



TOWN OF LADYSMITH DEVELOPMENT VARIANCE PERMIT

(Section 498 Local Government Act)

FILE NO: 3090-24-07

DATE: September 25, 2024

Name of Owner(s) of Land (Permittee): Jasery Holdings Ltd., Inc. No. BC0127715

Applicant: Jasery Holdings Ltd.

Subject Property (Civic Address): 1010 Ludlow Road

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Town of Ladysmith applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Development Variance Permit applies to and only to those lands within the Town of Ladysmith described below and any and all buildings, structures and other development thereon:

Lot 1, District Lot 24, Oyster District, Plan VIP83837
PID: 027-236-986
(1010 Ludlow Road)
(referred to as the "Land")

3. Section 12.2.5.c) of "Light Industrial (I-1)" zone of the "Town of Ladysmith Zoning Bylaw 2014, No. 1860", as amended, is varied for the Land by reducing the minimum *Parcel Line Setbacks* by:

(a) Decreasing the *Side Parcel Line Setback* from 3.0 metres to 2.3 metres;
and

(b) Decreasing the *Rear Parcel Line Setback* from 3.0 metres to 2.3 metres.

for the construction of a shed as shown in **Schedule A – Site Plan**.

4. The land described herein shall be developed strictly in accordance with terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof.

5. The following plans and specifications are attached:

- (a) Schedule A – Site Plan
- (b) Schedule B – Elevation Plan

6. Notice of this Permit shall be filed in the Land Title Office at Victoria under s.503 of the *Local Government Act*, and upon such filing, the terms of this Permit (3090-24-07) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
7. THIS PERMIT IS NOT A BUILDING PERMIT. No occupancy permit shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Corporate Officer.

APPROVED PURSUANT TO “LADYSMITH OFFICERS AND DELEGATION OF AUTHORITY BYLAW 2016, NO. 1905” ON THE 25TH DAY OF SEPTEMBER 2024.

Director of Development Services
J. Belobaba, RPP, MCIP

DRAFT

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:

LOT 1, DISTRICT LOT 24,
OYSTER DISTRICT, PLAN VIP83837

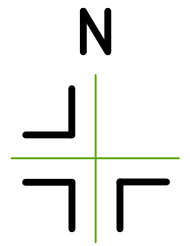
P.I.D. 027-236-986

CIVIC ADDRESS: 1010 LUDLOW ROAD, LADYSMITH

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

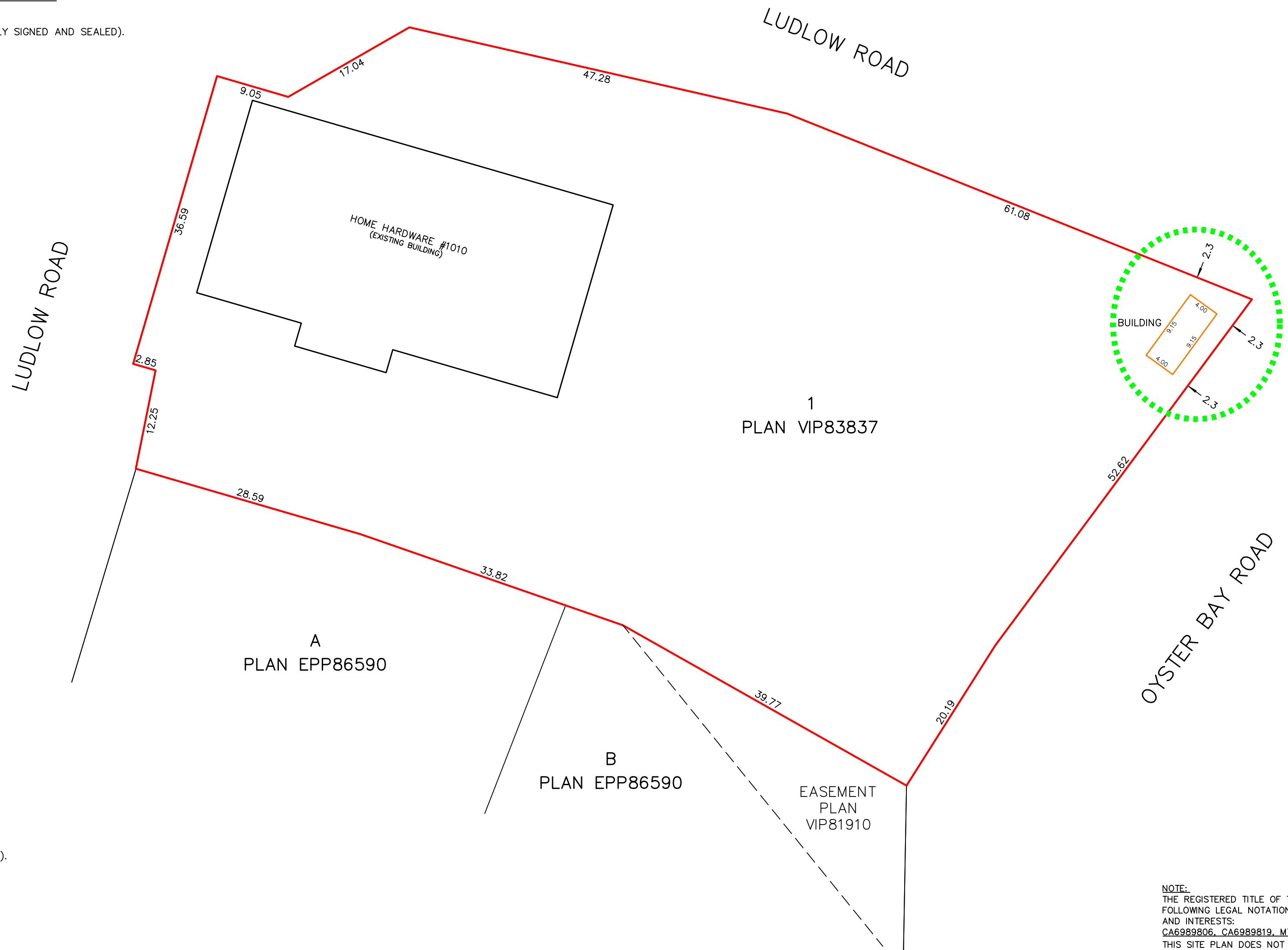
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. TURNER & ASSOCIATES LAND SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR AND HEREBY 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 25th DAY OF APRIL, 2024.

SCHEDULE A- Site Plan
DVP 3090-24-07
1010 Ludlow Road



BRODY PHILLIPS, B.C.L.S. 994

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



SCALE 1:400
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM
CONTROL MONUMENT 98SG067 (CVD28BC DATUM).

Turner & Associates
land surveying™

435 TERMINAL AVENUE NORTH
NANAIMO, B.C.
V9S 4J8
250-753-9778
www.turnersurveys.ca
File: 12-025

THIS PLAN LIES WITHIN THE
COWICHAN VALLEY REGIONAL DISTRICT

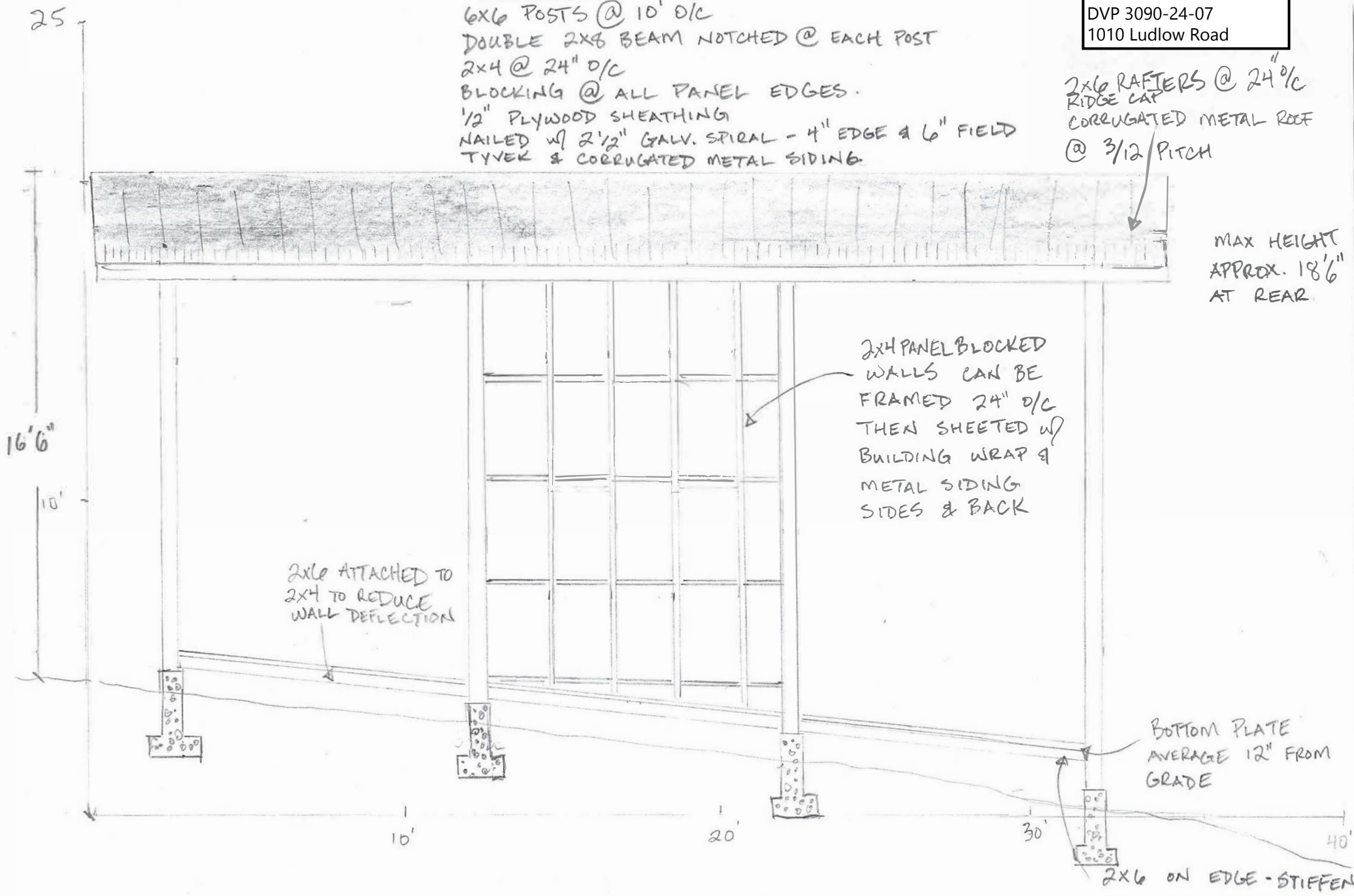
NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
CA6989806, CA6989819, M76300, 107095G, D23415, FB169562.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

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WALL FRAMING.
6x6 POSTS @ 10' O/C
DOUBLE 2x8 BEAM NOTCHED @ EACH POST
2x4 @ 24" O/C
BLOCKING @ ALL PANEL EDGES.
1/2" PLYWOOD SHEATHING
NAILED w/ 2 1/2" GALV. SPIRAL - 4" EDGE & 6" FIELD
TYVEK & CORRUGATED METAL SIDING

2x6 RAFTERS @ 24" O/C
RIDGE CAP
CORRUGATED METAL ROOF
@ 3/12 PITCH

MAX HEIGHT
APPROX. 18'6"
AT REAR



20'

MAX. HEIGHT FRONT.
16'4"

CORRUGATED METAL ROOF
2x6 RAFTERS
1x4 PELLINS
2x8 GABLE & FASCIA BOARDS

2x10 BEAMS
SPANNING POSTS

6x6 POSTS & HEADER
NOTCHED FLUSH EACH DIRECTION
3/8"x6" GRK BOLTS IN JOINING BEAM
& HEADER
36" 6x6 KNEE BRACE ATTACHED W/
GRK 3/8"x6"

8" FOOTING
COLUMNS

13'8"

12'

28'

FOOTINGS

ALL FOOTINGS @ 18" BELOW GRADE

24" x 24" x 8" w/ 1/2" REBAR GRID

4 - 1/2" HOOKS IN EACH COLUMN

BACKFILL & TOPPED W/ 4" SKIM W/ GRID

