



TOWN OF LADYSMITH DEVELOPMENT VARIANCE PERMIT

(Section 498 *Local Government Act*)

FILE NO:3090-26-03

DATE: June 08, 2026

Name of Owner(s) of Land (Permittee): LMF Developments Inc. No. BC0871590

Applicant: Brad Harley, Trillian Construction Ltd

Subject Property (Civic Address): Units 7, 8, 9 – 420 Cook Street

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 146, OYSTER DISTRICT PLAN VIP79719 EXCEPT PHASES 1-3 STRATA PLAN EPS2747
PID: 026-445-778**
(referred to as the “Land”)
3. Section 10.8.5(a) “Low Density Residential (R-3-A)” of the “Town of Ladysmith Zoning Bylaw 2014, No. 1860”, as amended, is varied for the land by increasing the maximum permitted *Height of the Principal Building* from 10.0 metres to 10.7 metres for a *Townhouse Dwelling* as shown in **Schedule A – Site Survey**, and **Schedule B – Building Elevations**.
4. Pursuant to section 502(2) of the *Local Government Act* the Land described herein shall be developed strictly in accordance with terms, 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 Survey**
 - b) **Schedule B – Building elevations**

6. Pursuant to s.504(1) of the *Local Government Act*, if the Permittee does not substantially start any construction permitted by this Permit within **two years** of the date of this Permit as established by the authorizing resolution date, this Permit shall lapse.
7. For the purposes of section 6, “substantially start”:
 - a. means works undertaken in compliance with this permit and the bylaws of the Town for which a valid building permit has been issued; and
 - b. does not include clearing, grubbing or excavation work.
8. 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 (**3090-26-03**) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
9. 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 ____DAY OF JUNE, 2026.

Director of Development Services
J. Belobaba, RPP, MCIP

**B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:
 LOT 1, DISTRICT LOT 146, OYSTER DISTRICT, PLAN VIP79719,
 EXCEPT PHASES 1-3 STRATA PLAN EPS2747.**

P.I.D. 026-445-778

CIVIC ADDRESS: 420 COOK STREET, LADYSMITH

THIS DOCUMENT WAS PREPARED FOR MUNICIPAL AND MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT, LMF DEVELOPMENTS INC.

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 DISCLAIMS 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.

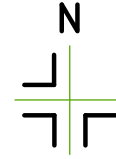
CERTIFIED CORRECT THIS 21st DAY OF JANUARY, 2026.

Ryan Turner
 QV82X6

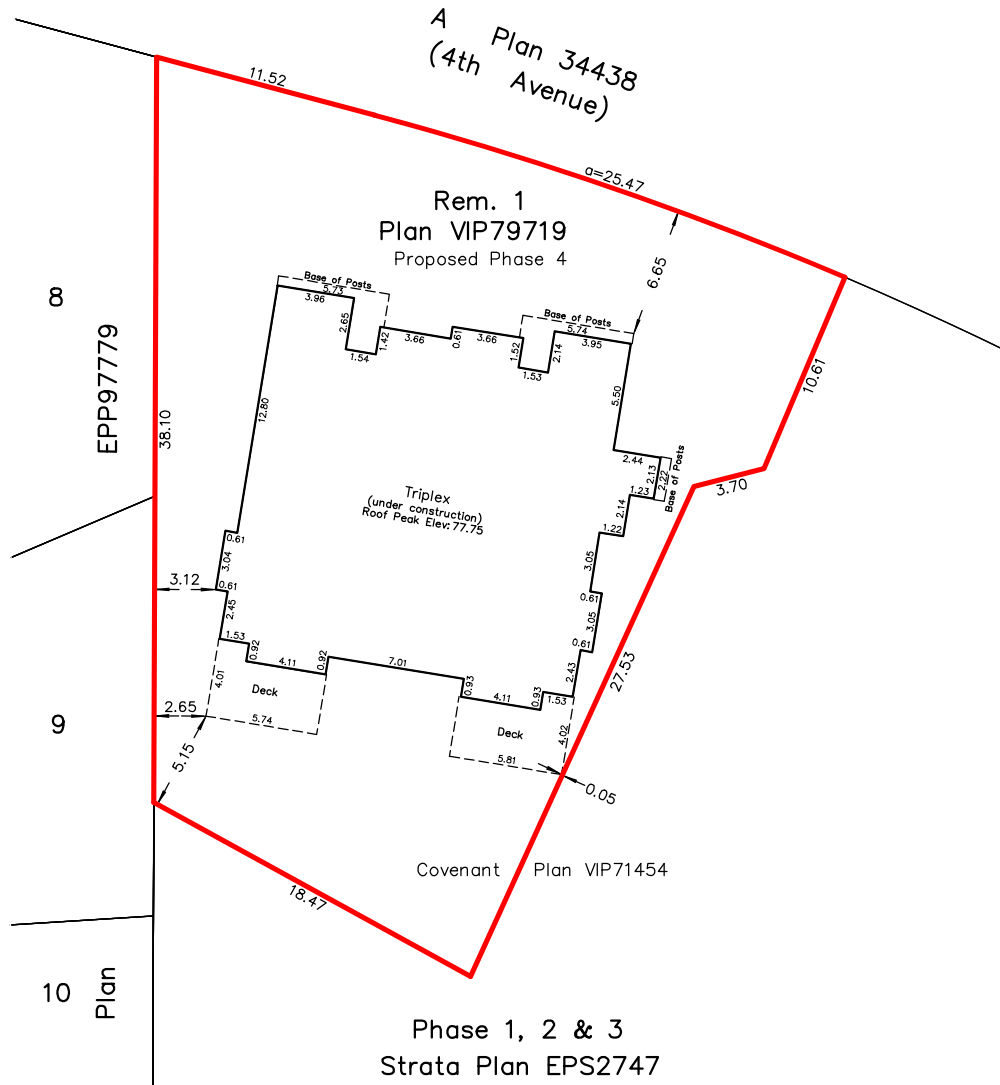
Digitally signed by Ryan Turner
 QV82X6
 Date: 2026.02.06 14:16:02
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R. TURNER, B.C.L.S. #825

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



**Schedule A - Site Survey
 DVP 3090-26-03
 Units 7, 8, 9 - 420 Cook Street**



SCALE 1:250

DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETTIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 87H3578 (CGVD28BC DATUM).

Turner & Associates
 land surveying™

435 TERMINAL AVENUE NORTH
 NANAIMO, B.C.
 V9S 4J8
 250-753-9778
 www.turnersurveys.ca
 File: 12-135-1

NOTE:

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
[CA7086345](#), [FB473018](#), [M76300](#), [EP86845](#), [EP88192](#), [FT50392](#),
[EW126479](#), [CA7770297](#), [CAR021882](#).
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

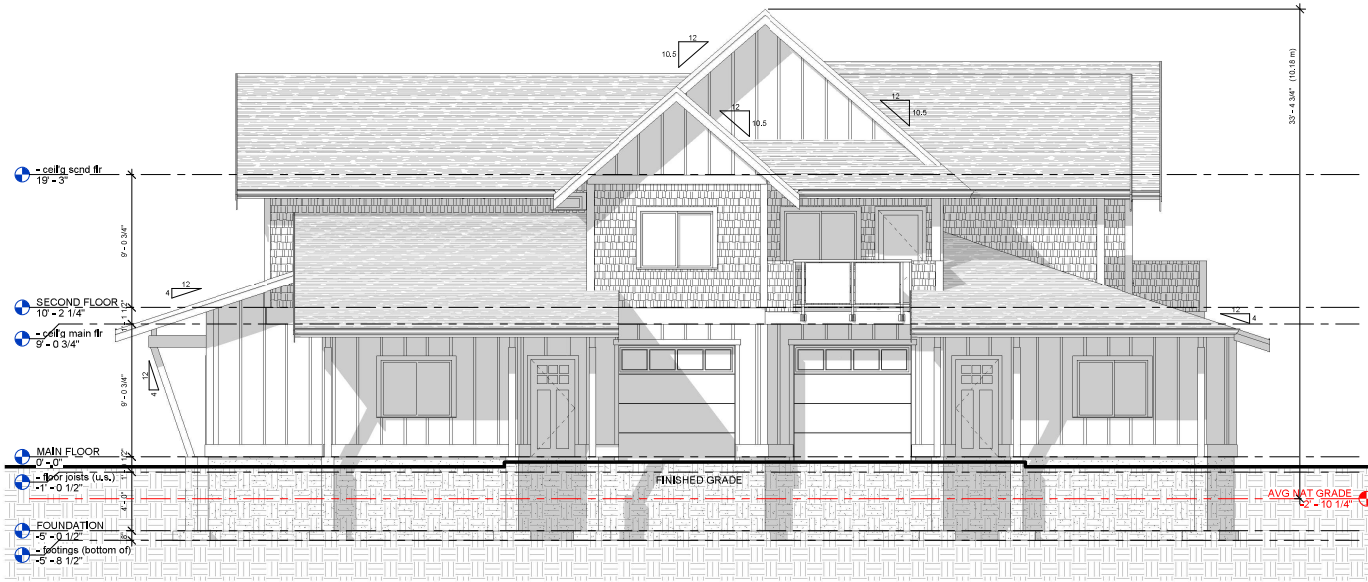
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Schedule B - Building Elevations

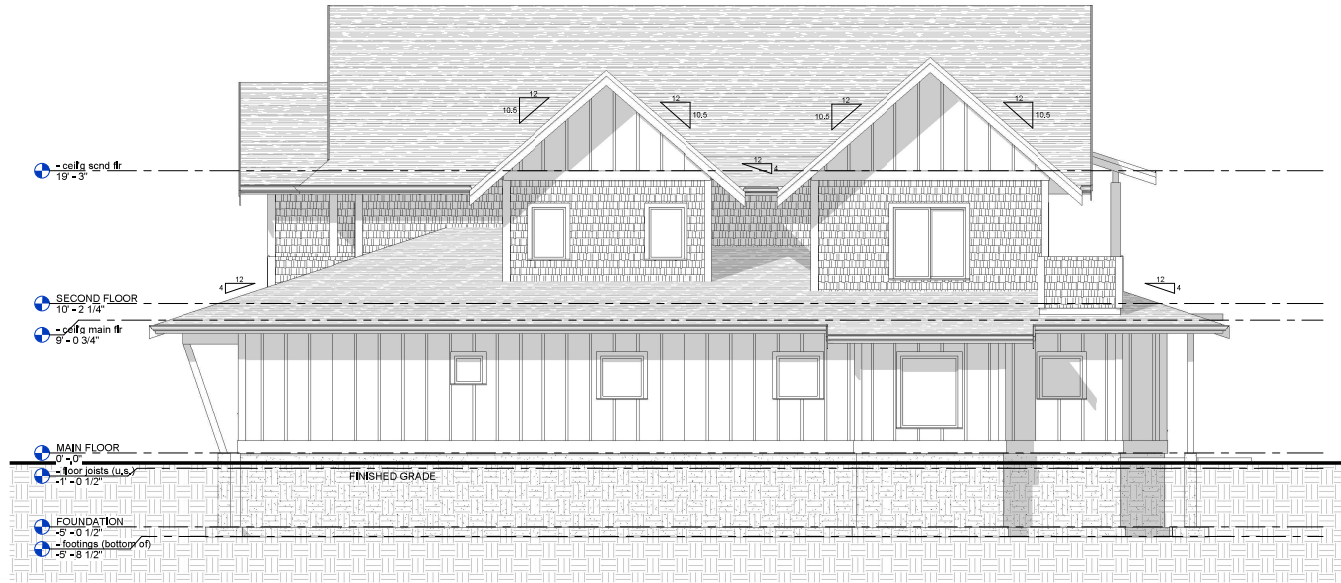
DVP 3090-26-03

Units 7,8,9 - 420 Cook Street

2 Pages



① Front (north) Elevation
1/4" = 1'-0"



② Right (west) Elevation
1/4" = 1'-0"

ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE. UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-2x10 LINTELS UP TO 72", 3-2x10 OVER W 2x CRIPPLES.



PRECISION ARCHITECTURE
P.O. Box 280
3009 Coakle Hill, B.C.
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(250) 743-6024 Fax
info@precisionarchitecture.com

Revision Number	Revision Description	Revision Date

Proposed Building #3 for :

Bldg 3 - 420 Cook St, Ladysmith, BC

\\yang-prod\CompanyData\Arch 2018\Precision\A18-032 - Cook St, Ladysmith - Wickford\Bldg 3\Bldg 3 - Ladysmith - Arch_Plan (A18-032).rvt

2018-05-17 11:03:27 AM

DATE: May 15/ 2018
DRAWN BY: TM
JOB #: A18-032
SHEET

A4

SHEET 4 OF 7



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Proposed Building #3 for :

Bldg 3 - 420 Cook St, Ladysmith, BC

DATE: May 15/ 2018
 DRAWN BY: JM

JOB #: A58-032

SHEET

A5

SHEET 5 OF 7

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