



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

**ELSPETH FIONA DOBRES**

**ADAM JASON DOBRES**

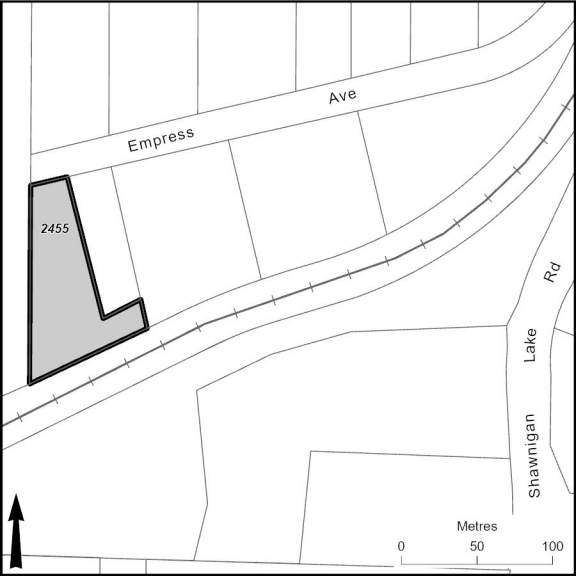
CVRD FILE NO.: **DVP25B02**

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 6, SECTION 9, RANGE 5, SHAWNIGAN DISTRICT, PLAN 37146 EXCEPT PART IN  
PLAN VIP61077  
(PID: 001-057-863)**
3. Authorization is hereby given for the construction of , subject to the following requirement(s):
  - **Development shall occur in accordance with attached Schedules A – B.**
4. Electoral B Zoning Bylaw No. 985 is varied as follows:
  - ***Section 5.14(a) Setbacks from a Watercourse* – the minimum setback from a watercourse is reduced from 15m of the high-water mark to 3.6m.**
5. The following Schedules are attached to and form a part of this permit:  
**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Site Survey, Polaris Land Surveying, September 5, 2025**
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 ##<sup>TH</sup> 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.



SITE PLAN OF LOT 6, SECTION 9, RANGE 5, SHAWNIGAN DISTRICT, PLAN 37146  
EXCEPT THAT PART IN PLAN VIP61077

PID: 001-057-863



The intended plot size of this plan is 432mm in width by 560mm in height (C-Size) when plotted at a scale of 1:400.

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

Property dimensions shown hereon are derived from Plans 37146, and VIP61077.

Setbacks are derived from field survey completed on January 31, 2025, and are measured from siding.

The civic address of the property is:  
2455 Empress Avenue, Cobble Hill, BC

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

M76300 - EXCEPTIONS AND RESERVATIONS  
EJ36663 - COVENANT  
EJ85389 - EASEMENT

This Lot is Zoned R2: Suburban Residential

Elevations are local and are based on Traverse Hub 'TH 4622' with an elevation of 50.0 metres.

Contours are shown at 0.5m intervals.

LEGEND

- denotes Standard Iron Post found
- △ denotes Traverse Hub placed
- ⊕ denotes Utility Pole
- denotes High Water Mark Flagging - Per Steve Voller QEP
- - - denotes High Water Mark of Stream - Per Steve Voller QEP
- ... denotes Treeline/Bushline
- denotes Residential Use Zoning Setbacks
- denotes 10.0 metre Streamside Protection and Enhancement Area "SPEA" setback

Additional buildings or structures not shown on this plan may be located on the property.

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.

© Polaris Land Surveying 2024 Inc. 2025. All rights reserved.  
No person may copy, reproduce, transmit or alter this document, in whole or in part, without the express written consent of Polaris Land Surveying 2024 Inc.



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 31st day of January, 2025.

Digitally signed  
by Andrew  
Christian  
Date: 2025.09.05  
11:56:13 -07'00'

Andrew William Christian, BCLS 980

