



Notice of Proposed Development Variance Permit

Date of Notice	November 6, 2024	File No. DVP24F01
Place	CVRD Boardroom	
Date & Time of Public Meeting	November 20, 2024 at 1:30 p.m. (Electoral Area Services Committee meeting) November 27, 2024 at 1:30 p.m. (Board meeting)	
Subject	Development Variance Permit for Riverbottom Road (PID: 008-149-534)	

The CVRD Electoral Area Services Committee will consider a Development Variance Permit application during a public meeting beginning at 1:30 p.m. on November 20, 2024.

The purpose of the proposed permit is to vary Section 7 of CVRD Bylaw 4331 – Electoral Area Works and Servicing Bylaw, to allow for a two-lot subdivision, as follows:

- **Section 7.1.1 Proof of Water Supply** – by removing the requirement to demonstrate that Proposed Lot B has a supply of potable water in accordance with the requirements of the bylaw.
- **Section 7.3.1 Private Water Sources** – by removing the requirement for Proposed Lot B to have its own source of potable water in accordance with regulations in sections 7.3.2 to 7.3.6 in the bylaw.

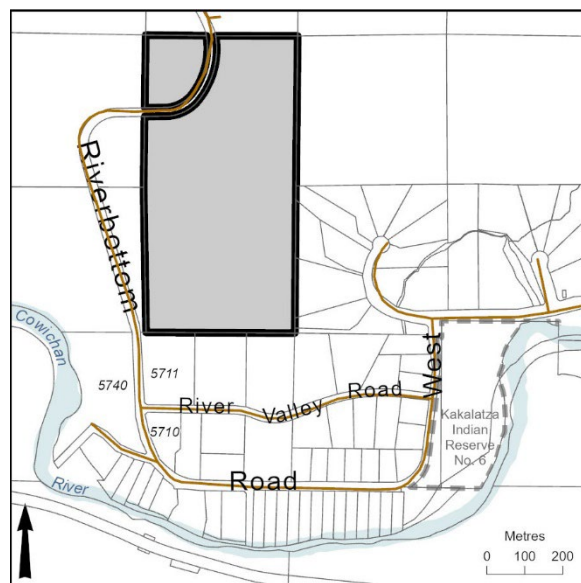
Subject Property

Civic Address: Riverbottom Road

Legal Description: THE EAST 1/2 OF SECTION 8 RANGE 1 SAHTLAM DISTRICT EXCEPT PART IN PLAN VIP53345

PID: 008-149-534

Zoning: F-1 Forest Resource 1



Inspection of Permit

The proposed permit, and related documents, are available on the CVRD website at <https://cvrld.ca/3256/Active-Development-Applications>. If you are unable to access these

Please Note: All property owners and persons residing within 100 metres of the subject property shown on the map above will receive this notice.

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documents on our website or for more information, please contact the CVRD Development Services Division at referrals@cvrld.bc.ca or 250.746.2620 for assistance.

Public Input

The CVRD Electoral Area Services Committee will consider this application and any public submissions at a public meeting beginning at 1:30 p.m. on **November 20, 2024** in the CVRD Boardroom.

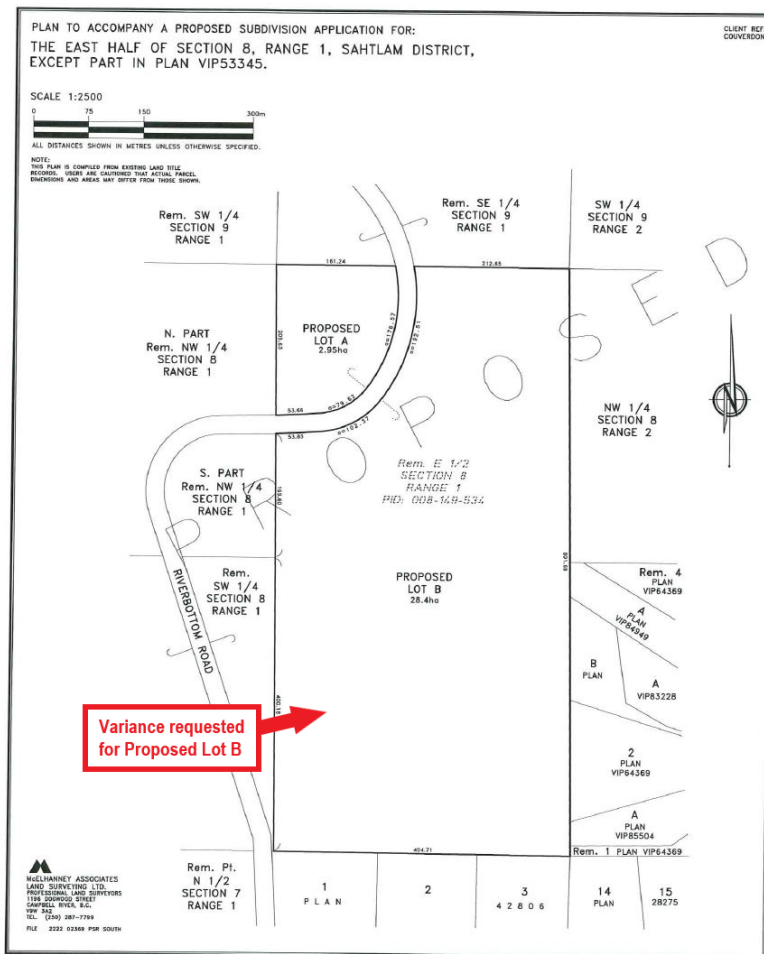
If you believe your interests will be affected by the proposed permit, you may provide written comments by email to referrals@cvrld.bc.ca or by mail to the CVRD Development Services Division, 175 Ingram Street, DUNCAN BC V9L 1N8, prior to Noon on **November 19, 2024**.

Please be advised that submissions to the CVRD in response to this Notice will form part of the public record and may be included in a meeting agenda that is posted online when the matter is before the Board, or a Committee of the Board. Submission confirms consent to release personal information in accordance with Section 33 of FOIPPA. For more information on collection or disclosure, contact the FOI Officer at 250.746.2503 or 1.800.665.3955.

Decision

The CVRD Board will make a final decision regarding permit issuance upon receipt of a recommendation from the Electoral Area Services Committee.

Site Plan



Contact: Development Services Division
CVRD Land Use Services Department
175 Ingram Street, DUNCAN BC V9L 1N8
Telephone: 250.746.2620 or Toll Free: 1.800.665.3955



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

REGISTERED PROPERTY OWNER(S):

**ISLAND TIMBERLANDS GP LTD., INC.NO.
0714328**

CVRD FILE NO.: **DVP24F01**

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:

**THE EAST 1/2 OF SECTION 8 RANGE 1 SAHTLAM DISTRICT
EXCEPT PART IN PLAN VIP53345
(PID: 008-149-534)**
3. Authorization is hereby given to vary the requirement for proof of a supply of potable water on Proposed Lot B, for the purposes of a two (2)-lot subdivision, subject to the following requirement(s):
 - **Development shall occur in accordance with attached Schedules A – B.**
 - **Registration of a section 219 covenant requiring that a Building Permit shall not be issued for a residential dwelling on Proposed Lot B until proof of a supply of potable water is provided.**
4. CVRD Bylaw 4331 – Electoral Areas Works and Servicing Bylaw, 2022 is varied as follows:
 - **Section 7.1.1 Proof of Water Supply – by removing the requirement to demonstrate that Proposed Lot B has a supply of potable water in accordance with the requirements in the bylaw.**
 - **Section 7.3.1 Private Water Sources – by removing the requirement for Proposed Lot B to have its own source of potable water in accordance with regulations in sections 7.3.2 to 7.3.6 of the bylaw.**
5. The following Schedules are attached to and form a part of this permit:
SCHEDULE A – Subject Property Map
SCHEDULE B – Proposed Subdivision Plan, McElhanney Associates Land Surveying Ltd., no date

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.

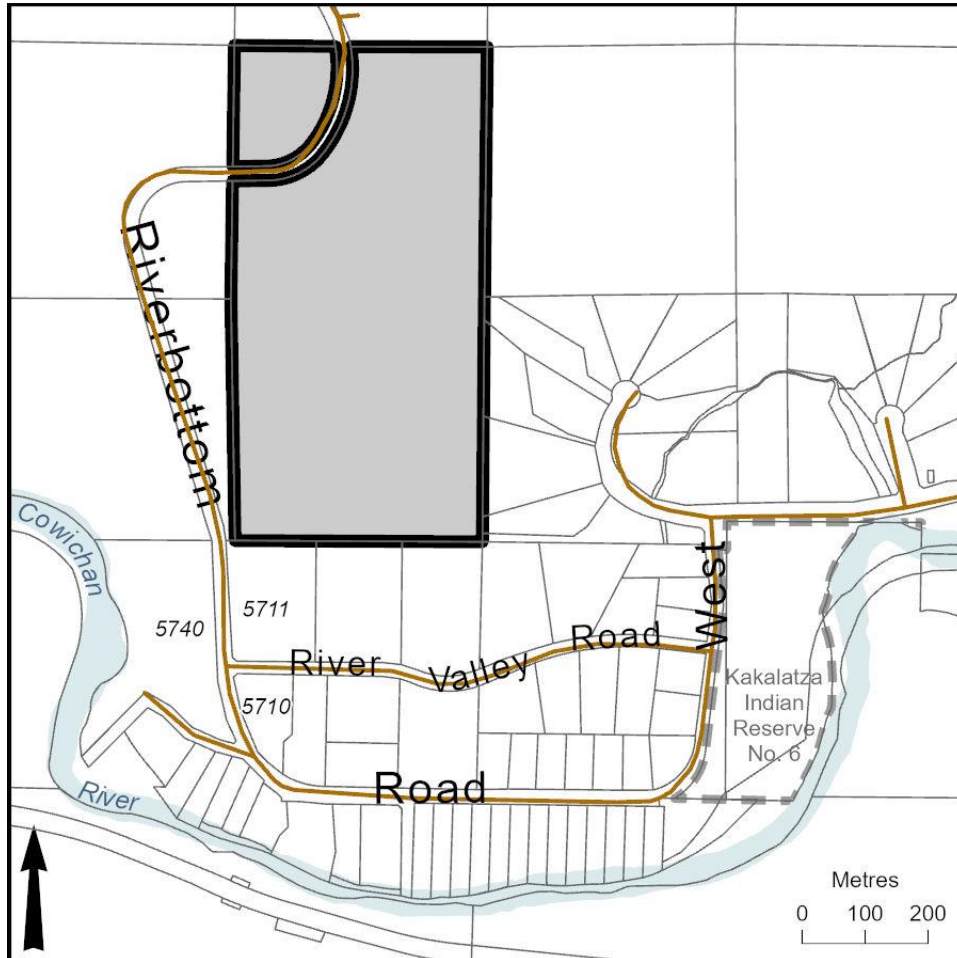
AUTHORIZED BY RESOLUTION NO. [#####] PASSED BY THE BOARD OF THE
COWICHAN VALLEY REGIONAL DISTRICT THE ##TH DAY OF **MONTH, YEAR.**

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

Subject Property Map

DVP24F01
PID: 008-149-534



Site Plan

DVP24F01
 PID: 008-149-534

PLAN TO ACCOMPANY A PROPOSED SUBDIVISION APPLICATION FOR:
 THE EAST HALF OF SECTION 8, RANGE 1, SAHTLAM DISTRICT,
 EXCEPT PART IN PLAN VIP53345.

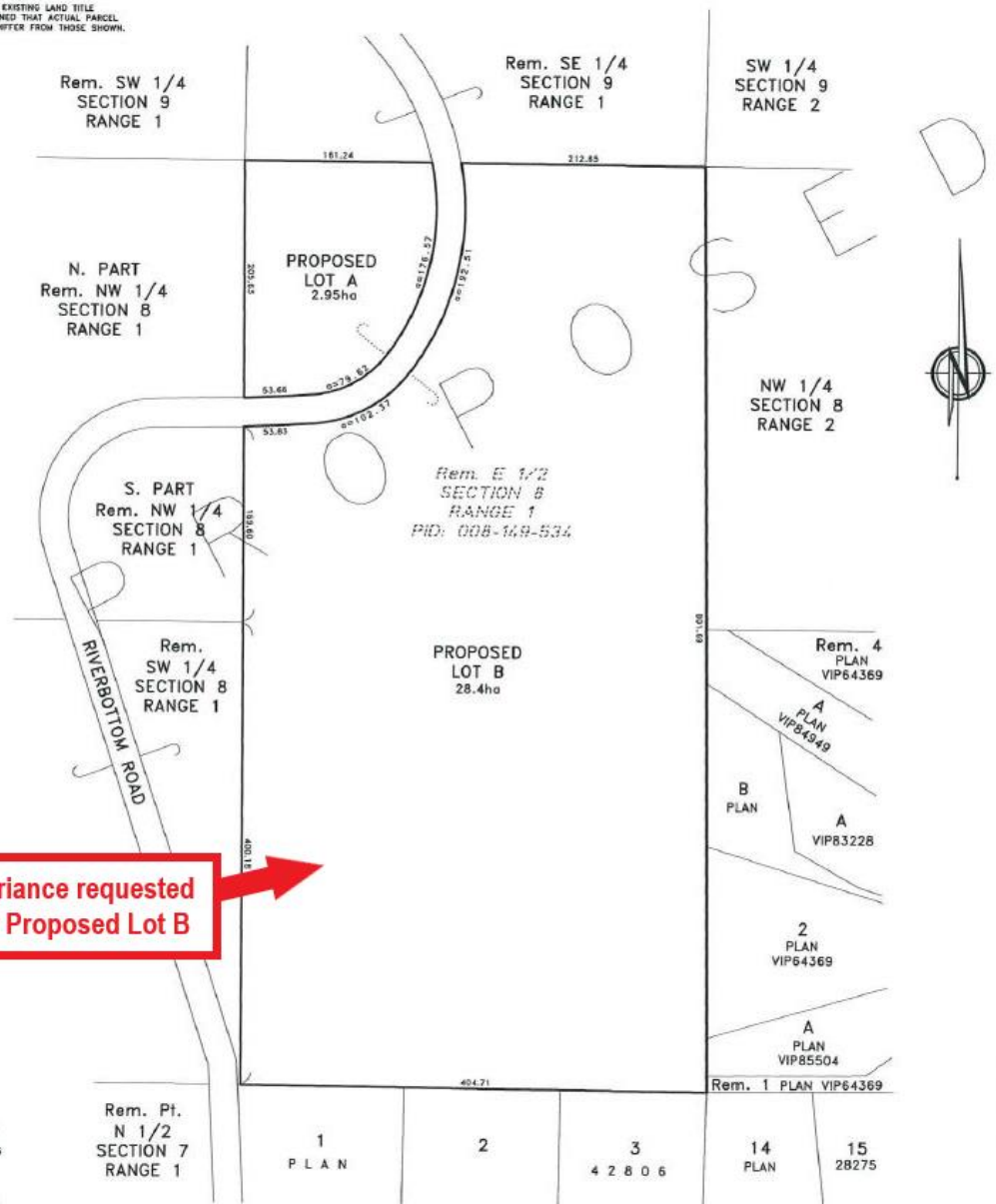
CLIENT REF:
 COUVERDON

SCALE 1:2500



ALL DISTANCES SHOWN IN METRES UNLESS OTHERWISE SPECIFIED.

NOTE:
 THIS PLAN IS COMPILED FROM EXISTING LAND TITLE
 RECORDS. USERS ARE CAUTIONED THAT ACTUAL PARCEL
 DIMENSIONS AND AREAS MAY DIFFER FROM THOSE SHOWN.



**Variance requested
 for Proposed Lot B**

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 PROFESSIONAL LAND SURVEYORS
 1196 DOGWOOD STREET
 CAMPBELL RIVER, B.C.
 V9W 5A2
 TEL. (250) 287-7799
 FILE 2222 02369 PSR SOUTH

Rem. Pt.
 N 1/2
 SECTION 7
 RANGE 1

1 PLAN
 2
 3
 4 2 8 0 6
 14 PLAN
 15
 28275