



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 108m² small suite above a 121.33 m² 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 85m² to 108m²**
 - **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 ##TH DAY OF MONTH, YEAR.

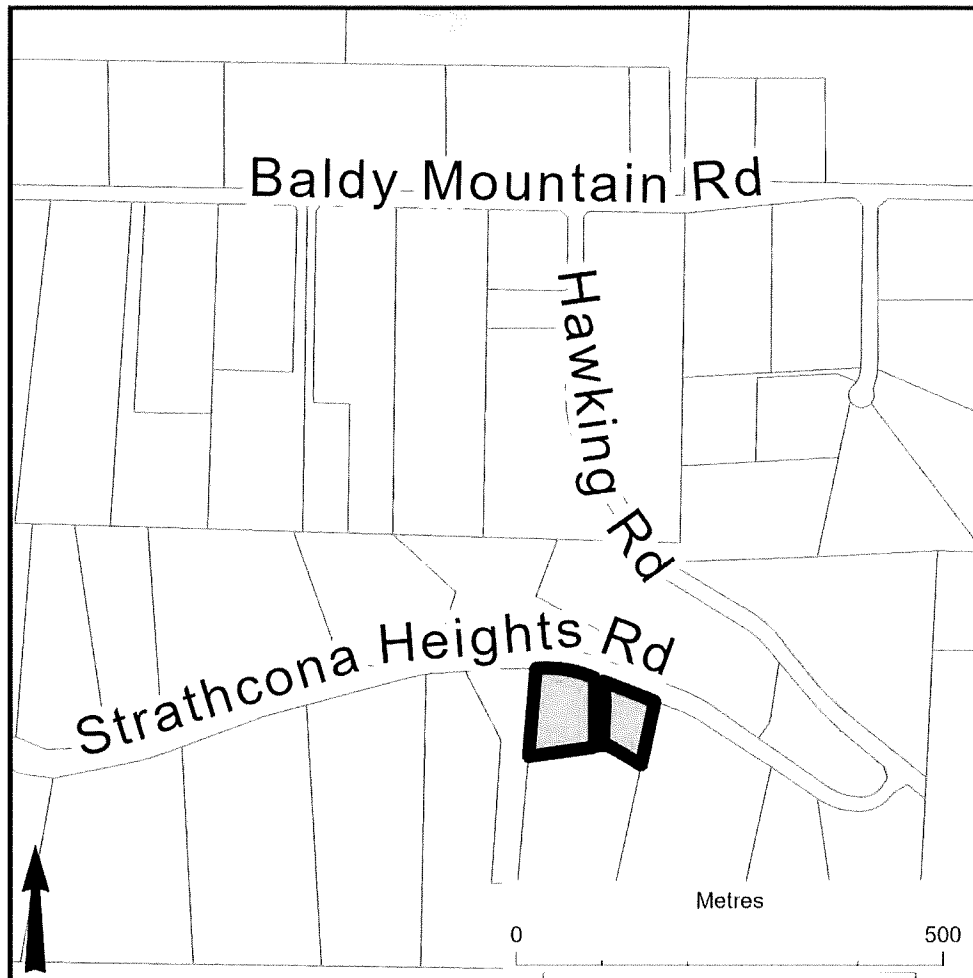
This Permit is not a Building Permit or subdivision approval. Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Land Use Services Department.

Subject Property Map

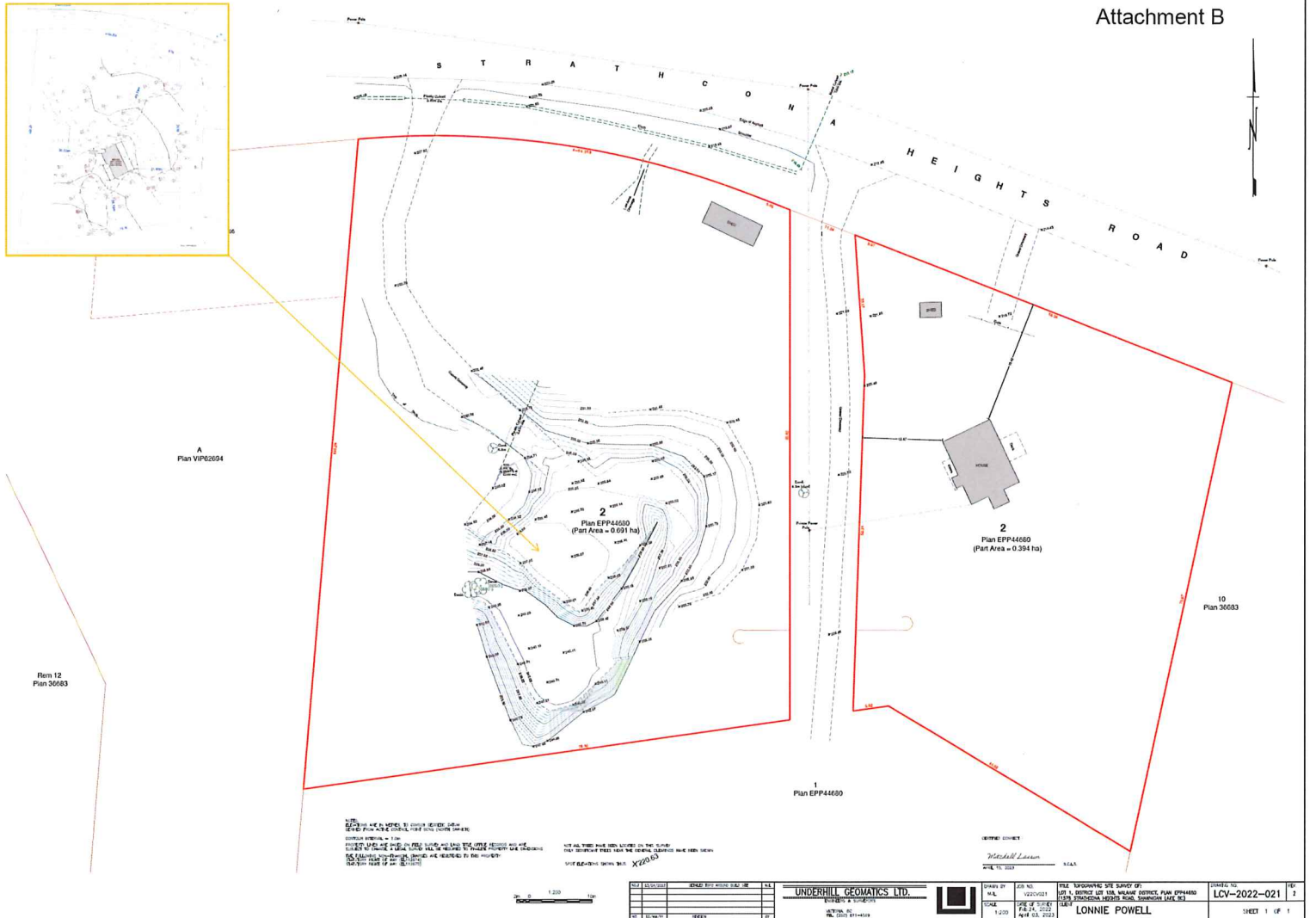
DVP23B03

1578 Strathcona Heights Rd

PID: 029-473-039



Attachment B



NOTES:
1. This map is a plan of the land shown and does not show the boundaries of the land shown.
2. The land shown is not shown as being owned by the Crown.
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DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

NO.	DATE	REVISION	BY
1	1/1/2021	ISSUED	10

UNDERHILL GEOMATICS LTD.
10/10/2021
10/10/2021

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TIME: 10:00 AM

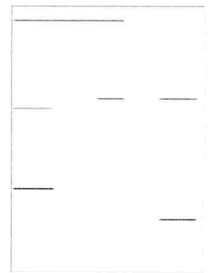
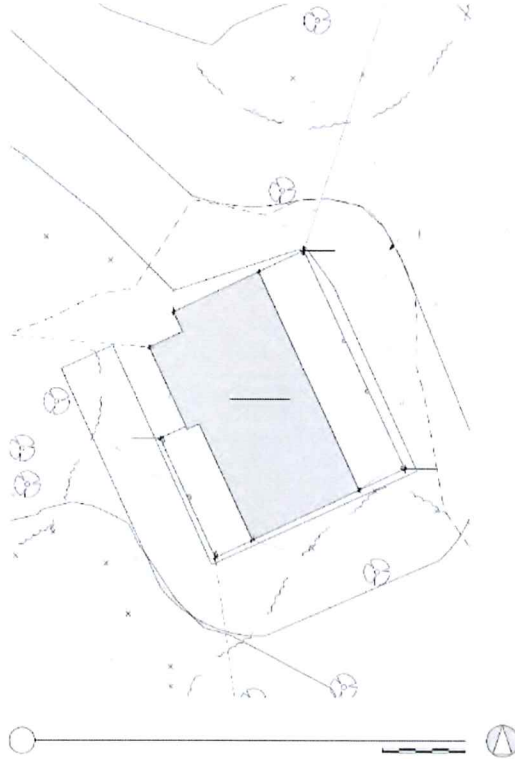
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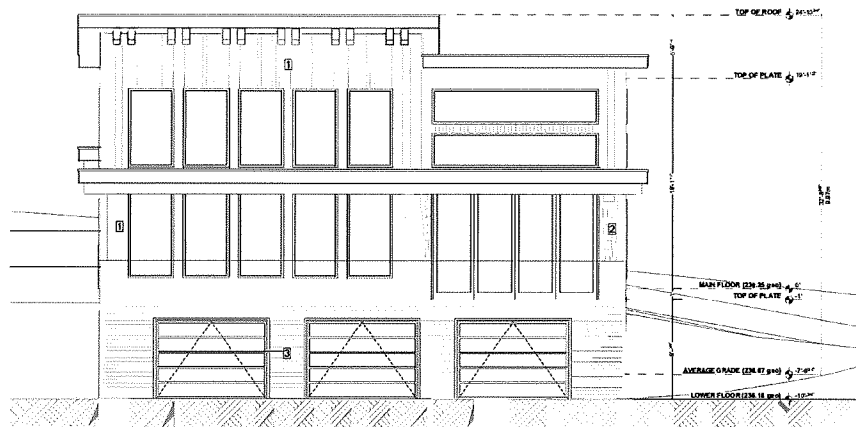
Received

4/23/2024

Attachment B



ADAPT
DESIGN

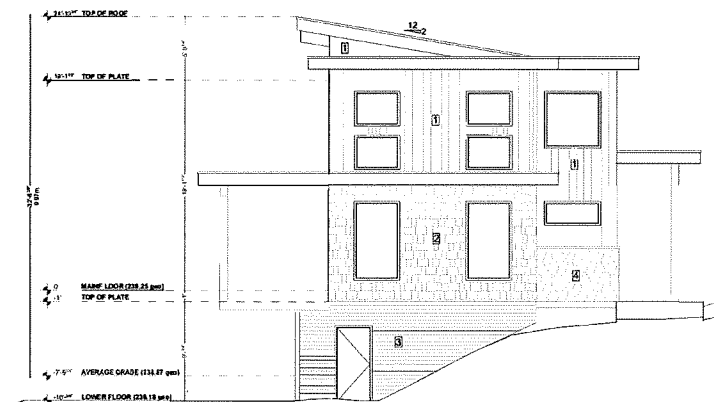


1 REAR ELEVATION
SCALE OF 1/8" = 1'-0"

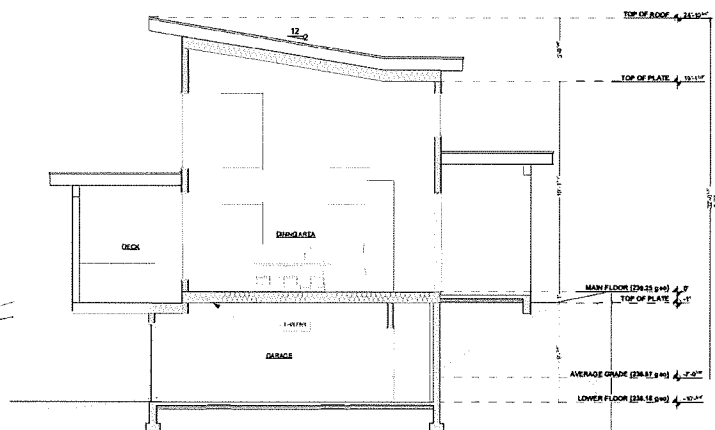
Attachment C

EXTERIOR CLADDING LEGEND	
1	CLEAR CEDAR SHAKES
2	SHEDDING-WALL PAINTED
3	CEMENT BOUND LAP SIDING PAINTED
4	STONE VENEER ASPER DRAINER
5	STANDING SEAM METAL ROOFING

ADDITIONAL EXTERIOR FINISHES	
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100	PAINTED



2 LEFT ELEVATION
SCALE OF 1/8" = 1'-0"



CROSS SECTION 01
SCALE OF 1/8" = 1'-0"

ADAPT
DESIGN

1578
STRATHCONA
HEIGHTS RD

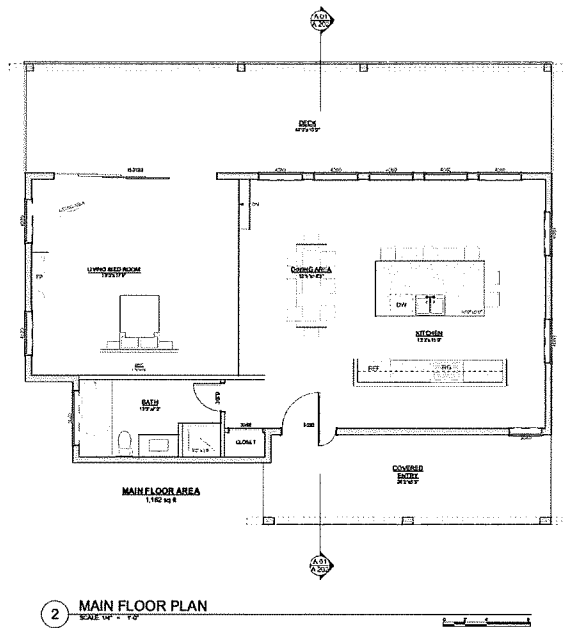
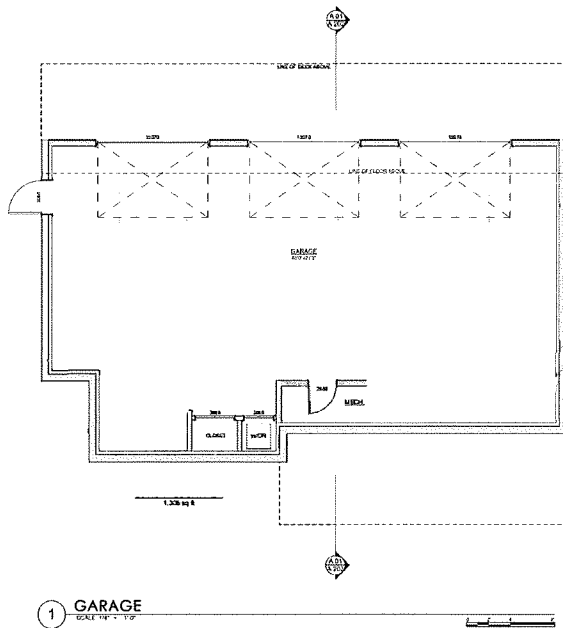
ISSUED FOR
BOARD OF
VARIANCE

ELEVATIONS AND
CROSS SECTION

A-202

Attachment C

PLAN LEGEND	
	2x4 PARTITION WALL
	2x4 PARTITION WALL
	2x4 GARAGE WALL
	2x8 EXTERIOR WALL
	FOUNDATION AND FROST WALL
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
	ROOM SOLS ARE INTERIOR DIMENSIONS
	HANDWIRED INTERCONNECTED CO DETECTOR
	HANDWIRED INTERCONNECTED SMOKE DETECTOR
	HANDWIRED PHOTOELECTRIC SMOKE DETECTOR
	BATH FAN VENTILATION RATE 1.5 LBS INTERMITTENT
	KITCHEN FAN VENTILATION RATE 41 LBS INTERMITTENT
	CONTINUOUS MECHANICAL EXHAUST FAN VENTILATION RATE AS PER 15.3.2.4 - 15.3.2.5
	FRESH AIR SUPPLY
	PASSIVE AIR INLET



ADAPT
DESIGN

11440 Burnside Road, Suite 101, Burnaby, BC V5A 4E7
Tel: 604-291-1144
www.adapt-design.ca

1578
STRATHCONA
HEIGHTS RD

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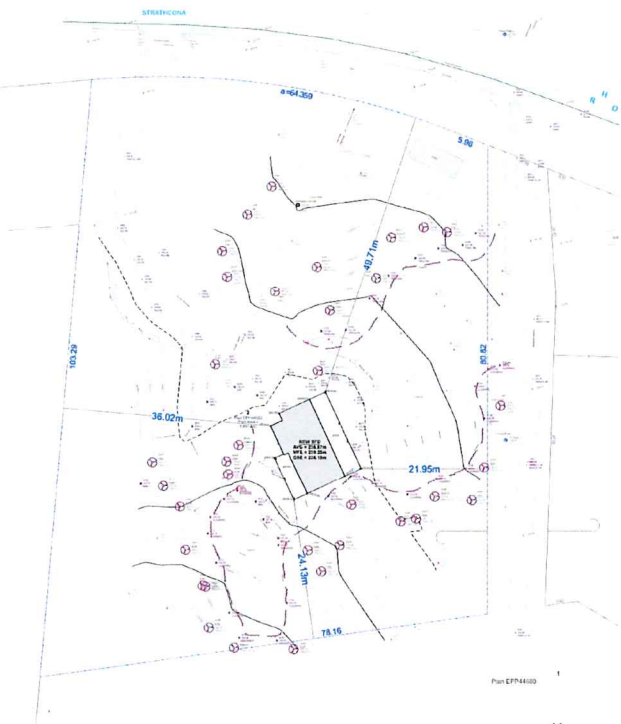
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DATE

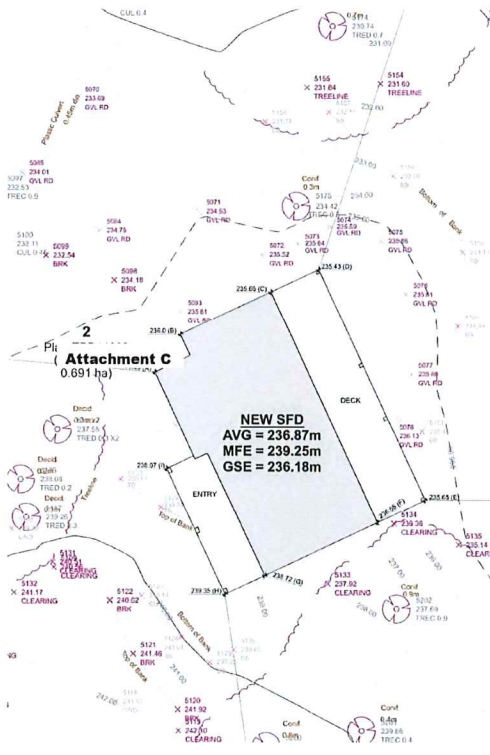
LOWER AND MAIN
FLOOR PLAN

A-101
PROJECT NO. 2024

AVERAGE GRADE	
A =	236.35m
B =	236.0m
C =	236.66m
D =	236.43m
E =	236.66m
F =	236.55m
G =	236.72m
H =	236.35m
I =	236.07m
2,131.82m ² = 236.87m	



1 SITE PLAN
SCALE 1:500



2 ENLARGED SITE PLAN
SCALE 1:100

Property Information		
Project Type: New Garage + detached suite		
Site Address: 1578 Strathcona Heights Rd		
Zoning: RR2	Zoning	Proposed
Setbacks:		
Front	7.5m	49.71m
Rear	7.5m	24.13m
Left	1.5m	21.95m
Right	3.0m	36.02m
*Roof Height	7.5m	9.97m
Floor Area:		
Garage		121.31 m ²
Living		107.93 m ²
*Total		229.24 m ²
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: BCRC 9.36 Step Code	
Requirements applicable to this project: Level 3	
Ventilation	
BCBC 9.32	

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1578 Strathcona Heights Rd
Vancouver, BC V6L 2G6
www.adaptbc.ca

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SITE PLAN

A-002