



Islands Trust

PROPOSED

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250241**

To: MICHAEL CLIFFORD FABIAN &
JOSEPH BERNARD GAUDET

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

LOT 1 SECTION 10 RANGE 3 WEST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN 16122 (PID: 004-002-008)

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

- a) Subsection 4.4.1 which states that *No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body*, is varied to permit the siting of an existing studio within 8.4 metres (27.55 ft) from the natural boundary of water body.

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
PLDVP20250241

SCHEDULE 'A'

Site Plan

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE OF
PART OF LOT 1, SECTION 10, RANGE 3 WEST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 16122**

PID 004-002-008



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:750.

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

Setbacks are derived from field survey completed on August 5, 2025, and are measured from finishing surfaces.

The civic address of the building is:
193 Monteith Road, Salt Spring Island, BC.

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

88038G - UNDERSURFACE RIGHTS
ED3917 - EASEMENT

This plan was prepared for building inspection purposes and is for the exclusive use of Michael Fabian and Joseph Gaudet.

This plan shows the waterfront structures only. Other buildings may exist on the property.

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. 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 2024 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.

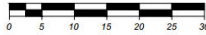
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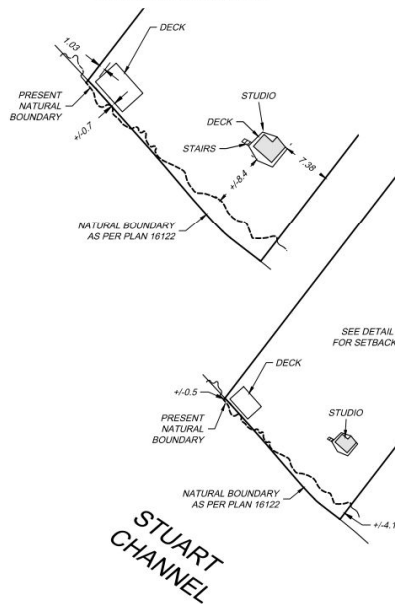
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DETAIL



Scale of enlargement is 1:500
at the intended plot size of plan



This plan shows the natural boundary according to Plan 16122 and an opinion on the location of the present natural boundary based on field survey. The natural boundary according to Plan 16122 may not reflect the current extent of title.

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 5th day of August, 2025.

Jordan Litke Jordan Litke N4UKQ9
2025.08.13 19:55:49
-0700
Jordan Elliot Litke, BCLS 905

Date: 2025-08-13
File: 0945-02
Drawing: 0945-02-BLC.dwg
Layout: B-Landscape