



## COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**REGISTERED PROPERTY OWNER(S):CVRD FILE NO.: **DVP23B03****Jordan Faye Illingworth**DATE ISSUED: **MONTH DAY, YEAR****Lonnie Adam Powell**

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 2, DISTRICT LOT 158, MALAHAT DISTRICT, PLAN EPP44680 (PID: 029-473-039)**
3. Authorization is hereby given for the construction of a 10.0-meter-tall 108m<sup>2</sup> small suite above a 121.33 m<sup>2</sup> attached residential accessory building (garage), subject to the following requirements:
  - **Development shall occur in accordance with attached Schedules A – C;**
  - **No internal connections between the small suite and accessory building (garage) are permitted.**
4. Electoral Area B Zoning Bylaw No. **985** is varied as follows:
  - **Section 5.18(a) size – the maximum floor area of a small suite is increased from 85m<sup>2</sup> to 108m<sup>2</sup>**
  - **Section 7.3C(C) Building Height - the maximum height for an accessory building and structure is increased from 7.5m to 10.0m**
5. The following Schedules are attached to and form a part of this permit:
  - SCHEDULE A – Subject Property Map**
  - SCHEDULE B – Site Plan, Prepared by Adapt Designs, April 3, 2023 (Including Revisions April 23, 2024)**
  - SCHEDULE C – Building Plans, Prepared by Adapt Designs, July, 31 2023**
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.

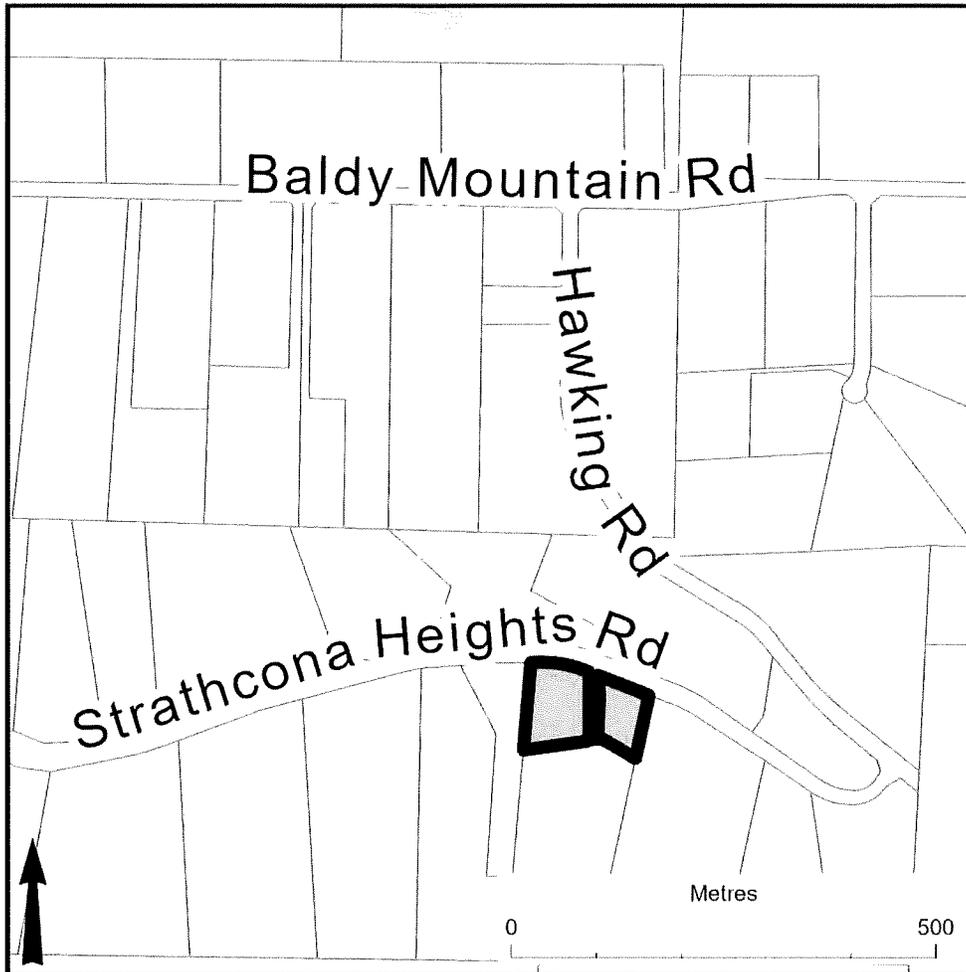
**This Permit is not a Building Permit or subdivision approval.** Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Land Use Services Department.

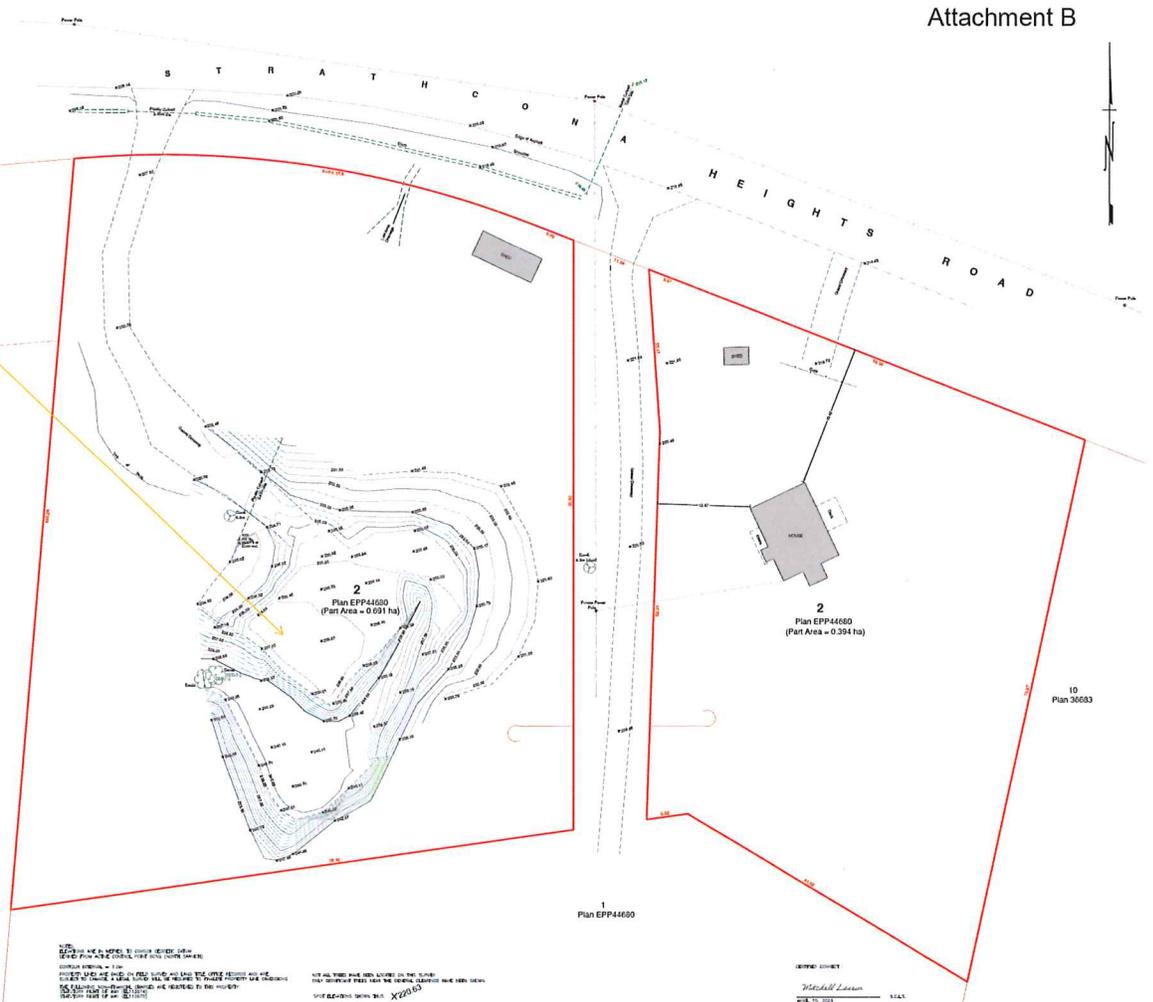
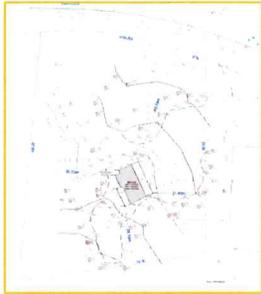
Subject Property Map

DVP23B03

1578 Strathcona Heights Rd

PID: 029-473-039





A  
Plan VPE2294

Item 12  
Plan 36583

NOTES:  
1. THIS PLAN IS A COPY OF THE ORIGINAL PLAN.  
2. THE ORIGINAL PLAN IS KEPT AT THE OFFICE OF THE SURVEYOR.  
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5. THE ORIGINAL PLAN IS KEPT AT THE OFFICE OF THE SURVEYOR.

DRAWN BY:  
*Mitchell Linton*  
DATE: 10/2022



NO.	REVISION	DATE	BY	CHKD.

**UNDERHILL GEOMATICS LTD.**  
SURVEYORS & ENGINEERS  
100/101 WILSON STREET  
MELBOURNE VIC 3048



PREPARED BY: **LONNIE POWELL**  
DATE: 10/2022

PROJECT NO: **LCV-2022-021**  
SHEET 1 OF 1



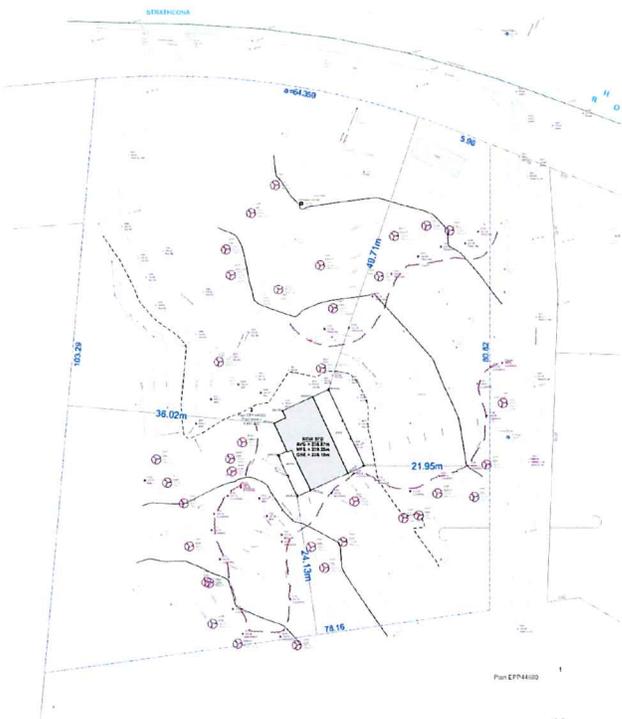




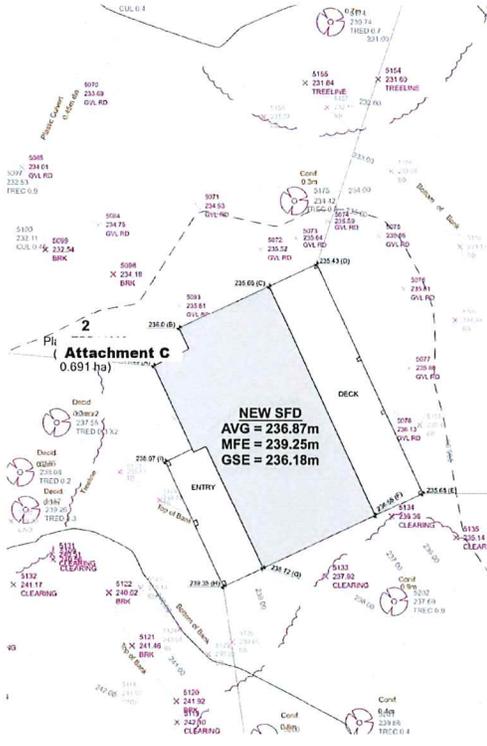




AVERAGE GRADE	
A =	236.35m
B =	236.0m
C =	235.66m
D =	235.43m
E =	235.65m
F =	236.55m
G =	236.72m
H =	239.35m
I =	238.07m
2,131.82m <sup>2</sup> = 236.87m	



1 SITE PLAN  
SCALE 1:300



2 ENLARGED SITE PLAN  
SCALE 1:150

Property Information		
Project Type: New Garage + detached suite		
Site Address: 1578 Strathcona Heights Rd		
Zoning: RR2	Zoning	Proposed
Setbacks:	Front	7.5m
	Rear	7.5m
	Left	1.5m
	Right	3.0m
*Roof Height	7.5m	9.97m
Floor Area:	Garage	121.31 m <sup>2</sup>
	Living	107.93 m <sup>2</sup>
	*Total	229.24 m <sup>2</sup>
Lot Coverage:	20%	2.97%
Main Floor Elevation	239.25m	
Average Grade	236.87m	
*VARIANCE REQUIRED		

Applicable Codes	
BC Building Code	Current Edition (2018)
Energy	Compliance path: BCBC 9.36 Step Code Requirements applicable to this project: Level 3
Ventilation	BCBC 9.32

**ADAPT DESIGN**

1578 Strathcona Heights Rd  
Vancouver, BC V6L 4R7  
www.adapt-design.ca

**1578 STRATHCONA HEIGHTS RD**

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ISSUED FOR BOARD OF VARIANCE

SITE PLAN

**A-002**