



COWICHAN VALLEY REGIONAL DISTRICT

## **DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DVP24H03**

**TYLER ENTERPRISES LTD., INC. NO. BC0702648**

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:  
**DISTRICT LOT 78, OF SECTION 6 AND OF DISTRICT LOT 38, OYSTER DISTRICT, CONTAINING 5 ACRES MORE OR LESS COLOURED RED ON PLAN IN DD 15074, EXCEPT THAT PART CONTAINING 1 ACRE MORE OR LESS OUTLINED IN RED ON PLAN 560R, AND EXCEPT PART IN PLAN (PID: 000-372-650)**
3. Authorization is hereby given to **increase the size of a detached suite and for the siting of existing buildings within setbacks for a two (2)-lot subdivision**, subject to the following requirement:
  - **Development shall occur in accordance with attached Schedules A – B.**
4. Electoral Area H Zoning Bylaw No. 1020 is varied as follows:
  - **Section 5.20.4 Detached suite** – The maximum floor area of a detached suite shall be increased from 60 m<sup>2</sup> to 68 m<sup>2</sup>.
  - **Section 8.2(b) Conditions of Use** – The minimum front parcel line setback is reduced from 7.5 m to 7.1 m for an accessory building (detached suite with carport) and from 7.5 m to 2.6 m for a single-storey accessory building (shop).
  - **Section 8.2(b) Conditions of Use** – The minimum rear parcel line setback is reduced from 4.5 m to 1.6 m for a single-storey accessory building (garage).
5. The following Schedules are attached to and form a part of this permit:  
**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Proposed Subdivision Plan, Bennett Land Surveying Ltd., June 11, 2024**

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.

DRAFT

**Subject Property Map**  
**DVP24H03**  
**12421 Rocky Creek Road**  
**PID: 000-372-650**



