

Development Variance Permit

Permit No:	DVP00100	
Registered Owner:	Ravinder Singh Gill	
Subject Property:	3351 Auchinachie Road	Folio: 06079-000
Description of Land:		
Parcel Identifier	001-893-661	
Legal Description	Lot 1, Section 2, Range 4, Somenos District, Plan 21219	
Proposal:	To vary Sections 80.24 (5) and 35 (3) of Zoning Bylaw 1997, No. 2950 to regularize the existing principal building, deck, and heat pump on the subject property to facilitate a proposed subdivision.	

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant District of North Cowichan bylaws.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. Pursuant to Section 498 of the *Local Government Act* (RSBC 2015, c. 1), this permit varies the following sections of Zoning Bylaw 1997, No. 2950:
 - a) Section 80.24 (5) by reducing the minimum rear-yard setback from 7.5 metres to 6.32 metres for an existing principal building, and from 7.5 metres to 3.84 metres for an existing deck.
 - b) Section 35 (3) by reducing the minimum setback from 4.5 metres to 0.45 metres for an existing heat pump.
4. The Lands subject to this permit shall be developed strictly in accordance with the terms and conditions of this permit and in accordance with Schedule 1 – Site Plan with Variances dated July 28, 2023 and the following additional conditions:
 - a. A heat pump within the building side yard setback subject to this variance on Proposed Lot B shall not be permitted unless a solid screen or fencing has been erected on the west side of the heat pump location to mitigate sound impact on Proposed Lot A.
 - b. A heat pump within the building side yard setback subject to this variance on Proposed Lot B shall be permanently removed from its location at or prior to issuance of the first building permit for any additional residential units and shall no longer be permitted.

5. This permit is not a building permit.
6. Pursuant to section 504(1) of the *Local Government Act*, this permit lapses two years from date of issue if the holder of the permit does not substantially start any construction with respect to which this permit is issued.

Date of Development Variance Permit Approval/Issue by Council or its Delegate:

This permit was approved on (DATE OF COUNCIL APPROVAL) and issued on (DATE OF ISSUE).

This permit expires on (TWO YEARS FROM DATE OF ISSUE) .

The Corporation of the District of North Cowichan

Chris Osborne,
Acting Director, Planning and Building

SCHEDULE 1

