



DEVELOPMENT PERMIT NO. DP000994

0897837 BC LTD

Name of Owner(s) of Land (Permittee)

253 VICTORIA ROAD

Civic Address

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 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-120-995

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 Plan
Schedule C Building Elevations
Schedule D Landscape Plans
Schedule E Garbage Enclosure

- 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:
- *Conditions of Use*
Section 11.2.2, (Notwithstanding Subsection 11.2.1) - Commercial uses are only permitted within the first storey of a building within the DT8 zone. A variance is granted, which allows three residential units to be located on the ground floor.
 - *Flanking Side Yard Setback*
Section 11.5.1 – Siting of Buildings
The required flanking side yard setback is 3.5m. The proposed flanking side yard setback is 2.55m, a variance of 0.95m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" a bylaw to regulate development parking within the City of Nanaimo is varied as follows:
- *Lane Access*
Section 15.3 – Off Street Parking Dimensions and Design
Where lots are serviced by a lane, vehicle access shall be from a lane.

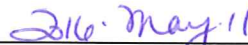
Technically, the site cannot be serviced from the lane. Vehicle access requirement is varied to allow access off Farquhar Street

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE 2ND DAY OF MAY, 2016.



Corporate Officer

Donna Smith
Deputy Corporate Officer

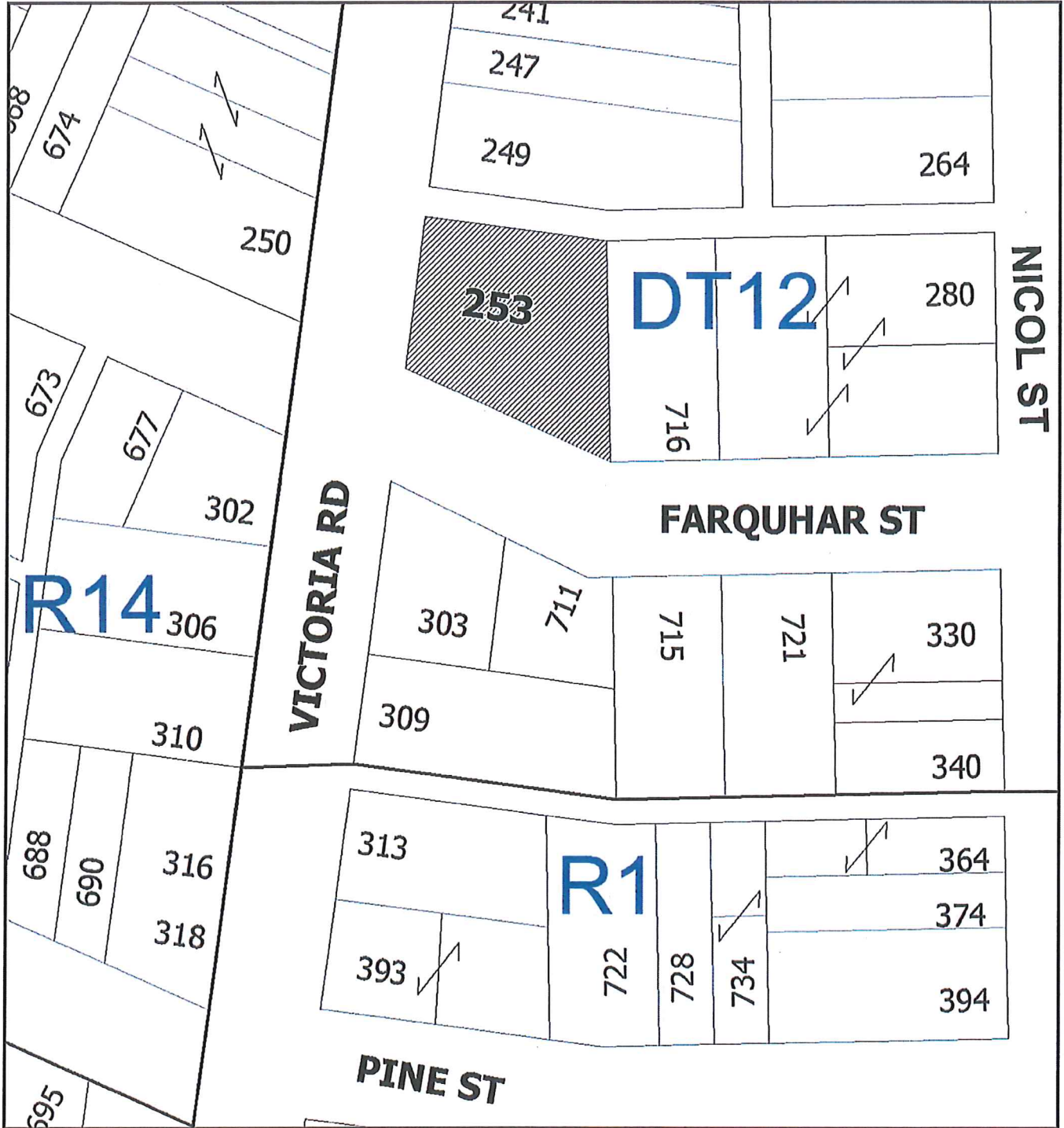


Date

GN/ln

Prospero attachment: DP000994

LOCATION PLAN



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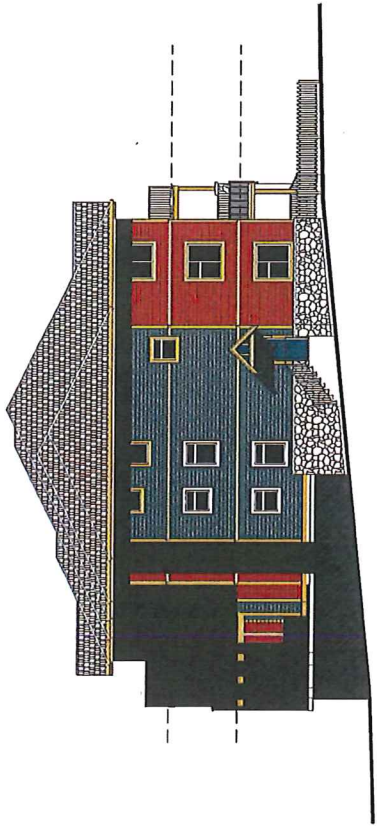
LOCATION PLAN

Civic: 253 Victoria Road
Lot 5, Block Jackson, Section 1,
Nanaimo District, Plan 584

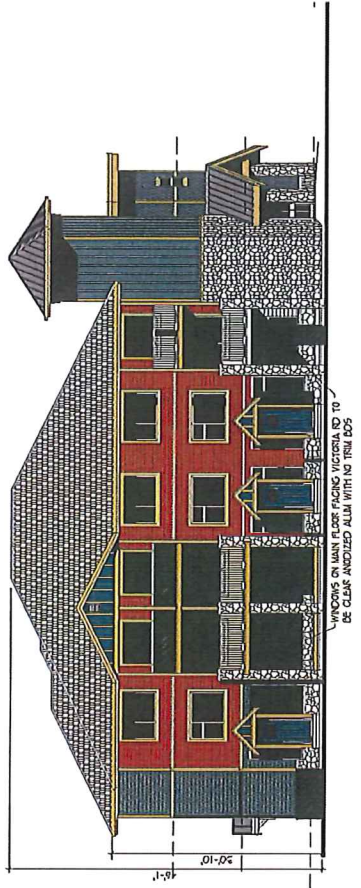


 Subject Properties

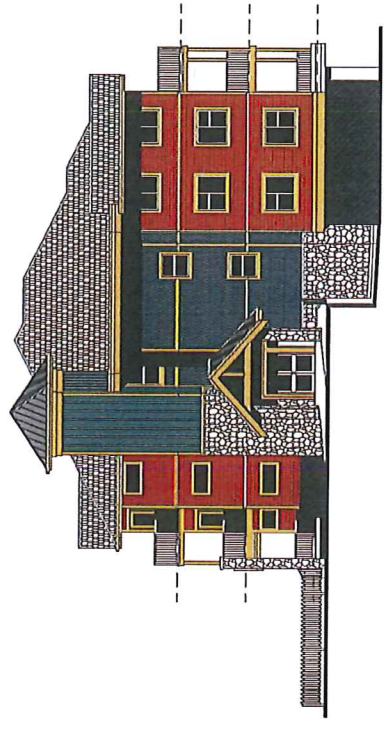
Development Permit DP000994 Schedule C
 253 Victoria Road
BUILDING ELEVATIONS



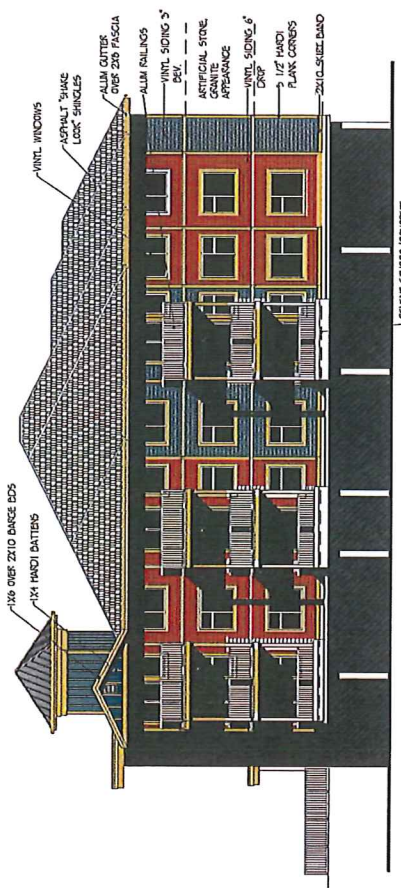
NORTH



WEST



SOUTH



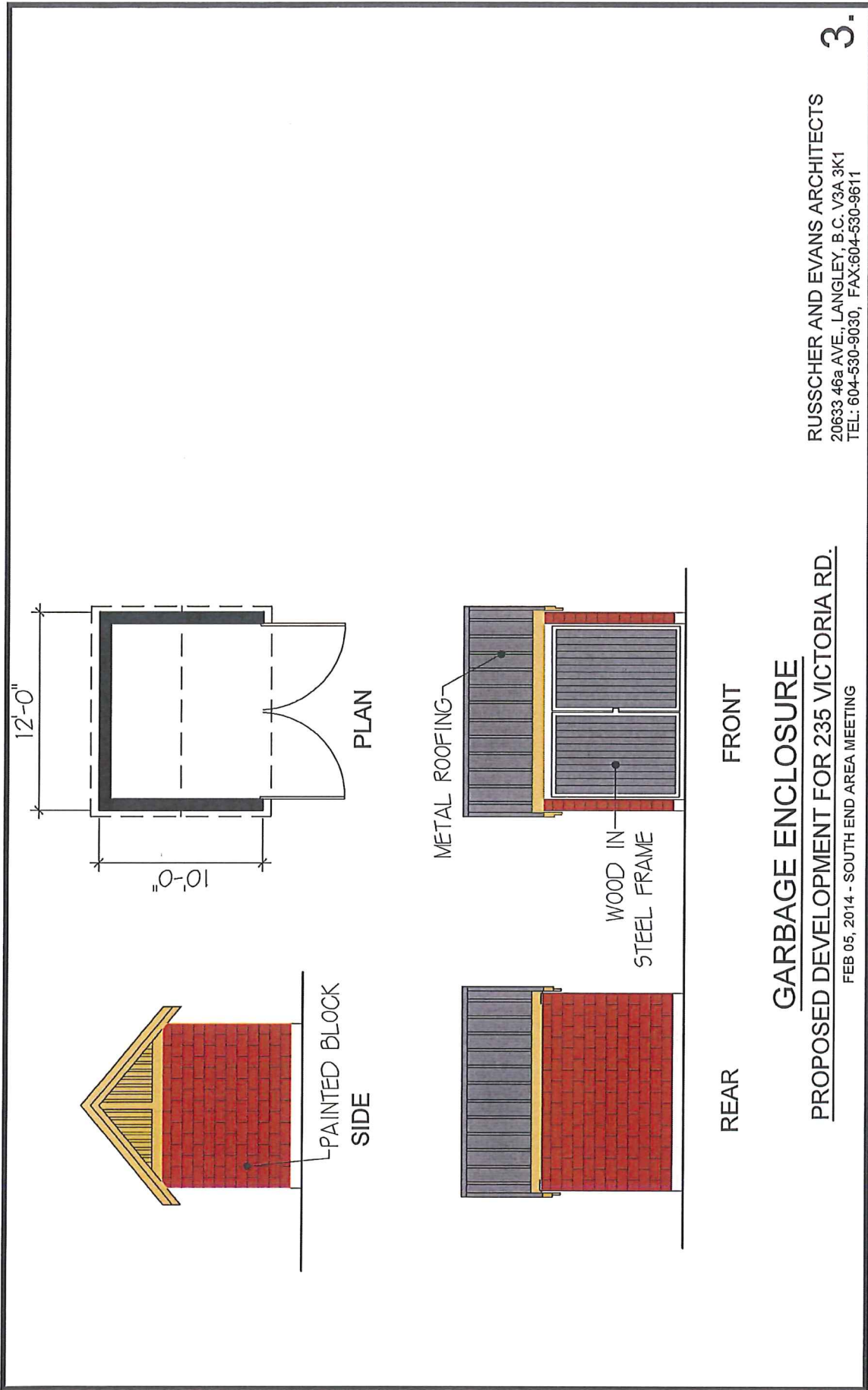
EAST

ELEVATIONS

PROPOSED DEVELOPMENT FOR 235 VICTORIA RD.
 FEB 05, 2014 - SOUTH END AREA MEETING

RUSSCHER AND EVANS ARCHITECTS
 20533 46th AVE. LANGLEY, B.C. V3A 3K1
 TEL: 604-530-9030, FAX: 604-530-9811

Development Permit DP0000994 Schedule E
253 Victoria Road
GARBAGE ENCLOSURE



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