 Empress Avenue	

The CVRD Electoral Area Services Committee will consider a Development Variance Permit application during a public meeting beginning at 1:30 p.m. on October 1, 2025.

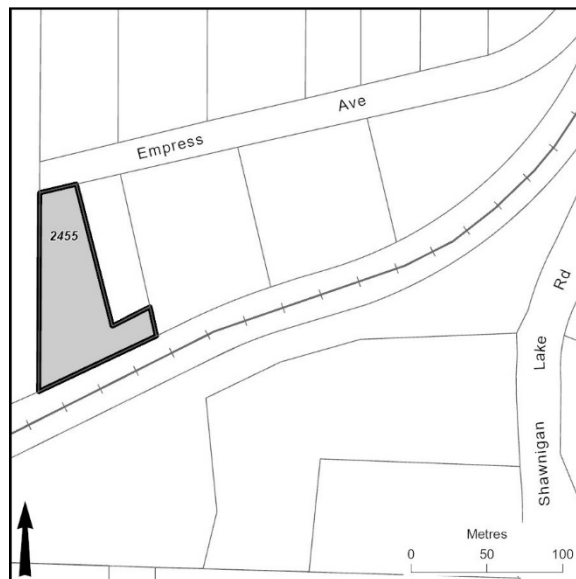
The property is subject to an undue hardship under the Riparian Areas Protection Regulation, and the Province requires that the land owners seek and receive a decision on every variance that would reduce the legally restricted area of the site.

The purpose of the proposed permit is to vary Electoral Area “B” Zoning Bylaw No. 985 1986 as follows:

- The request to vary Section 8.4(b)(3) for front and side parcel lines be rejected so that the maximum encroachment allotment into the SPEA is permitted pursuant to Section 11 of the *Riparian Areas Protection Regulation, BC Reg 178/2019*; and
- Development Variance Permit No. DVP25B02 (2455 Empress Avenue, PID: 001-057-863) authorizing variances to Section 5.14(a) of Electoral B Zoning Bylaw No. 895, be issued to decrease the setback from a watercourse from 15m of the high-water mark to 3.6m.

Subject Property

Civic Address: 2455 Empress Avenue
Legal Description: LOT 6, SECTION 9, RANGE 5,
SHAWNIGAN DISTRICT, PLAN 37146 EXCEPT PART
IN PLAN VIP61077
PID: 001-057-863
Zoning: R-2 – Suburban Residential



Please Note: All property owners and persons residing within 100 metres of the subject property shown on the map above will receive this notice.

Inspection of Permit

The proposed permit, and related documents, are available on the CVRD website at <https://cvrld.ca/3256/Active-Development-Applications>. If you are unable to access these documents on our website or for more information, please contact the CVRD Development Services Division at referrals@cvrd.bc.ca or 250.746.2620 for assistance.

Public Input

The CVRD Electoral Area Services Committee will consider this application and any public submissions at a public meeting beginning at 1:30 p.m. on **October 1, 2025** in the CVRD Boardroom.

If you believe your interests will be affected by the proposed permit, you may provide written comments by email to referrals@cvrd.bc.ca or by mail to the CVRD Development Services Division, 175 Ingram Street, DUNCAN BC V9L 1N8, prior to Noon on **September 29, 2025**.

Please be advised that submissions to the CVRD in response to this Notice will form part of the public record and may be included in a meeting agenda that is posted online when the matter is before the Board, or a Committee of the Board. Submission confirms consent to release personal information in accordance with Section 33 of FOIPPA. For more information on collection or disclosure, contact the FOI Officer at 250.746.2503 or 1.800.665.3955.

Decision

The CVRD Board will make a final decision regarding permit issuance upon receipt of a recommendation from the Electoral Area Services Committee.

Site Plan

