

DEVELOPMENT VARIANCE PERMIT NO. 701-77

1. OWNERS: LeClair Holdings Ltd., Inc. No. BC0289489
PO Box 496
SORRENTO BC V0E 2W0

2. This permit applies only to the land described below:

Lot 1, Section 15, Township 22, Range 11, W6M, KDYD, Plan EPP19912, which property is more particularly shown outlined in bold/hatched on the map attached hereto as Schedule 'A'.

3. The South Shuswap Zoning Bylaw No. 701, is hereby varied as follows:

Section 8.2.5 Minimum setback from a front parcel line from 5 m to 0 m for an existing garage only;

Section 8.2.5 Minimum setback from a rear parcel line from 5 m to 4.4 m for an existing deck attached to an existing garage only;

Section 8.2.5 Minimum setback from an interior side parcel line from 2 m to 0.6 m for an existing boathouse only;

Section 8.2.5 Minimum setback from a rear parcel line from 5 m to 0 m for an existing boathouse only; and

Section 3.5.8 Minimum setback from the interior side parcel line from 1 m to 0 m for the eaves of an existing boathouse only.

as more particularly shown on the building location certificate attached hereto as Schedule 'B'.

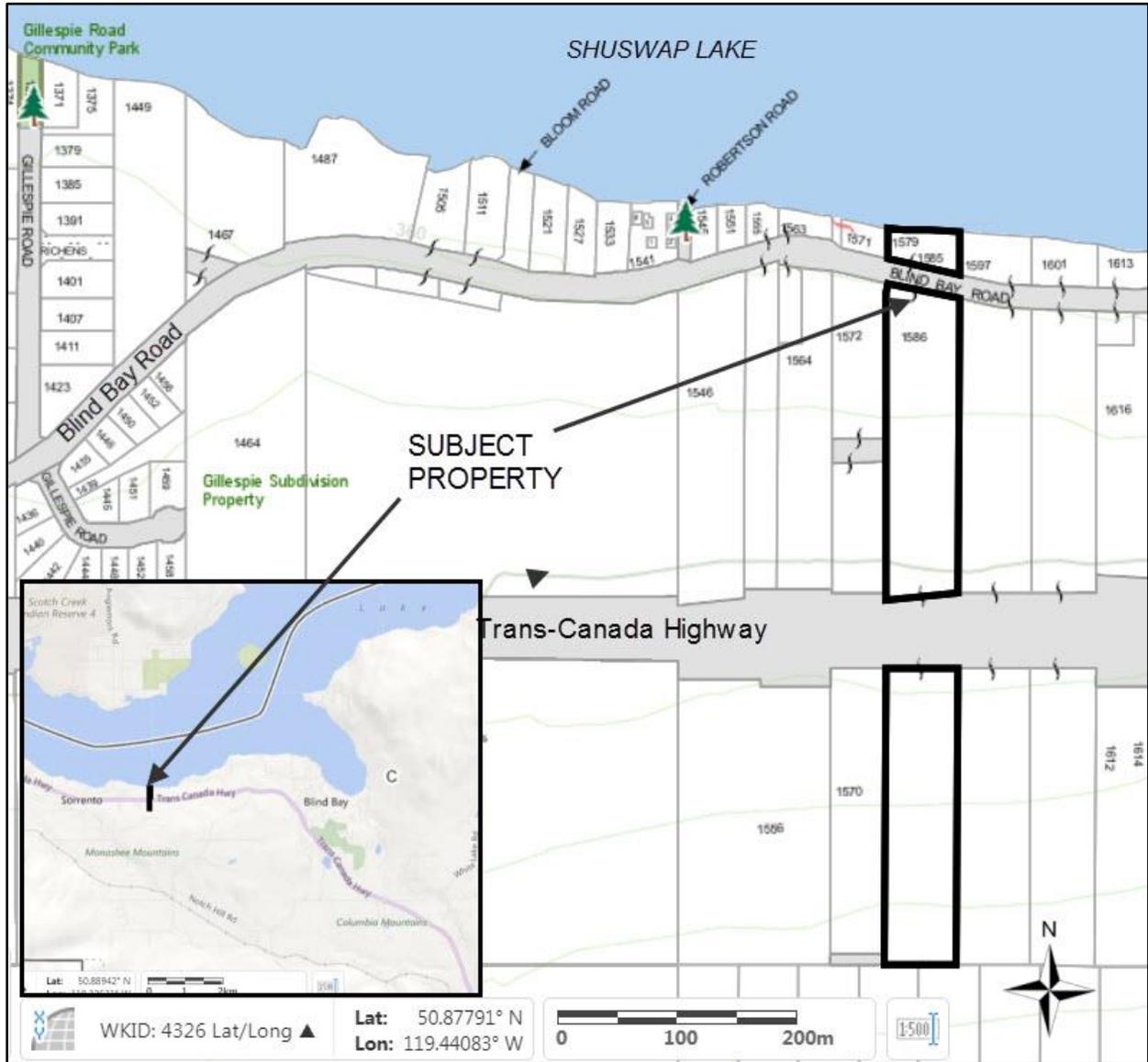
4. This is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of _____, 2019.

DEPUTY CORPORATE OFFICER

NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

COLUMBIA SHUSWAP REGIONAL DISTRICT
Development Variance Permit 701-77
Schedule 'A'



**COLUMBIA SHUSWAP REGIONAL DISTRICT
Development Variance Permit 701-77
Schedule 'B'**

<p><i>BROWNE JOHNSON LAND SURVEYORS</i> BRITISH COLUMBIA AND CANADA LANDS Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701</p>	
<p><i>BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE</i></p>	
<p>To: LeClair Holdings, c/o Bill LeClair, 1864 Walnut Crescent, Coquitlam, BC V3J 7T1</p> <p>Your File:</p>	<p>Re: Lot 1, Section 15, Township 22, Range 11, W6M, KDYD, Plan EPP19912</p> <p>Parcel Identifier(PID): 028-875-851 Civic Address: 1585 Blind Bay Road</p>
<p style="text-align: right; font-size: small;">List of documents registered on title which may affect the location of improvements: none</p>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Part Lot 1 Scale 1:150</p> </div> <div style="width: 50%;"> <p>Variance from 2 m to 0.6 m from side lot line for wall of building and from 1 m to 0 m for eaves</p> <p>Variance from 5 m to 0 m from rear lot line</p> <p>Variance from 5 m to 4.4 m from rear lot line (steps exempt)</p> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Plan EPP19912</p> </div> <div style="width: 50%;"> <p>Shuswap Lake</p> <p>Blind Bay Road</p> <p>Variance from 5 m to 0 m from front lot line</p> </div> </div>	
<p>Scale 1:300</p> <p>All distances are in metres. Dimensions derived from Plan EPP19912</p> <p style="text-align: right; font-size: small;">Offsets from property line to building are measured from the siding.</p>	
<p>The signatory 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.</p> <p>This plan was prepared for inspection purposes and is for the exclusive use of our client. 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 or property corners.</p> <p>This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 23rd day of February, 2016, unless otherwise noted.</p>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Nicole Bird BTKBAK</p> <p style="font-size: small;">Digitally signed by Nicole Bird BTKBAK Date: 2019.07.02 09:32:35 -0700</p> <p align="right">BCLS</p> </div> <div style="width: 50%;"> <p>COPYRIGHT © BROWNE JOHNSON 2016 LAND SURVEYORS</p> <p style="font-size: small;">All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.</p> <p>THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.</p> <p>Our File: 57-16 Fb: 57-16.raw</p> </div> </div>	