



DEVELOPMENT PERMIT NO. DP001369

**BOWEN ROAD DEVELOPMENTS LTD.
Owner of Land (Permittee)**

**2355 KENWORTH ROAD
Civic Address**

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 buildings, structures and other developments thereon:

Legal Description:

**LOT A SECTION 20 RANGE 7 MOUNTAIN DISTRICT PLAN EPP110921
PID No. 031-406-921**

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 shall form a part thereof.

Schedule A Subject Property Map

Schedule B Site Plan

Schedule C Combined Fence and Retaining Wall Elevations

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit prevails over the provisions of the bylaw in the event of conflict.
6. 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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10 Fence Height* – to increase the maximum permitted height for a combined fence and retaining wall within a side and rear yard setback from 1.8m up to 3.24m as shown on Schedules B and C.


CONDITIONS OF PERMIT

1. The proposed development shall be located in accordance with the Site Plan, prepared by Alan Lowe Architect Inc., dated 2024-DEC-06, as shown on Schedule B.
2. The proposed development shall be in substantial compliance with the Retaining Wall with Fence Elevations, prepared by Alan Lowe Architect Inc., dated 2024-DEC-06, as shown on Schedule C.

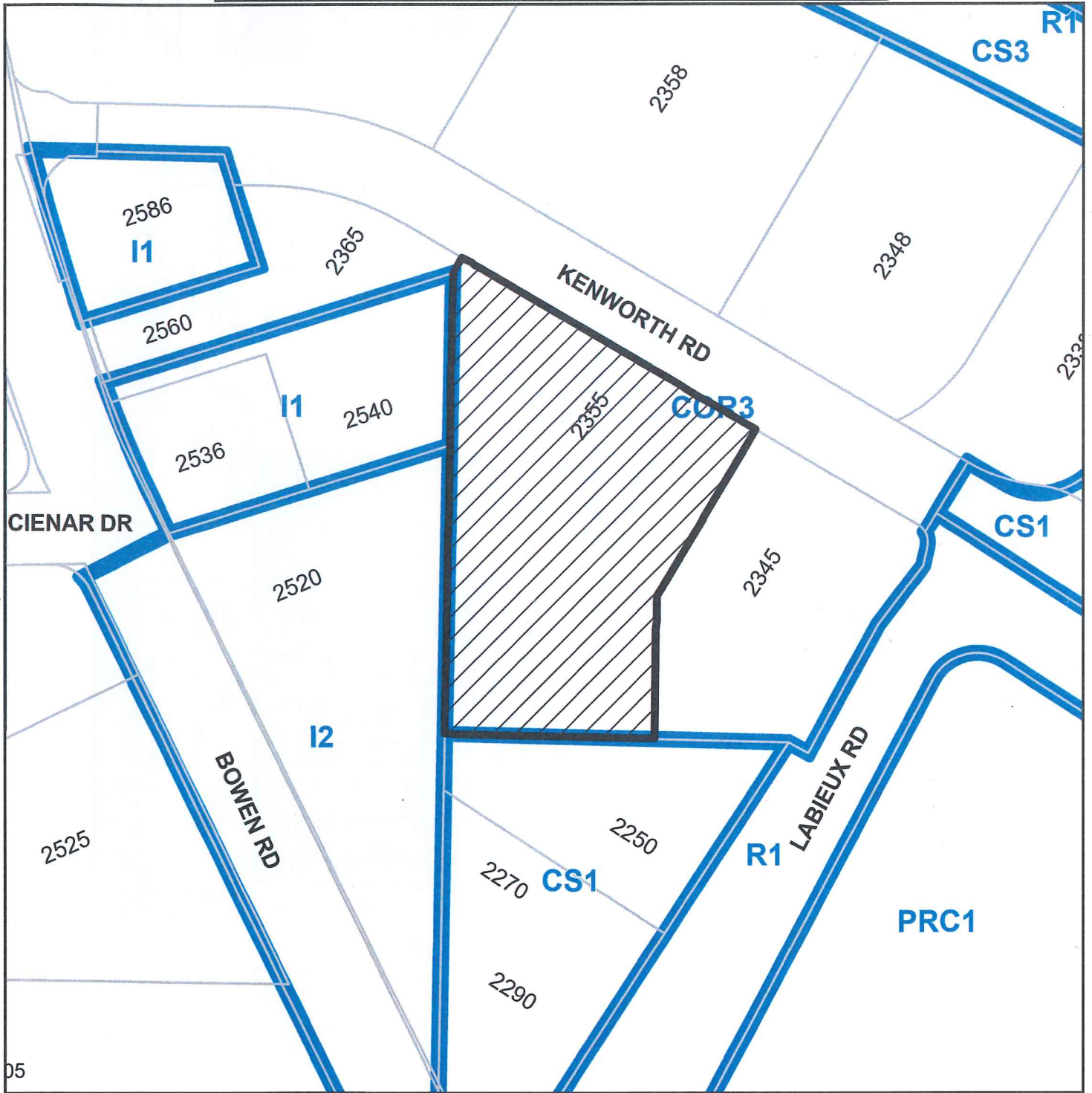
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF FEBRUARY, 2025.


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo


Date

SUBJECT PROPERTY MAP



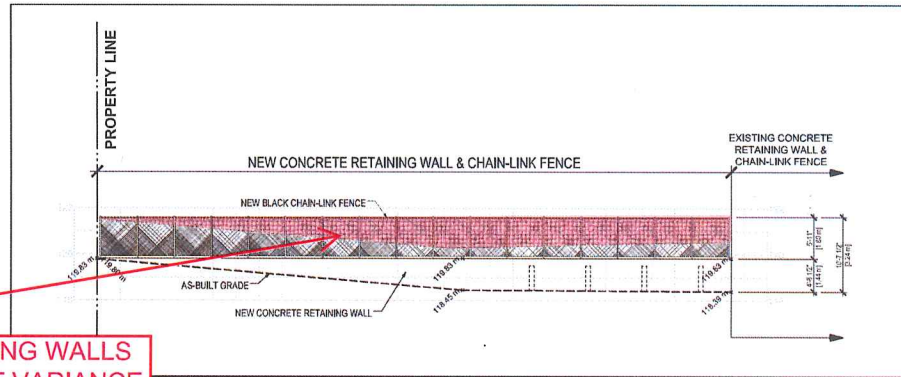
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 2355 KENWORTH ROAD

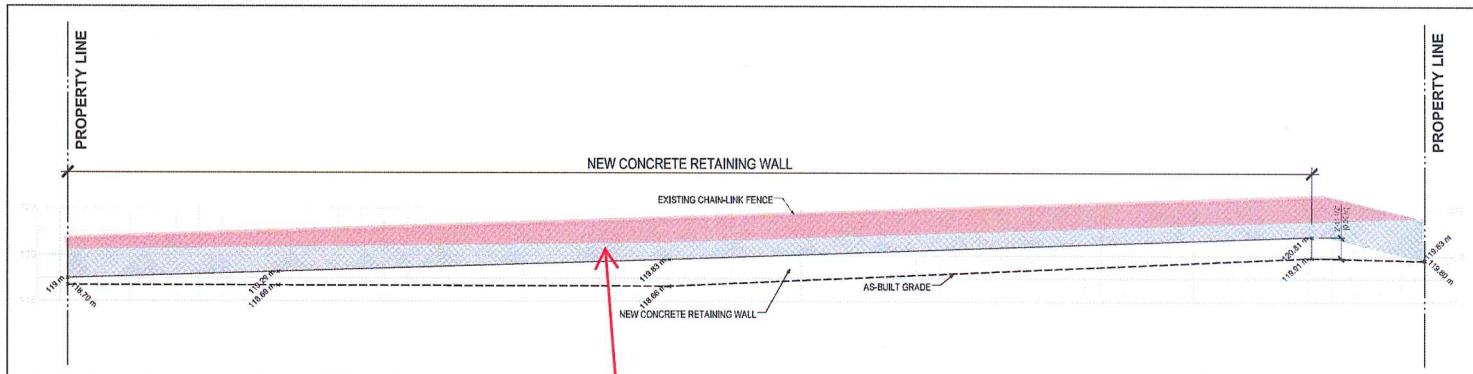
COMBINED FENCE AND RETAINING WALL ELEVATIONS

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COMBINED RETAINING WALLS WITH FENCE HEIGHT VARIANCE

1 SOUTH-WEST RETAINING WALL ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH RETAINING WALL ELEVATION
SCALE: 1/8" = 1'-0"

COMBINED RETAINING WALLS WITH FENCE HEIGHT VARIANCE

Rev.	Issued / Revisions	Date
24	DP AMENDMENT	06 DEC '24
23	DP AMENDMENT	02 DEC '24
22	REVISIONS TO BP	22 FEB '24
21	REVISIONS TO BP	14 MAR '23
20	ISSUED FOR CONSTRUCTION	09 MAR '23
19	REVISIONS TO BP	25 JAN '23
18	REVISIONS TO BP	30 DEC '22
17	REVISIONS TO BP	16 DEC '22
16	REVISIONS TO BP	23 OCT '22
15	ISSUED FOR TENDER	29 AUG '22
14	REVISIONS TO DP	18 JULY '22
9	BUILDING PERMIT	20 DEC '21
1	DEVELOPMENT PERMIT	02 NOV '21

alan lowe architect inc.
118 - 21 Erie St. | 250.350.2888
Victoria, British Columbia
www.alanlowe.ca



Hyundai
HYUNDAI DEALERSHIP
NANAIMO
2355 KENWORTH ROAD
NANAIMO BC
Selling the
NEW RETAINING WALLS

project no.:	21.699
date:	DEC 06, 2024
checked by:	LOWE
drawn by:	GF, TCP
scale:	AS NOTED

RECEIVED
DP1369
2024-DEC-16
Current Planning

A1.1