

Development Variance Permit

Permit No:	DVP00108	Folio: 15188-000
Applicant(s):	Derrick Biggar and Louise Bourassa	
Registered Owner(s):	Derrick Biggar & Louise Bourassa	
Subject Property:	9909 Willow Street	
Description of Land:		
Parcel Identifier	000-835-846	
Legal Description	LOT 77, SECTION 18, RANGE 5, CHEMAINUS DISTRICT, PLAN 303-A	
Proposal:	To vary Section 58(6)(b) of Zoning Bylaw 1997, No. 2950 by reducing the front and side yard setback for an existing accessory building.	

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 **Section 58 (6)(b) of Zoning Bylaw 1997, No. 2950 by reducing Accessory Building and Structures Front Yard setback from 5.0m to 0.59m and Side Yard setback from 1.0m too 0.61m in accordance with the B.C Land Surveyor's Building Location Certificate dated June 21, 2024 (Schedule A) attached to 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 **March 4, 2026** and issued on **March XX ,2026**.

This permit expires on **March XX ,2028**.

The Corporation of the District of North Cowichan

Amanda J. Young
Director, Planning and Building

DVP00108 - SCHEDULE A

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:
 LOT 77, SECTION 18, RANGE 5,
 CHEMAINUS DISTRICT, PLAN 303-A.

P.I.D. 000-835-846

CIVIC ADDRESS: 9909 WILLOW STREET, NORTH COWICHAN

THIS DOCUMENT WAS PREPARED FOR MUNICIPAL AND MORTGAGE PURPOSES AND IS EXCLUSIVE USE OF OUR CLIENT, RICK BIGGAR.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. TURNER & ASSOCIATES LAND SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE. CERTIFIED CORRECT THIS 21st DAY OF JUNE, 2024.

Digitally signed by Matthew Schnurch FXMA33
 Date: 2024.06.24 14:06:22 -0700

MATTHEW D. SCHNURCH, B.C.L.S. #956

(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED).

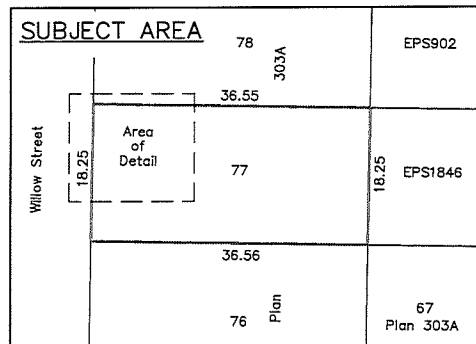
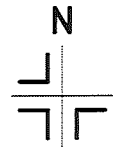
DETAIL



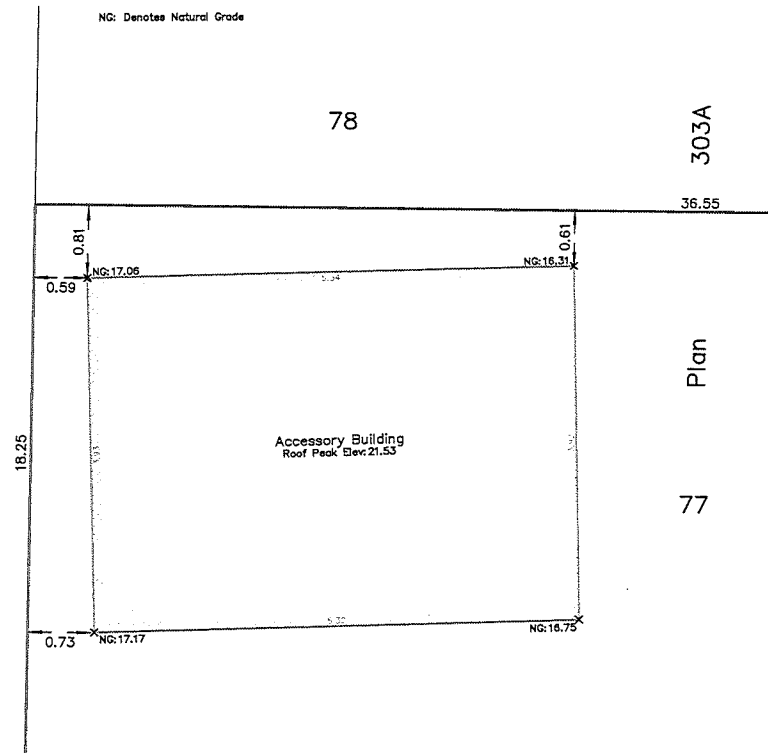
SCALE 1:50

BUILDING HEIGHT CALCULATION	
Average natural grade	16.82
Maximum building height (R3 Zone)	5.0
Maximum building elevation	21.82
Roof Peak Elevation	21.53

NG: Denotes Natural Grade



Willow Street



Accessory Building
 Roof Peak Elev: 21.53

DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM
 GNSS OBSERVATIONS (CGVD28BC DATUM).

Turner & Associates
 Land surveying

435 TERMINAL AVENUE NORTH
 NANAIMO, B.C.
 V9S 4J8
 250-753-9778
 www.turnersurveys.ca
 File: 20-107-77

NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 M76300.
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

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