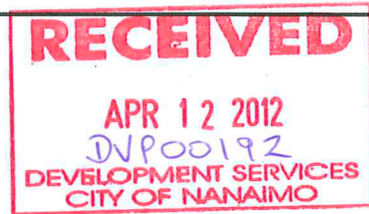


Maureen Pilcher & Associates

Land Use Consultants

2012-April-11

Planning Department,
City of Nanaimo,
455 Wallace Street,
Nanaimo, B.C.
V9R 5J6



Dear Sirs:

Re: Development Variance Permit Application–4771 Hammond Bay Road

Please find enclosed an application for a Development Variance Permit for the above noted property.

The owners of this property – Mr. and Mrs. Brar – wish to subdivide the rear portion of this property, in order to create two lots fronting Gulfview Drive. The existing home on the property is located too close to the proposed new rear lot lines. A 1.1 metre reduction in the required rear yard setback for the existing home (from 7.5 metres to 6.4 metres) will allow the new lots to meet the City of Nanaimo Zoning Bylaw regulations which require a lot depth of 30 metres. Please note that the 7.52 metres of road dedication required along the Gulfview Drive frontage has further constrained the creation of these properties. Please also note that lots similar in size to these new lots have been created to the east and to the west of this property on Gulfview Drive.

This lot slopes up fairly steeply from Hammond Bay Road to Gulfview Drive. The area directly behind the existing house is not useable as a back yard because of the grade – and is further confined by a retaining wall. The side yard to the west of the home is large, and this is the area used for outside yard activities. The reduction of the required rear yard will not negatively affect the existing home or surrounding property owners. No view corridors will be impacted by this minor variance.

Subdivision staff indicate support of the proposed subdivision (SUB00913), and a PLA is pending this variance. Please note that the proposed lots meet all requirements for subdivision, and no variances for these lots are required. A tree management plan has been obtained, and the trees on the proposed lots have been removed in anticipation of this subdivision.

The following documentation is submitted in support of this application:

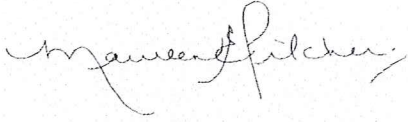
- ◆ Completed Development Variance Permit application form
- ◆ Application Fee - \$500.00
- ◆ Appointment of Agent form
- ◆ Certificate of Title
- ◆ Survey indicating existing house, requested variance and proposed lots

1149 Pratt Road
Qualicum Beach, BC
V9K 1W6

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Fax: (250) 752-8513
Cell: (250) 802-6046
E-Mail: mo@maureenpilcher.com

We look forward to working with you through this application process, and thank you for your consideration.

Sincerely,



Maureen E. Pilcher,
Land Use Consultant.

c.c Tejvinder and Manpreet Brar via e-mail – tejman06@yahoo.co.in
Jazz Shohal via e-mail – jazzsohal@shaw.ca

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