



DEVELOPMENT PERMIT NO. DP000921

FL400 VENTURES LTD

Name of Owner(s) of Land (Permittee)

3280 CRYSTAL PLACE / 3680 HOWDEN DRIVE

Civic Address(es)

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development 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:

LOT 7, SECTION 5, WELLINGTON DISTRICT, PLAN 2760, EXCEPT PARTS IN PLANS 20619, 21456, VIP63699 AND VIP68168
(3280 Crystal Place)

PID No. 004-548-469

LOT 1, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN 14867, EXCEPT PART IN PLANS 15092, 17709, 21051, 24213, 28291, 30111, 31939, 32491 & 32785 AND VIP62114
(3680 Howden Drive)

PID No. 004-542-801

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A	Location Plan
Schedule B	Site / Subdivision
Schedule C	Slope Analysis Plan
Schedule D	Proposed Grading Plan
Schedule E	Letter of Rationale

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 7.4 – Lot Size and Dimensions

Lot Depth (Proposed Lots 3 and 18)

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires lot depths of 30.0m for lots within the Steep Slope Residential (R10) zone. Lot 3 has a lot depth of 29.6m, and Lot 18 has a lot depth of 20.5m, as measured from the centre line of the front lot line to the centre of the rear lot line. This represents a lot depth variance of 0.7m for Lot 3 and 9.5m for Lot 18.

Section 7.5 – Siting of Buildings

Rear Yard Setback (Proposed Lot 18)

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a rear yard setback of 7.5m. Lot 18 has a rear yard setback of 1.5m, a variance of 6.0m.

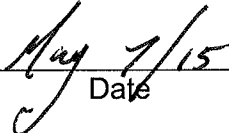
Lot Frontage (Proposed Lot 16)

Lot 16 has a lot frontage of 12.5m; a 15.0m lot frontage is required within the Steep Slope Residential (R10) zone. This represents a frontage variance of 2.5m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 4TH DAY OF MAY, 2015.



Corporate Officer



Date

DS/ln

Prospero attachment: DP000921

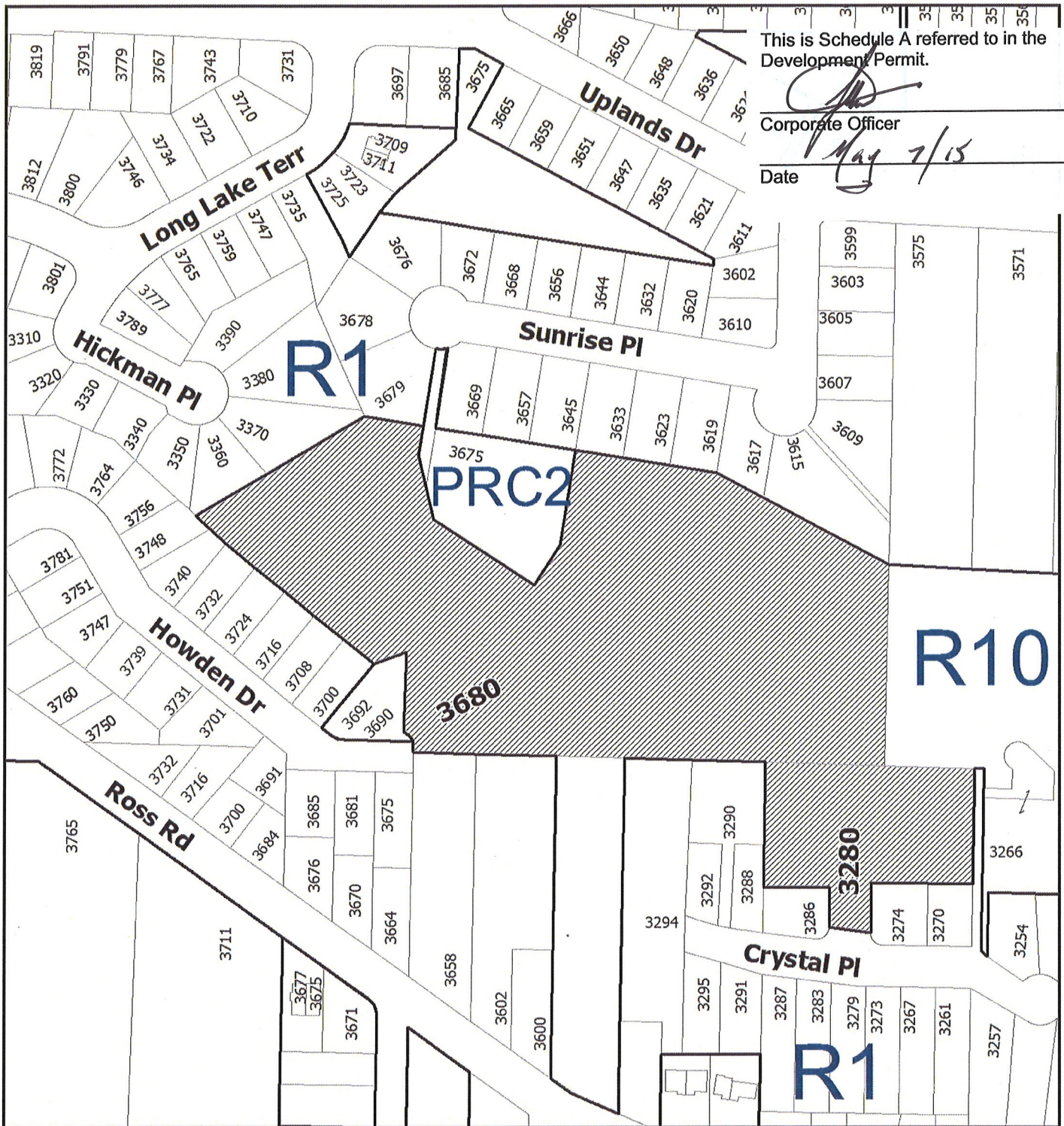
SCHEDULE A

This is Schedule A referred to in the Development Permit.

Corporate Officer

Date

May 7/15



DEVELOPMENT PERMIT NO. DP000921

LOCATION PLAN

Civic: 3280 Crystal Place and 3680 Howden Drive



Subject Property

Development Permit DP000921
3280 Crystal Place / 3680 Howden Drive

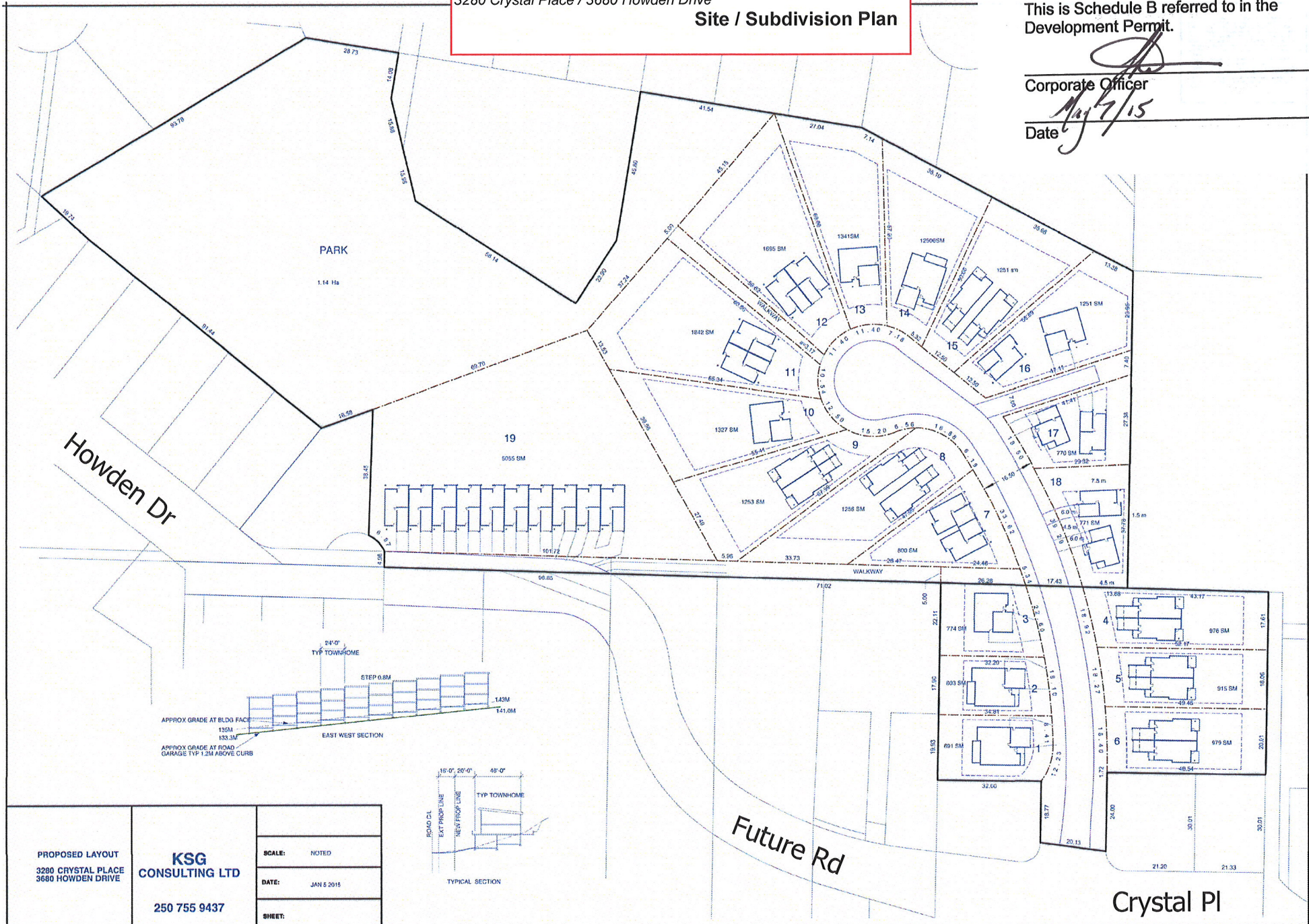
Schedule B
Site / Subdivision Plan

This is Schedule B referred to in the
Development Permit.

Corporate Officer

Date

[Signature]
May 7/15



PROPOSED LAYOUT
3280 CRYSTAL PLACE
3680 HOWDEN DRIVE

KSG
CONSULTING LTD

250 755 9437

SCALE: NOTED

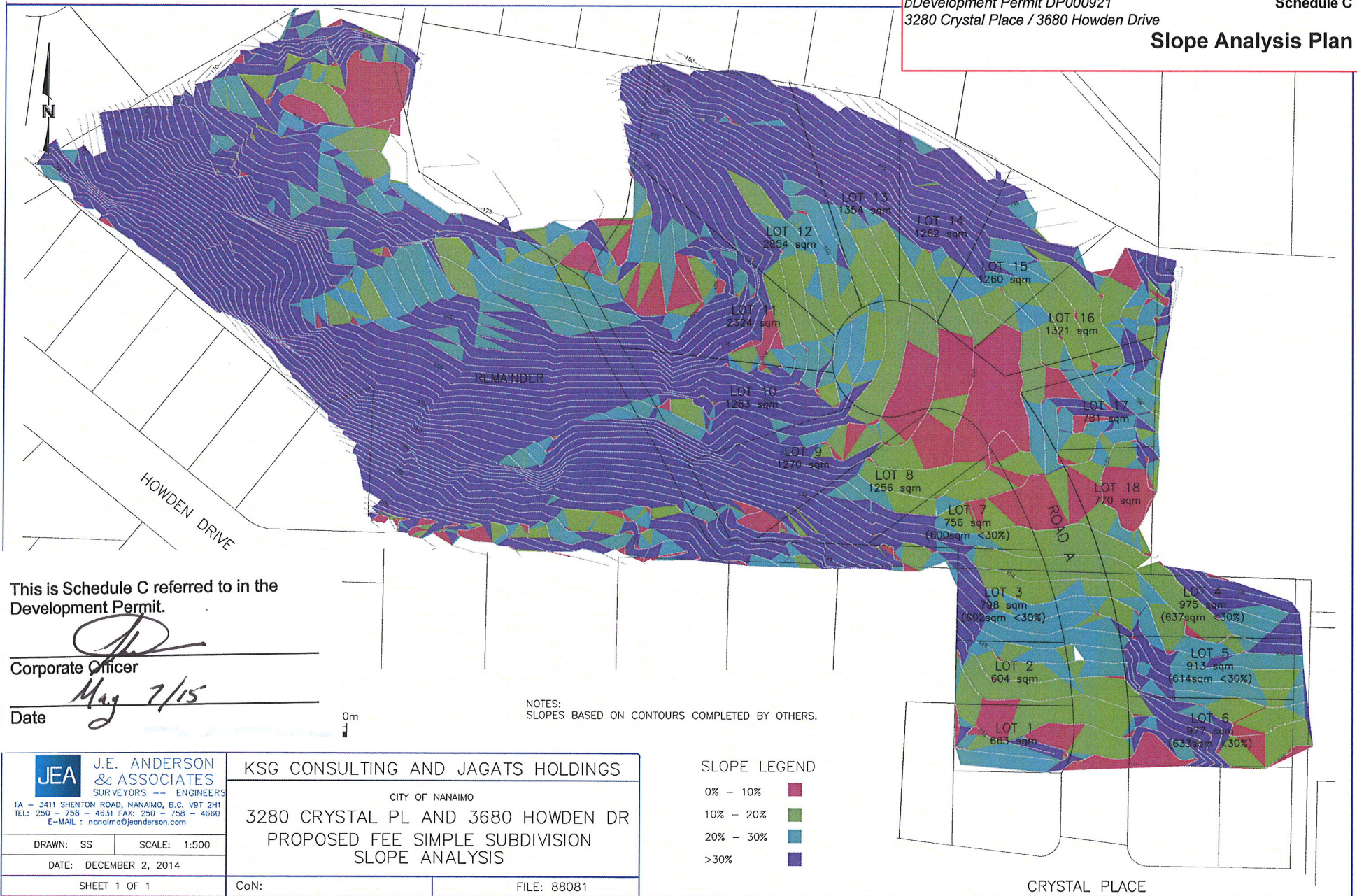
DATE: JAN 5 2015

SHEET:

Development Permit DP000921
3280 Crystal Place / 3680 Howden Drive

Schedule C

Slope Analysis Plan



This is Schedule C referred to in the Development Permit.

Corporate Officer

Date

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS -- ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 756 - 4631 FAX: 250 - 756 - 4660
E-MAIL: nanaimo@jeanderson.com

DRAWN: SS

SCALE: 1:500

DATE: DECEMBER 2, 2014

SHEET 1 OF 1

KSG CONSULTING AND JAGATS HOLDINGS

CITY OF NANAIMO

3280 CRYSTAL PL AND 3680 HOWDEN DR
PROPOSED FEE SIMPLE SUBDIVISION
SLOPE ANALYSIS

Development Permit DP000921
3280 Crystal Place / 3680 Howden Drive

Schedule D

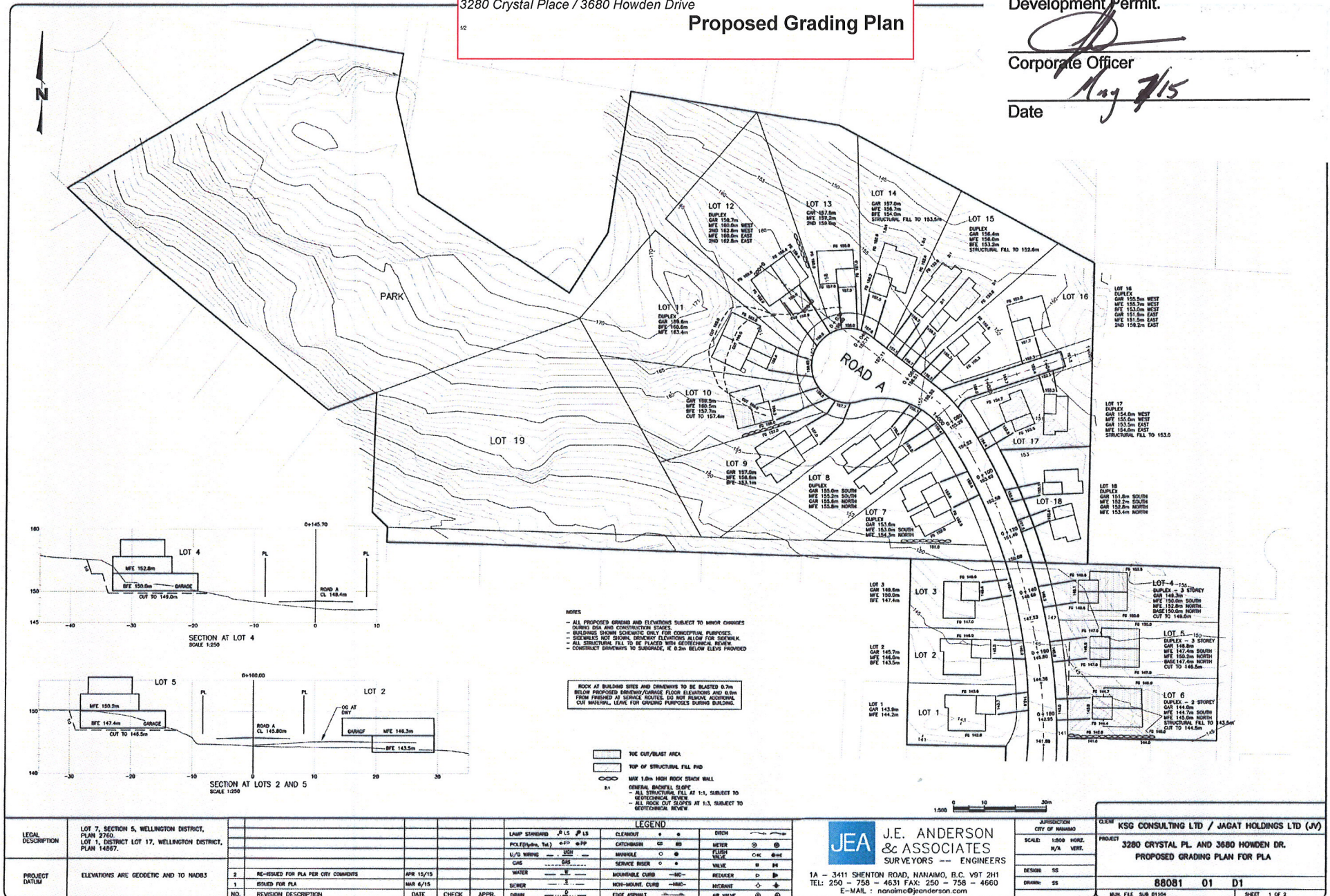
Proposed Grading Plan

This is Schedule D referred to in the
Development Permit.

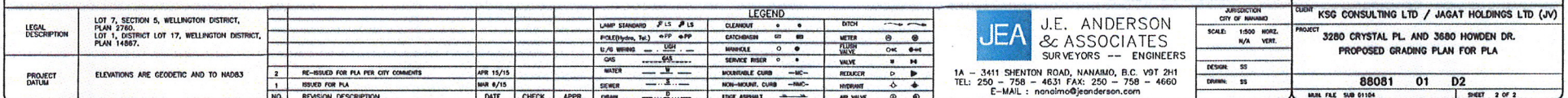
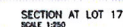
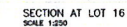
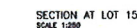
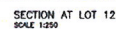
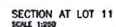
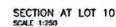
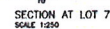
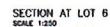
Corporate Officer

Date

May 7/15



1/2



Letter of Rationale

To: Setia Lindsay, Subdivision Technician
City of Nanaimo.

January 12, 2015

Re: 3280 Crystal Place/3680 Howden Place

This is Schedule E referred to in the
Development Permit.

Corporate Officer

Date

Development Variance Rationale.

The property is zoned R10 with an application for PLA for a proposed 19 lot subdivision.

Proposed variances are as follows:

- Lot 3
 - reduce lot depth from 30 m to 29.61m
 - rationale lot width is approx 27m and lot area is 774 sm allowing for enough building envelope to support single family residence
- Lot 15
 - reduce minimum lot width from 15m to 12.5 m
 - rationale lot width is essentially on the cul de sac and the lot width and area far exceed the minimum required allowing for ample building area
- Lot 16
 - reduce minimum lot width from 15m to 12.5 m
 - rationale lot width is essentially on the cul de sac and the lot width and area far exceed the minimum required allowing for ample building area
- Lot 18
 - reduce lot depth from 30m to 20.52m
 - rationale lot width is approx 39m and lot area is 771 sm allowing for enough building envelope to support proposed development.
 - alter building envelope to 7.5m on left side, 1.5m on rear, 4.5m on right side, front to remain as per bylaw.

Density transfer as follows:

Total site area 4.1218 Ha x 16 units = 65.94 units allowed

Proposed units 15 lots x 2 units = 30 units
 3 lots at 1 unit= 3 units
 1 lot at 10 units

Lot 4/5/6/7/17/18 all get an additional unit (6 additional)

Lot 19 5055 sm allows 8 units plus transfer additional 2 units for total of 10 units.

Total site will have 43 units considering the topography this an appropriate mix.

The applicant is proposing the dedication of 1.14 Ha of park area

The applicant has had numerous design meetings with staff and is confident that the variances are supportable and will provide the area with a quality development allowing for a variety of housing forms.

Please contact me for any further information.

Ken Grewal
KSG CONSULTING LTD
250 755 9437

