



TOWN OF LADYSMITH DEVELOPMENT VARIANCE PERMIT

(Section 498 *Local Government Act*)

FILE NO: 3090-20-01

DATE: July 7, 2020

Name of Owner(s) of Land (Permittee): Green Civilian Industries Limited, Inc. No.
BC1206334

Applicant: William Belland

Subject Property (Civic Address): 10750 South Watts 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 20, District Lot 72, Oyster District, Plan 8793 Except Parcel A (DD 94199N)
– PID: 005-462-959 (10750 South Watts Road)**

(referred to as the subject property)
3. Section 5.23.a) “Community Water and Community Sewer” of the “Town of Ladysmith Zoning Bylaw 2014, No. 1860”, as amended, is varied for the subject property to allow for construction of a multi-building industrial development:

From: Except as otherwise provided in this Bylaw, all *Uses* permitted by this Bylaw are only permitted if the *Use* is connected to the Town of Ladysmith community water system and the community sanitary sewer system.

To: Except as otherwise provided in this Bylaw, all *Uses* permitted by this Bylaw are only permitted if the *Use* is connected to the Town of Ladysmith community water system. All *Uses* must be connected to the community sanitary sewer system within two years of the system being available.

4. Section 2.04(b) "Works and Service Requirements" of the "Town of Ladysmith Subdivision and Development Servicing Bylaw 2013, No. 1834", as amended, is varied for the subject property as follows:

From: As a condition of (b) The issuance of a Building Permit, where the value of construction, as determined by the Building Bylaw, is greater than \$50,000; The owner of the land is required to provide works and services in accordance with the standards established in this Bylaw, on that portion of a highway immediately adjacent to the site being subdivided or developed, up to the center line of the highway.

To: As a condition of (b) The issuance of a Building Permit, where the value of construction, as determined by the Building Bylaw, is greater than \$50,000; The owner of the land is required to provide works and services in accordance with the standards established in this Bylaw, on that portion of a highway immediately adjacent to the site being subdivided or developed, up to the center line of the highway; except that a connection to the sanitary sewer system is not required at this time. The owner of the land must connect to the sanitary sewer system within two years of the system being available to the land. In the interim an on-site sewerage system permit, issued by Island Health, is required.

5. 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.
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 (**Inset permit 3090-20-01**) 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.

AUTHORIZING RESOLUTION PASSED BY MUNICIPAL COUNCIL ON THE 7th DAY OF JULY 2020.

Mayor (A. Stone)

Corporate Officer (D. Smith)

I **HEREBY CERTIFY** that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Town of Ladysmith has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with **Green Civilian Industries Limited** other than those contained in this permit.

Signed

Witness

Title

Occupation

Date

Date

DRAFT