

Development Variance Permit

Permit No: DVP00077

Registered Owner: Byron Blow, Adam Ryder of 1227935 B.C. Ltd., Inc.No. BC1227935

Subject Property: 9386 Smiley Road **Folio:** 16469-001

Description of Land:

Parcel Identifier: 001-163-744

Legal Description: Lot 1, Section 13, Range 4, Chemainus District, Plan 31292

Proposal: **To vary Section 76(5)(a) by decreasing the minimum principal building front yard setback from 8.0m to 2.5 – 5.2 m to regularize a partially constructed covered entrance with a proposed second storey.**

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 Section 76(5)(a) of Zoning Bylaw 2950, 1997 by decreasing the minimum principal building front yard setback from 8.0 metres to 2.5 metres – 5.2 metres to regularize a partially constructed covered entrance with a proposed second storey, as shown in Schedule A and forming part of this permit.
4. This permit is not a building permit.
5. 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 **July XX, 2025** and issued on **July XX, 2025**.

This permit expires on **July XX, 2027**.

The Corporation of the District of North Cowichan

Designated Municipal Officer

SCHEDULE A

SITE PLAN OF

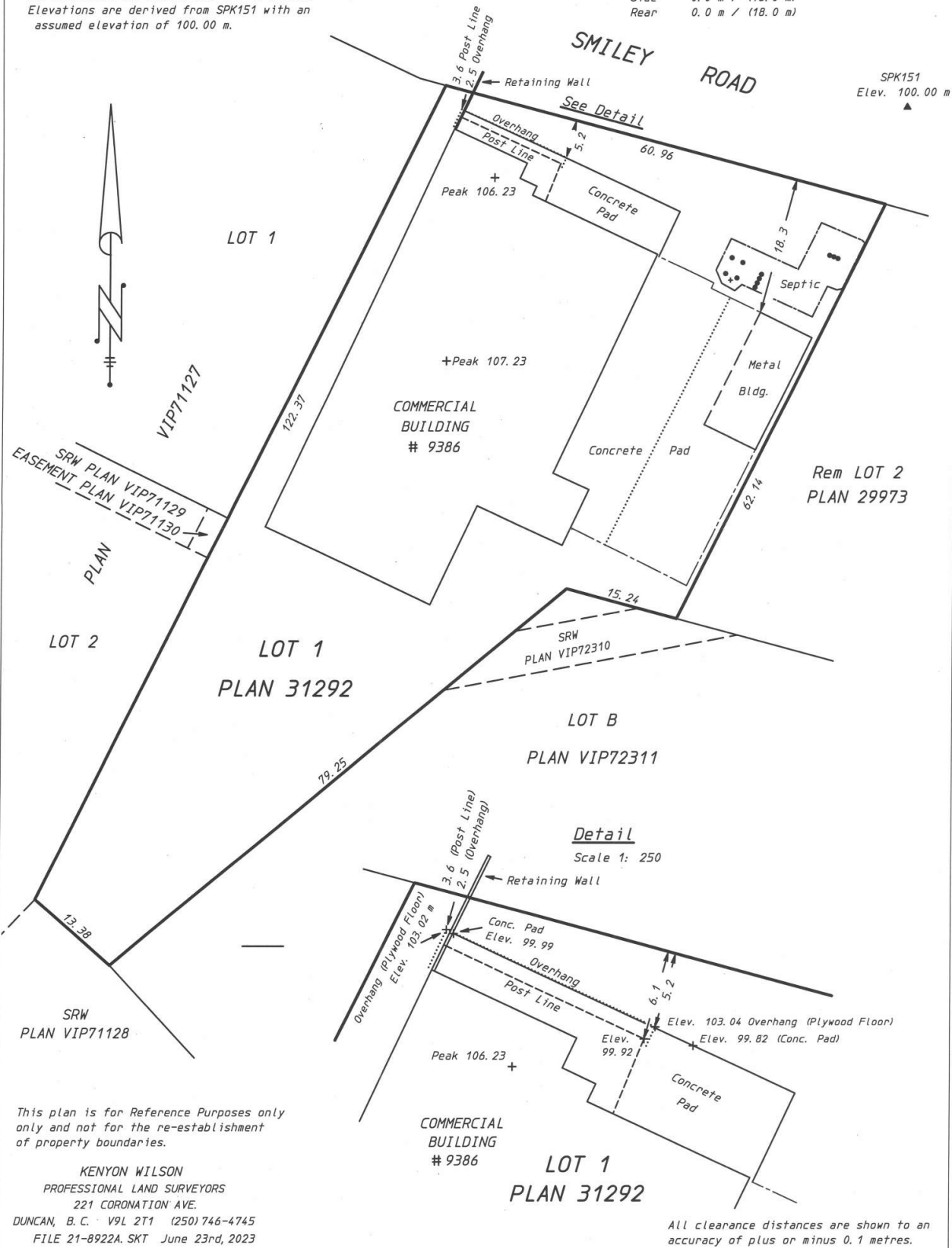
LOT 1, SECTION 13, RANGE 4,
CHEMAINUS DISTRICT, PLAN 31292.

SCALE 1 : 500



All distances and elevations are in metres.
Elevations are derived from SPK151 with an assumed elevation of 100.00 m.

Note: Lot 1 lies within the Corporation of the District of North Cowichan and is Zoned I-1. Bylaw setback requirements are as follows:
Principal Buildings:
(When abutting a Rural or Residential Zone)
Front 8.0 m / (18.0 m)
Side 0.0 m / (18.0 m)
Rear 0.0 m / (18.0 m)
Accessory Buildings and Structures:
(When abutting a Rural or Residential Zone)
Front 8.0 m / (18.0 m)
Side 0.0 m / (18.0 m)
Rear 0.0 m / (18.0 m)



This plan is for Reference Purposes only
only and not for the re-establishment
of property boundaries.

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 21-8922A.SKT June 23rd, 2023

All clearance distances are shown to an
accuracy of plus or minus 0.1 metres.



01 EXISTING 3D
A010 NTS



02 PROPOSED 3D
A010 NTS

ESTIMATED
DIMENSIONS
FOR ADJACENT
BUILDING TO THE
NORTH

REVISION	2025-06-13
PROPOSAL A	2025-06-04
REV	YYYY-MM-DD

**ADAM'S INDUSTRIAL
RENOVATION PROPOSAL**

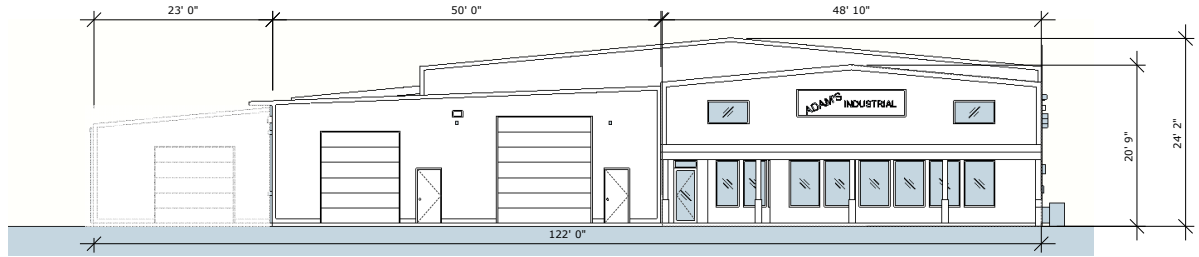
9386 Smiley Rd, Chemanus, BC V0R 1K4
<https://www.adamsindustrial.com/>
 250-324-4382

SCALE NTS

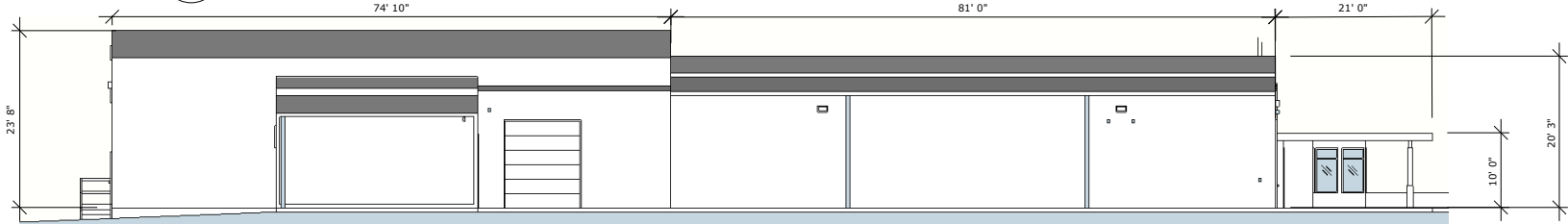
3D

A010

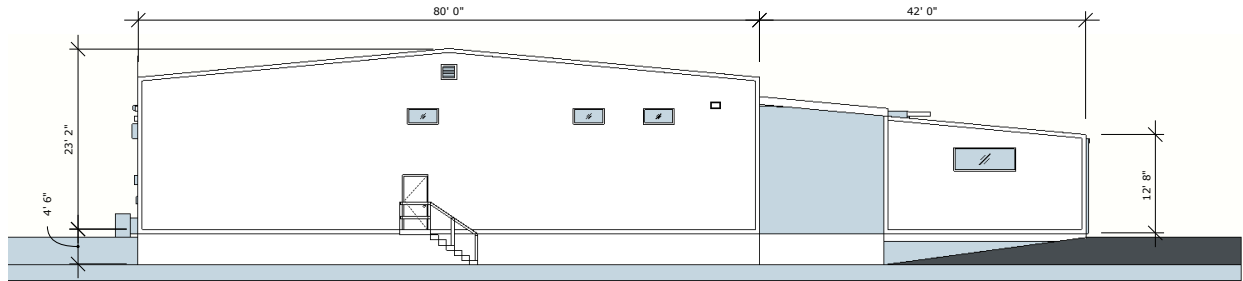
ALL DIMENSIONS MUST BE SITE VERIFIED



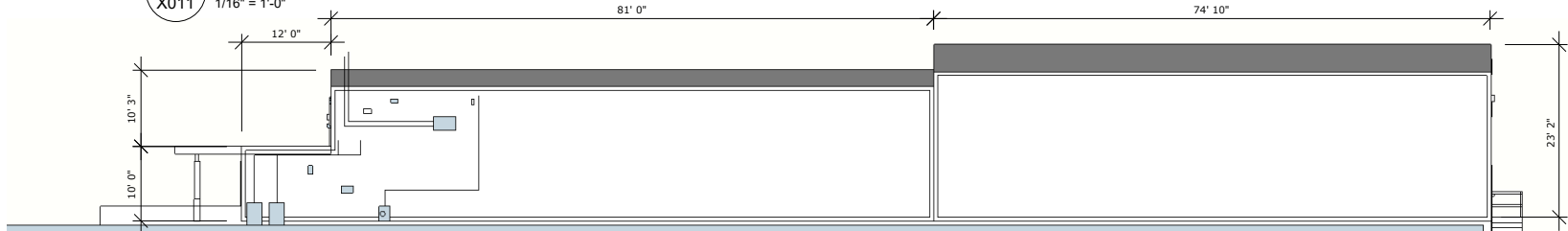
01 EXISTING EAST ELEVATION
X011 1/16" = 1'-0"



02 EXISTING SOUTH ELEVATION
X011 1/16" = 1'-0"



03 EXISTING WEST ELEVATION
X011 1/16" = 1'-0"



04 EXISTING NORTH ELEVATION
X011 1/16" = 1'-0"

REVISION	2025-06-13
PROPOSAL A	2025-06-04
REV	YYYY-MM-DD

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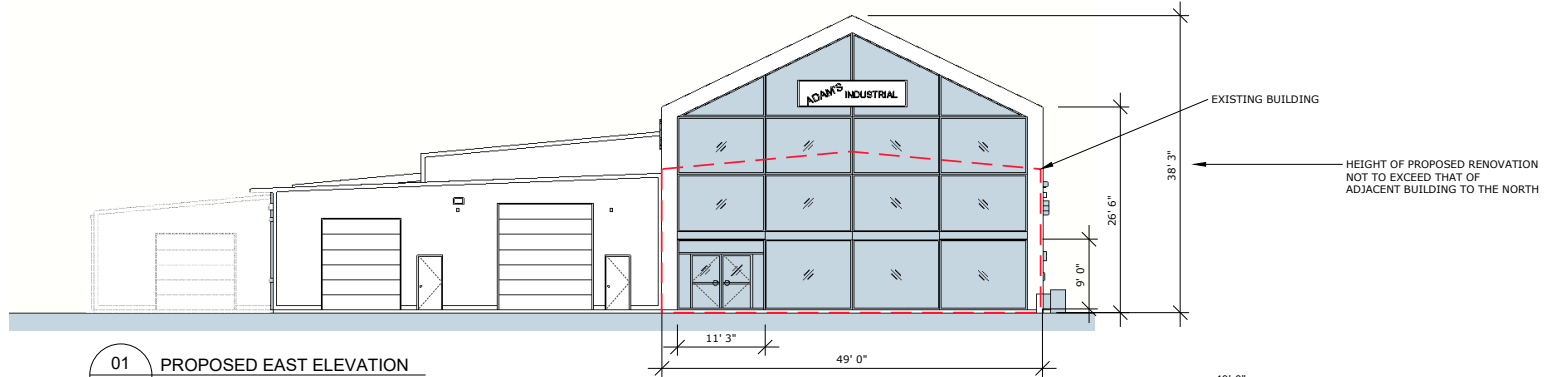
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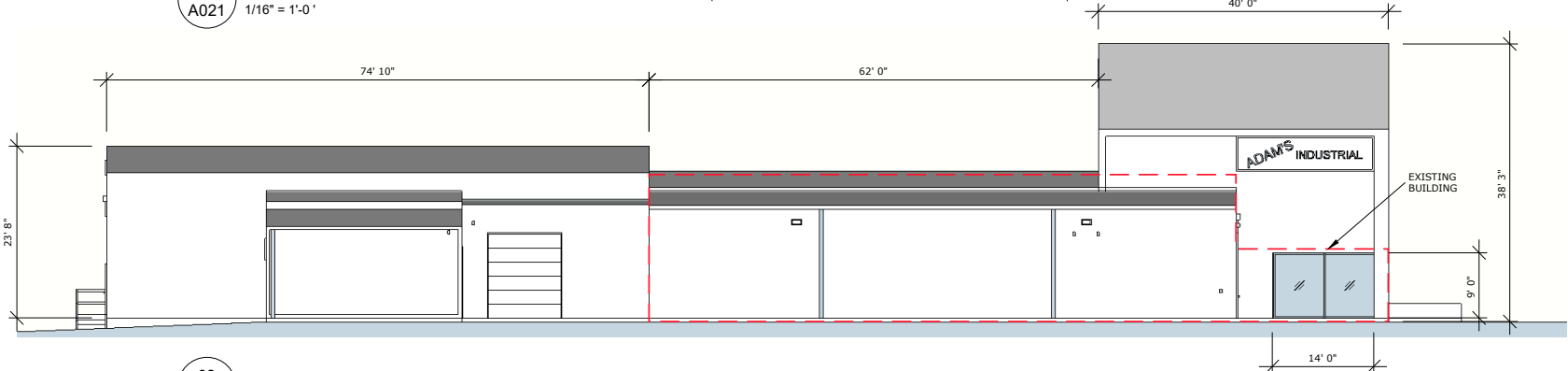
EXISTING
ELEVATIONS

X011

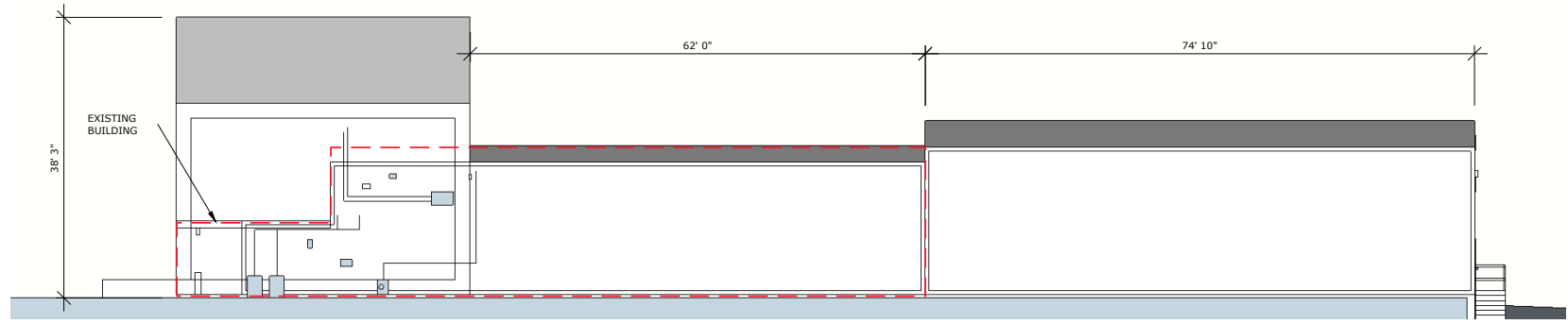
ALL DIMENSIONS MUST BE SITE VERIFIED



01 PROPOSED EAST ELEVATION
A021 1/16" = 1'-0"



02 PROPOSED SOUTH ELEVATION
A021 1/16" = 1'-0"



03 PROPOSED NORTH ELEVATION
A021 1/16" = 1'-0"

ALL DIMENSIONS MUST BE SITE VERIFIED

REVISION	2025-06-13
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SCALE 1/16" = 1'-0"

PROPOSED
ELEVATIONS

A021

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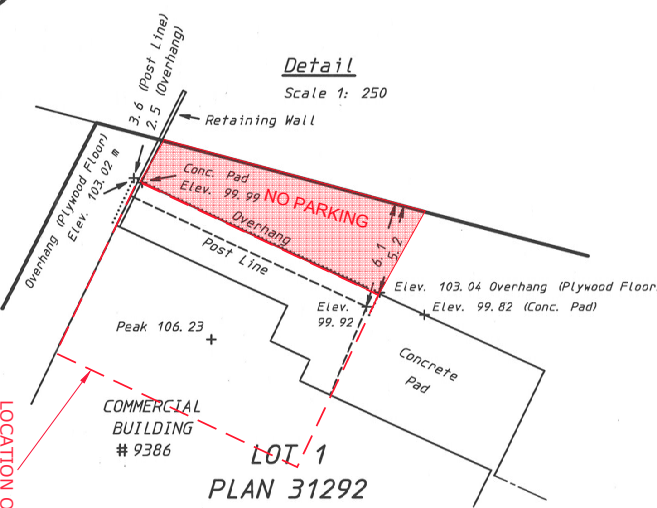
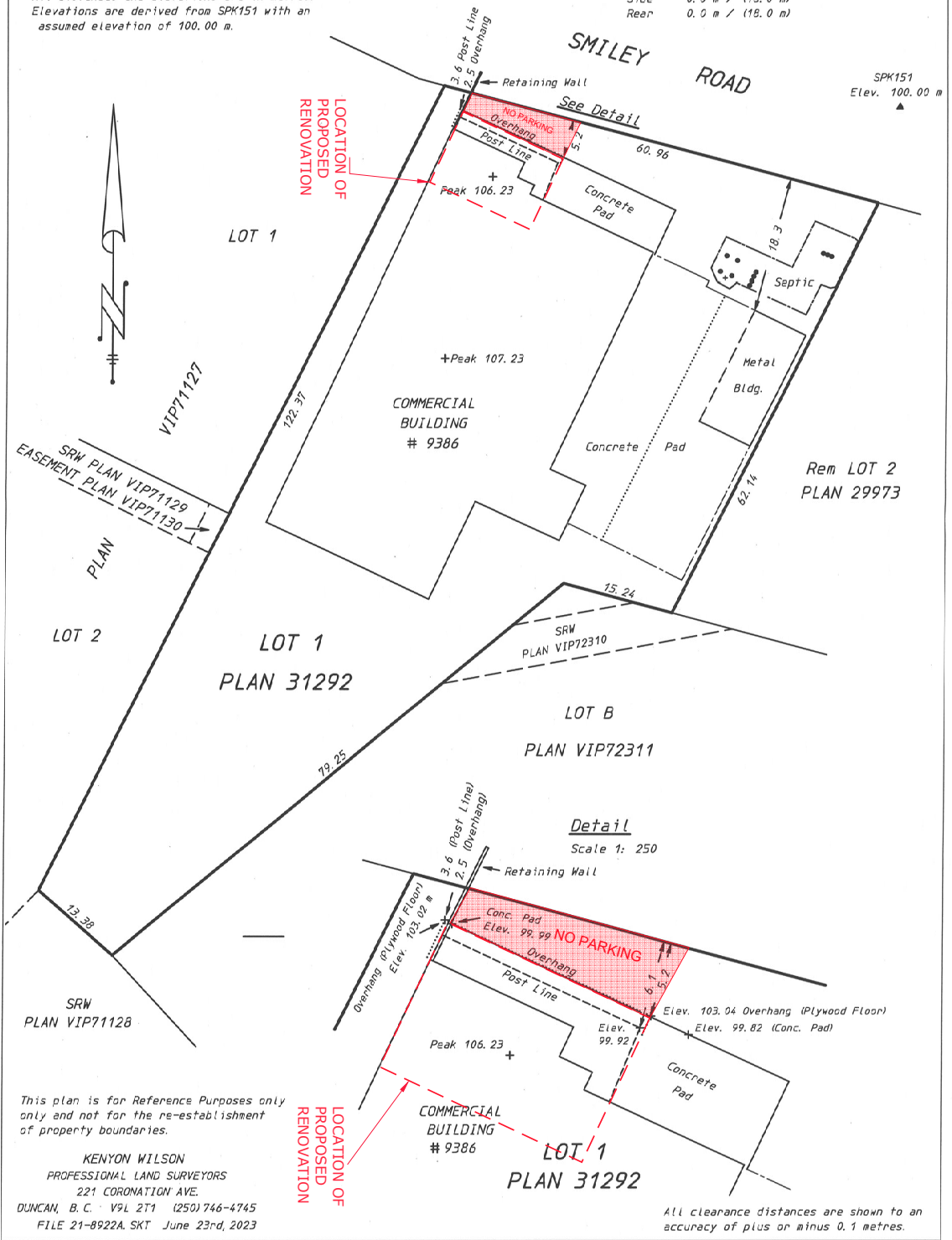
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FILE 21-8922A.SKT June 23rd, 2023

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SURVEY 2023-06-23 SITE PLAN	SCALE	ADAM'S INDUSTRIAL RENOVATION PROPOSAL 9386 Smiley Rd, Chemainus, BC V0R 1K4 https://www.adamsindustrial.com/ 250-324-4382	REVISION	2025-06-13
	NTS		PROPOSAL A	2025-06-04
A004			REV	YYYY-MM-DD