



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

1063173 B.C. LTD., INC. NO. BC 1063173

CVRD FILE NO.: **DVP25F01**

DATE ISSUED: **MONTH DAY, YEAR**

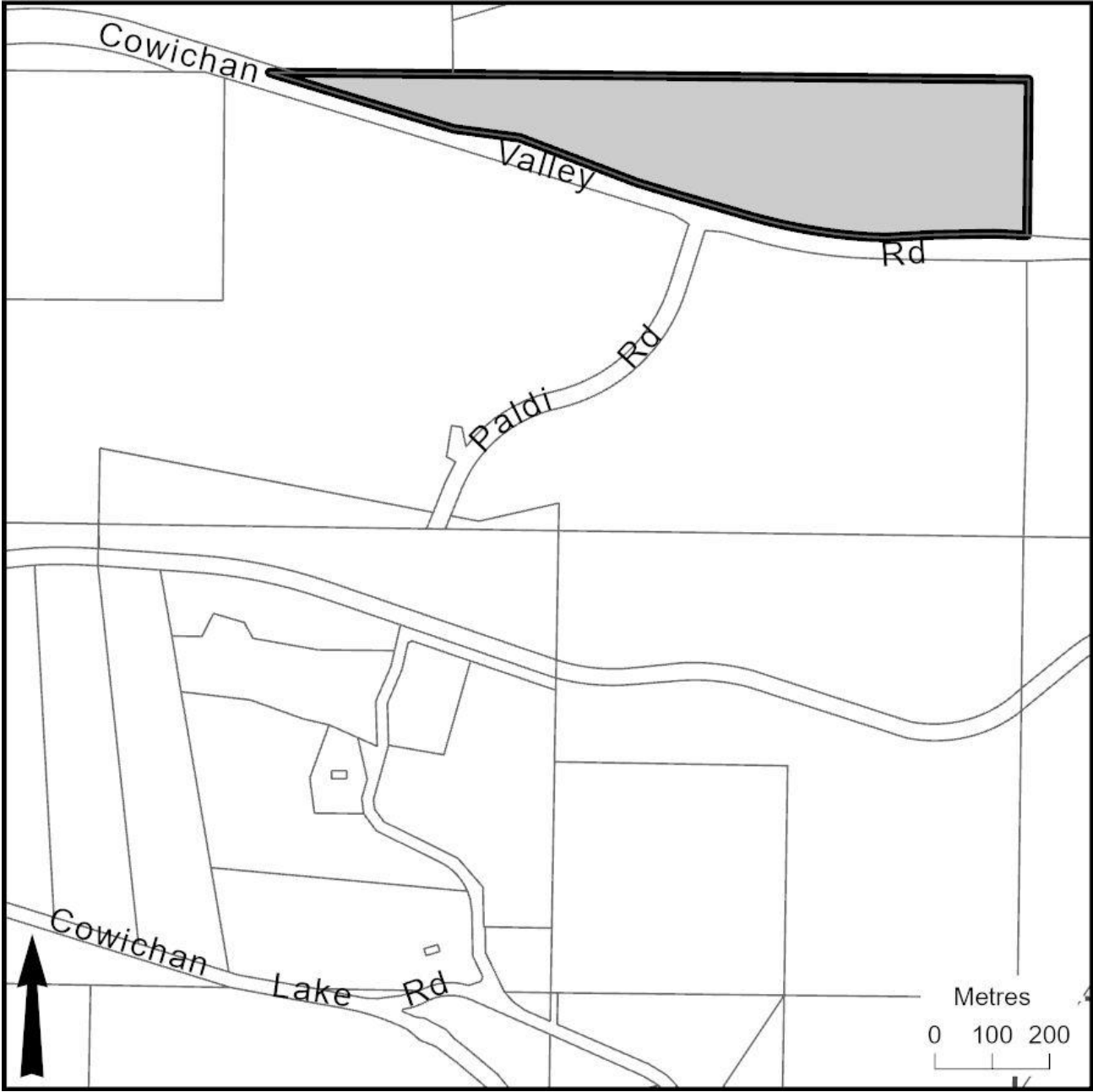
1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:
LOT 1 BLOCK 162 SEYMOUR DISTRICT PLAN VIP75847 (PID: 025-771-621)
3. Authorization is hereby given to **increase the height of an industrial building** subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B.**
 - **A Development Permit shall be obtained prior to land alteration and/or development of the subject property.**
4. Electoral Area F Zoning Bylaw No. **2600** is varied as follows:
 - **Section 5.24.5 Height – the maximum height of an industrial building is increased from 10 metres to 12.8 metres.**
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Sketch Plan, Kenyon Wilson Professional Land Surveyors, December 16, 2024
SCHEDULE C – Elevation Drawings
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.

DRAFT

Schedule A



Schedule B

SKETCH PLAN SHOWING PROPOSED BUILDING LOCATION OVER PART OF
LOT 1, BLOCK 162, SEYMOUR DISTRICT
PLAN VIP75847.

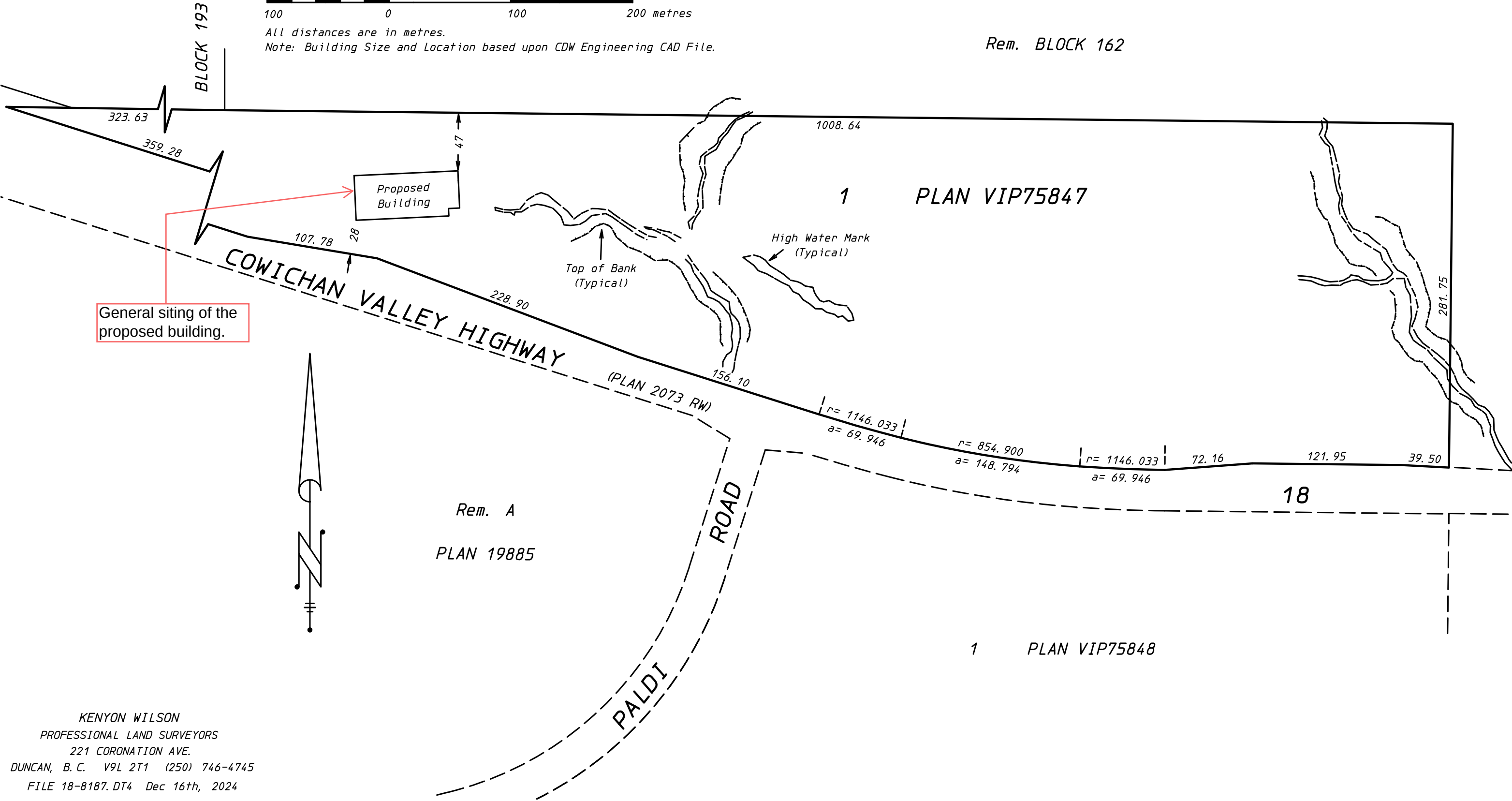
SCALE 1 : 3000



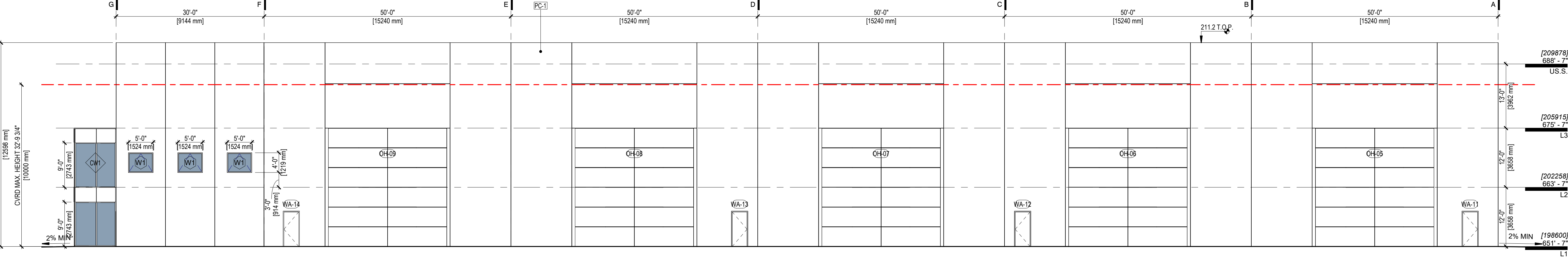
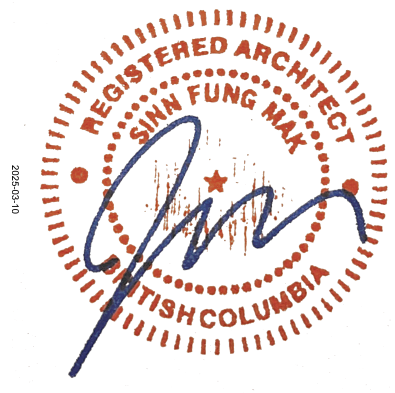
All distances are in metres.
Note: Building Size and Location based upon CDW Engineering CAD File.

Note: Lot 1 lies within the C. V. R. D.
Area F and is Zoned I-1.
Bylaw setback requirements are as follows:
Buildings & Structures :
All Parcel Lines 9.0 m

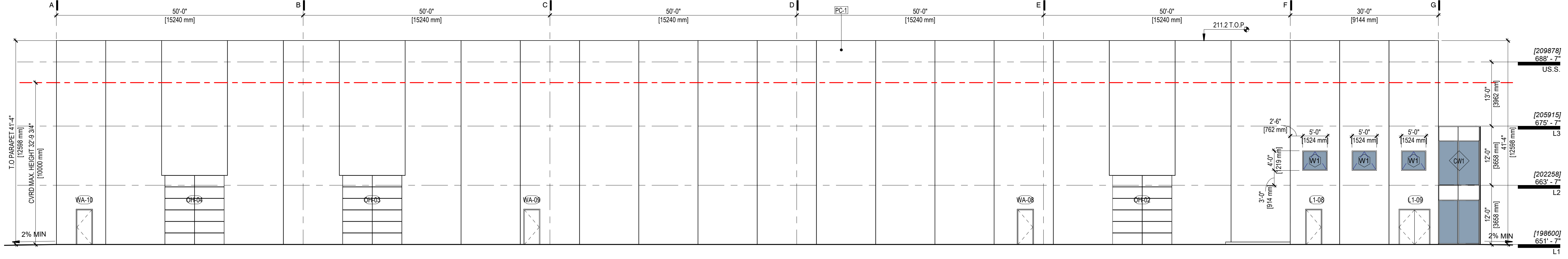
Rem. BLOCK 162



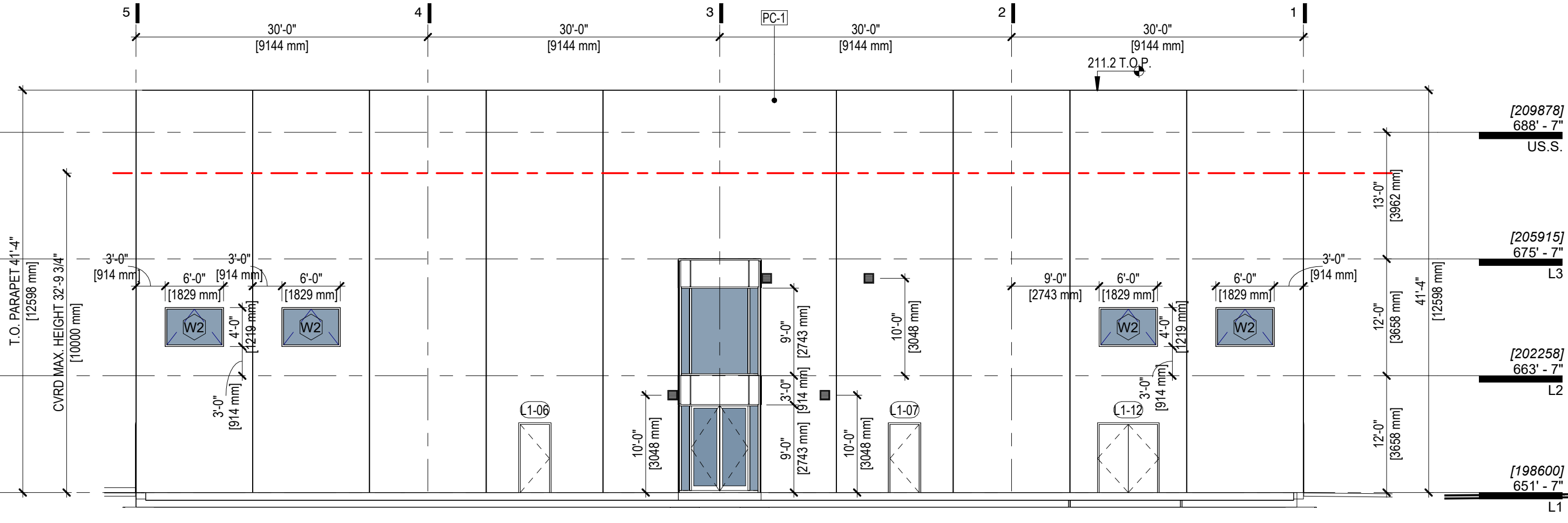
Schedule C



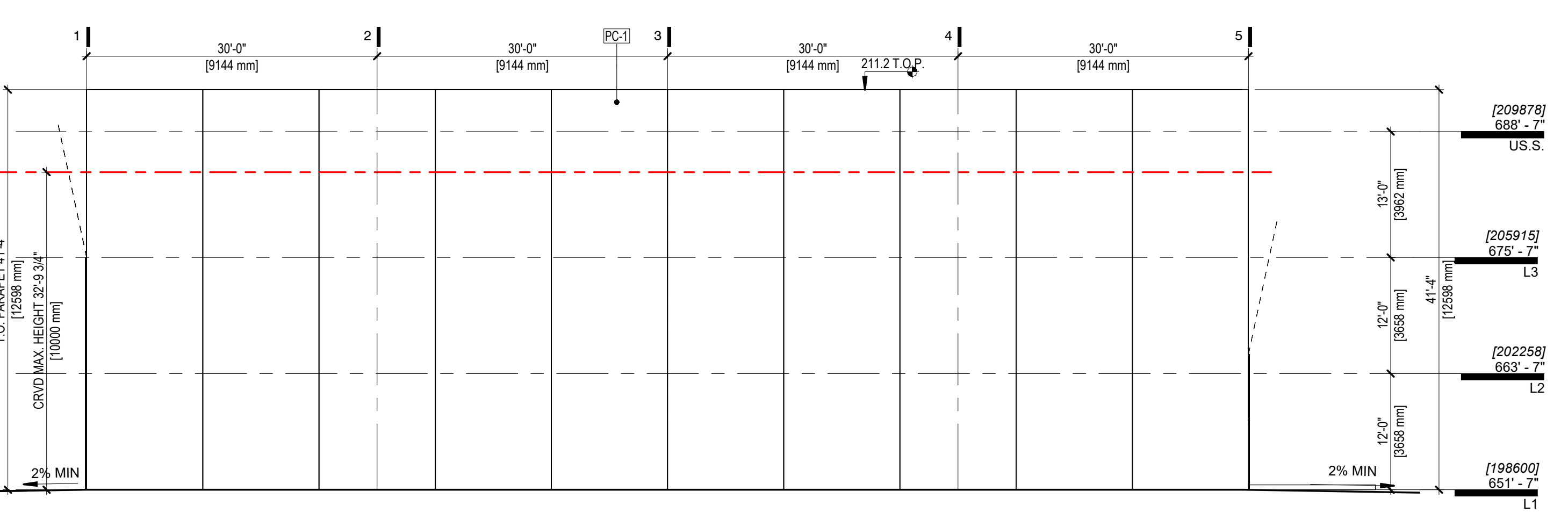
1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

2	25.03.11	DEVELOPMENT VARIANCE PERMIT
1	25.01.24	BUILDING PERMIT APPLICATION
REV	DATE	DESCRIPTION
SC:	3/32" = 1'-0"	DATE: 25.01.26 DRAWN: JM
DP25F02		PROJECT# 24035
FILE	C:\Users\jeffrey\Documents\24035 Cowichan Hwy 18	PLOT
PATH:	G:\Users\jeffrey\Documents\24035 Cowichan Hwy 18	DATE: 2025-03-10 11:34:06 PM

The proposed variance is to increase the permitted height of an industrial building from 10 metres to 12.8 metres.
The elevation drawing depicts the general design of the proposed industrial building.

Cowichan Valley HW18
Highway18 @ Paldi PID 025-771-621
Lot 1, Block 162, Seymour District, Plan
VIP75847

Elevations
PLOT DATE: 2025-03-10 11:34:06 PM

A300