



Islands Trust

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.16

To: Qing Zhong
c/o Alan Maten

1. This Development Variance Permit applies to the land described below:

STRATA LOT 3 SECTION 1 NORTH SALT SPRING ISLAND RANGE 1E COWICHAN DISTRICT STRATA PLAN EPS578 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (PID: 028-882-601)

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

- a) Subsection 4.3.1 which states that *no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within 3.0 m from the interior side lot line* is varied to permit a proposed siting of a single family dwelling ("Cottage") to be sited 1.5 m from the interior lot line.

The development shall be consistent with Schedule 'A' which is attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF [MONTH], [YEAR].

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF [MONTH], [YEAR] (2 YEARS FROM DATE OF ISSUANCE) THIS PERMIT AUTOMATICALLY LAPSES.

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
SS-DVP-2023.16**

SCHEDULE 'A'

**SITE PLAN OF STRATA LOT 3, SECTION 1, NORTH SALT SPRING ISLAND,
RANGE 1 EAST, COWICHAN DISTRICT, STRATA PLAN EPS578
PID 028-882-601**



The intended plot size of this plan is 280mm in width by 432mm in height (B-Size) when plotted at a scale of 1:500.

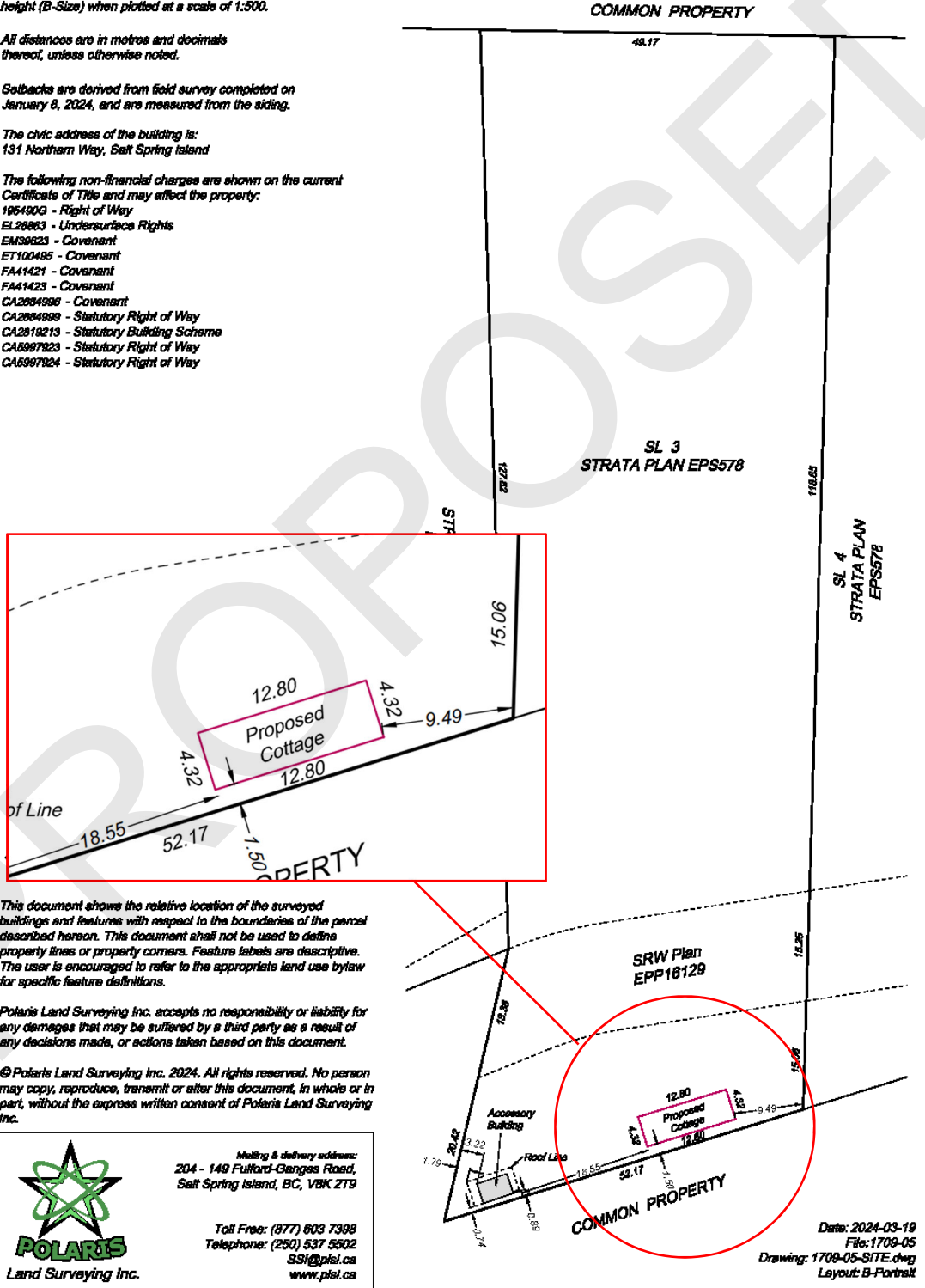
All distances are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed on January 8, 2024, and are measured from the siding.

The civic address of the building is:
131 Northern Way, Salt Spring Island

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

- 1964909 - Right of Way
- EL28863 - Undersurface Rights
- EM39823 - Covenant
- ET100485 - Covenant
- FAA1421 - Covenant
- FAA1423 - Covenant
- CA2884886 - Covenant
- CA2884888 - Statutory Right of Way
- CA2818213 - Statutory Building Scheme
- CA8897823 - Statutory Right of Way
- CA6987824 - Statutory Right of Way



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described herein. This document shall not be used to define property lines or property corners. Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Date: 2024-03-19
File: 1709-05
Drawing: 1709-05-SITE.dwg
Layout: B-Portrait