



DEVELOPMENT VARIANCE PERMIT NO. DVP00281

**BRITISH COLUMBIA SOCIETY FOR THE
PREVENTION OF CRUELTY TO ANIMALS
Name of Owner(s) of Land (Permittee)**

Civic Address: 154 WESTWOOD ROAD

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

THE WESTERLY 12.042 CHAINS OF SECTION 13, RANGE 8, MOUNTAIN DISTRICT EXCEPT PART IN PLANS VIP61247 AND VIP81292 AND EPP53572

PID No. 008-977-402

3. The provision(s) of the City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is hereby varied as follows:

Section 3 (25) of "SIGN BYLAW 1987 NO. 2850" requires that no person shall erect, construct or maintain a third-party sign within the Parkway Buffer. The approved variance is to install a third-party sign within the Parkway Buffer.

Section 3 (26) of "SIGN BYLAW 1987 NO. 2850" requires that no person shall erect, construct or maintain a sign within the Parkway Buffer which faces the Nanaimo Parkway. The approved variance is to install one fascia sign facing the Parkway.

Section 5 (5) (E) of "SIGN BYLAW 1987 NO. 2850" states the following:
"Free-standing signs are not permitted within the Parkway Buffer on those lands designated Rural Parkway, as shown on Schedule 'F'. The approved variance is to allow one free-standing sign in the Rural Parkway Buffer zone.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan

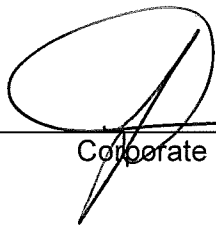
Schedule B Site Plan

Schedule C Fascia Sign Elevation

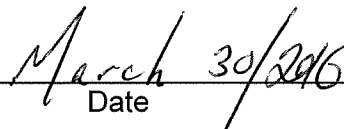
Schedule D Free-standing Sign Elevation

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF MARCH, 2016.



Corporate Officer



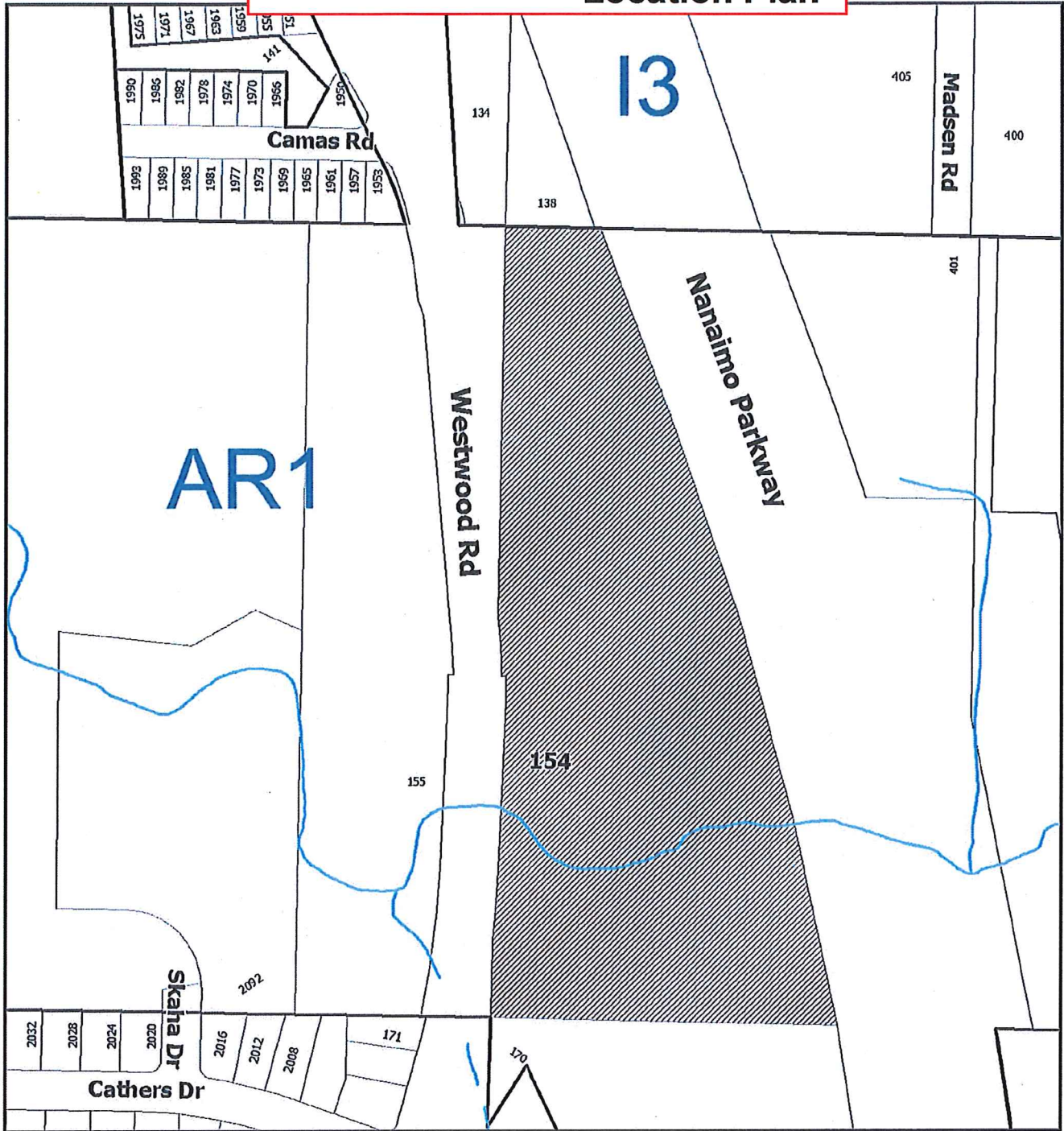
Date

LW/ln

Prospero attachment: DVP00281

Development Variance Permit DVP00281 Schedule A
154 Westwood Road

Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00281

LOCATION PLAN

Civic: 154 Westwood Road
The Westerly 12.042 Chains of Section 13, Range 8,
Mountain District, Except part in
Plans VIP61247 and VIP81292

 Subject Property

Development Variance Permit DVP00281
154 Westwood Road

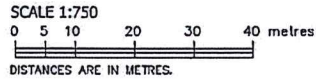
Schedule B
Site Plan

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED SIGN LOCATION ON:

THE REMAINDER OF PART OF THE WESTERLY 12.042 CHAINS OF SECTION 13,
RANGE 8, MOUNTAIN DISTRICT &

BC LAND SURVEYORS CERTIFICATE OF PROPOSED SIGN LICENSE AREA LOCATION ON:

PUBLIC (WESTWOOD) ROAD ADJACENT TO THE REMAINDER OF PART OF THE
WESTERLY 12.042 CHAINS OF SECTION 13, RANGE 8, MOUNTAIN DISTRICT.



NOTES:

CIVIC ADDRESS: 154 WESTWOOD ROAD

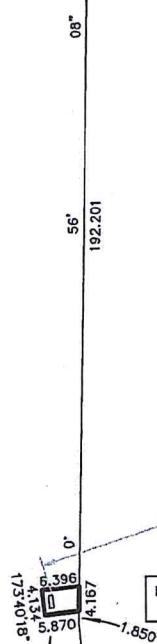
BEARINGS DEFLECT BY 90° FROM THE GIVEN REFERENCE BEARING UNLESS OTHERWISE INDICATED.

PROPOSED SIGN LOCATIONS ARE AS SHOWN ON MEIKLEJOHN ARCHITECTS INC SITE PLAN DRAWING REVISION 2 DATED 2014 / 09 / 29 SUPPLIED BY BC SPCA.

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.

THIS PARCEL MAY BE SUBJECT TO NUMEROUS REGISTERED CHARGES & PERMITS AS NOTED ON TITLE FAB1735. THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

WESTWOOD ROAD
SEE PLAN VPR81292



NANAIMO PARKWAY
SEE PLAN VPR50247

PROPOSED 2.134 X 0.686 SIGN WITHIN PROPOSED LICENSE AREA FOR SIGN; LICENSE AREA = 25.4 m².
1 m BUFFER PROVIDED AROUND SIGN.

REM. WEST 12.042 CHAINS
SEC. 13 RGE. 8

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THIS SIGN LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: FEBRUARY 1, 2016.

Brock Williamson
MNXR8F

Digitally signed by Brock Williamson #112183F
DN: c=CA, ou=Brock Williamson #112183F, ou=BC
Land Surveyors, ou=Vernier ID#1
www.brockwilliamson.com/ID#112183F
Date: 2016.02.01 11:01:33 -0500

Brock E.J. Williamson B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.


WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2016
3080 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@TELUS.NET
FILE: 13122-4 SIGN VARIANCE (BASE PLAN 13122)

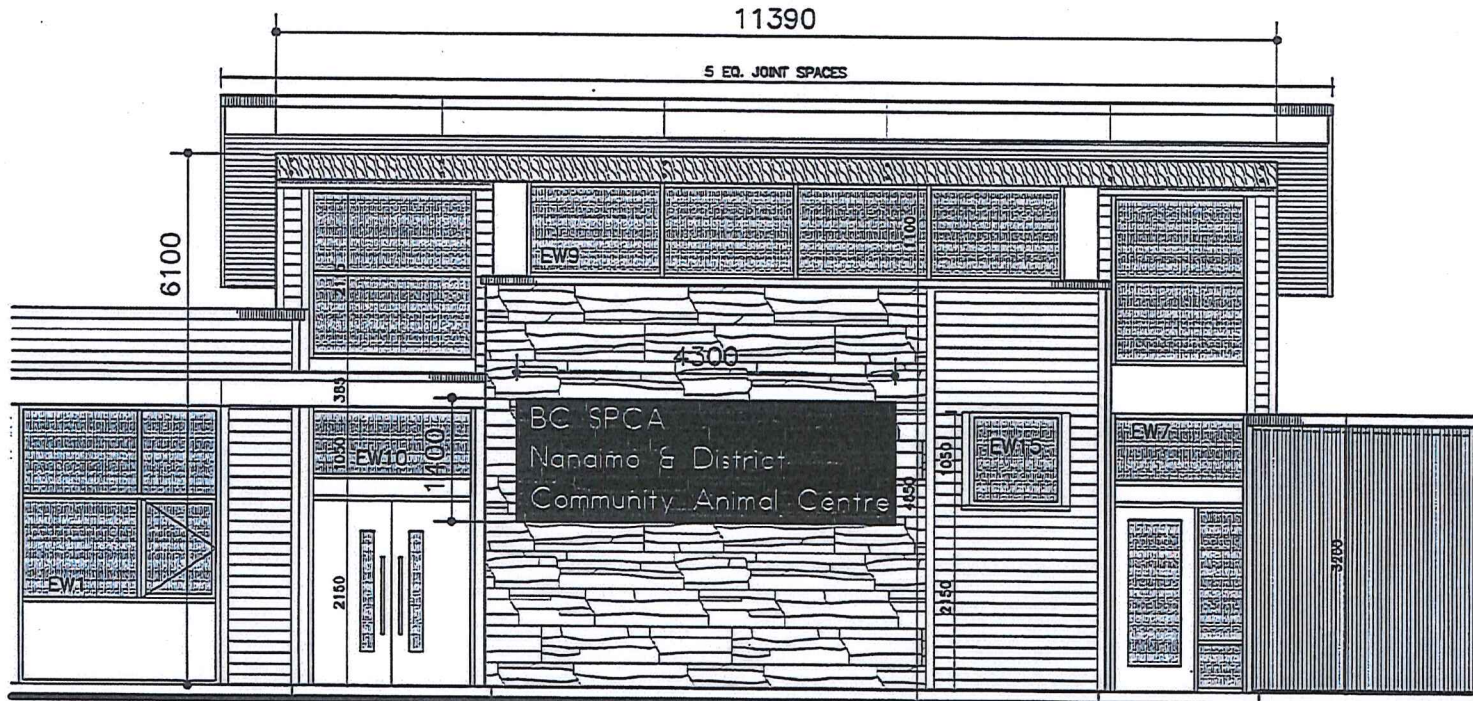
Development Variance Permit DVP00281
154 Westwood Road

Schedule C

Fascia Sign Elevation

WALL AREA = 747.57 sq Feet
SIGN AREA = 64.7 sq Feet

Percentage of wall area sign coverage = 8.6%



m+m a
MEKLEJOHN ARCHITECTS INC.

NANAIMO SPCA

A4-01: signage dimensions

SK1-1

Date	2016-02-02
Job No.	m+m 14-1495
Scale	AS SHOWN
Drawn	SN
Checked	J.M.

201-75 FRONT STREET, PENTICTON, B.C. V2A 1H2
233 BERNARD AVENUE, KELOWNA, B.C. V1Y 6N2

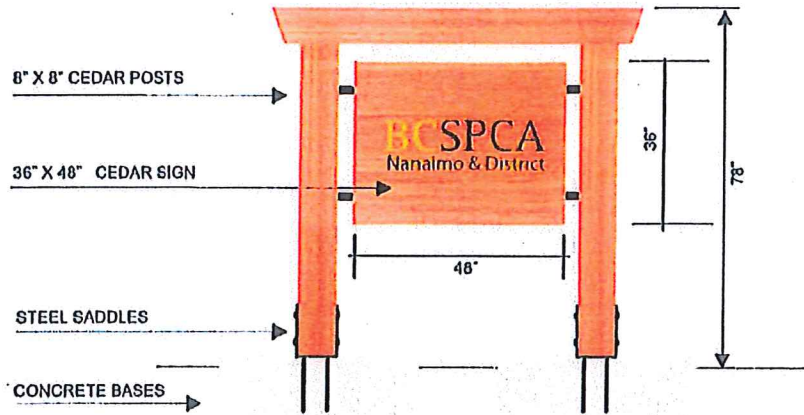
TEL: 250.492.3143
TEL: 250.762.3004

EMAIL: pen-mai@shaw.ca
EMAIL: ket-mai@shaw.ca

Development Variance Permit DVP00281
154 Westwood Road

Schedule D

Free-standing Sign Elevation



BCSPCA
Nanaimo & District

POWDER COATED ALUMINUM LETTERS
PIN MOUNTED TO CEDAR BOARD

