



Islands Trust

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT PLDVP20240267

To: Barbara Kathleen Gard

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

LOT 3 SECTION 1 RANGE 2 WEST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP2134
(PID: 028-251-211)

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

- a) Subsection 4.4.2 which states; Despite Subsection 4.4.1, the setback from the natural boundary of the sea may be reduced to 10 m where an engineer has certified that the natural boundary is located on non-erodible material.

Is varied only to permit the construction of stairs for the front deck of the dwelling unit within 7.9 m setback from natural boundary of water bodies.

The development shall be consistent with Schedules 'A', and 'B' which are 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 ___ DAY OF _____, 20__.**

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY
THE ___th DAY OF _____, 20__ THIS PERMIT AUTOMATICALLY LAPSES.**

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20240267**

**SCHEDULE 'A'
[Site Plan]**

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION
CERTIFICATE OF LOT 3, SECTION 1, RANGE 2 WEST, NORTH
SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN EPP2134
PID 028-251-211**



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:1000.

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

Setbacks are derived from field survey completed on July 19, 2024, and are measured from the siding.

The civic address of the building is:
132 Narrows West Road, Salt Spring Island, BC.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:
CA1567041 - Covenant
CA1567057 - Covenant
FB379418 - Statutory Right of Way
FB379419 - Statutory Right of Way
CA5026440 - Statutory Right of Way
CA6796248 - Statutory Building Scheme
CA9090662 - Modification

This plan was prepared for building inspection purposes and is for the exclusive use of Barbara Kathleen Gard.

Jordan Litke
Jordan Litke N4UKQ9
2024.07.28 09:19:39
-07'00"

Based on Land Title & Survey Authority Records and Field Survey. Unregistered interests have not been included or considered.

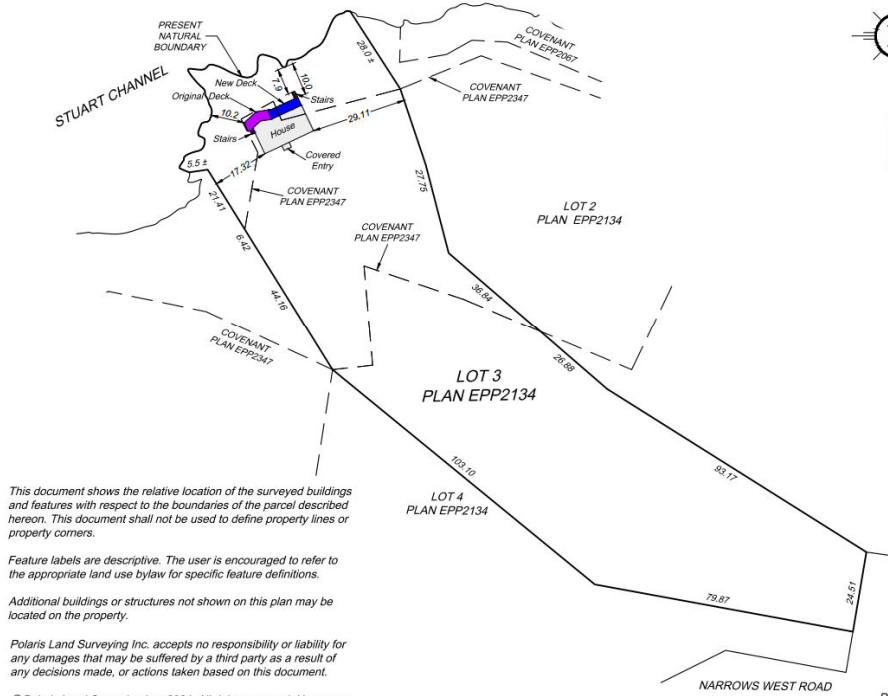
This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct as of the 19th day of July, 2024.

Jordan Elliot Litke, BCLS 905



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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.

Additional buildings or structures not shown on this plan may be located on the property.

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: 2024-07-28
File: 0165-16
Drawing: 0165-16_BLC-2024-07-19.dwg
Layout: B-Landscape

PRC

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20240267**

**SCHEDULE 'B'
[Plan]**

