



**DEVELOPMENT VARIANCE PERMIT NO. DVP00213**

**NOTTINGHAM PROPERTIES LTD.  
Name of Owner(s) of Land (Permittee)**

**Civic Address: 610 MILLER FARM DRIVE**

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:

**LOT 1, SECTION 15A, WELLINGTON DISTRICT, VIP83210**

**PID No. 027-092-232**

3. The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is hereby varied as follows:

Section 5 – Definitions of the City’s Zoning Bylaw requires the height of each SFD of the proposed 11 lots be based on average natural grade. The height variance is to be calculated 0.3 m above the sidewalk grade. The following table identifies the height calculation methodology and the required height variances for each lot.

| ROOF HEIGHT VARIANCE TABLE |                                  |                               |                                     |  |                               |
|----------------------------|----------------------------------|-------------------------------|-------------------------------------|--|-------------------------------|
| LOT No.                    | STRUCTURAL FILL/DG PAD ELEVATION | MAXIMUM ALLOWABLE TOP OF ROOF | DESIGN GRADE (BACK OF S/W PWS 0.3m) | DESIGN GRADE MAXIMUM TOP OF ROOF ELEVATION | VARIANCE REQUESTED (DIFFERENC |
| 1                          | 43.45m                           | 52.45m                        | 44.76m                              | 53.76m                                     | 1.31m                         |
| 2                          | 43.47m                           | 52.47m                        | 44.78m                              | 53.78m                                     | 1.31m                         |
| 3                          | 43.60m                           | 52.60m                        | 44.87m                              | 53.87m                                     | 1.27m                         |
| 4                          | 43.79m                           | 52.79m                        | 44.98m                              | 53.98m                                     | 1.19m                         |
| 5                          | 43.62m                           | 52.62m                        | 44.88m                              | 53.88m                                     | 1.26m                         |
| 6                          | 43.47m                           | 52.47m                        | 44.79m                              | 53.79m                                     | 1.32m                         |
| 7                          | 43.51m                           | 52.51m                        | 44.83m                              | 53.83m                                     | 1.32m                         |
| 8                          | 44.15m                           | 53.15m                        | 45.02m                              | 54.02m                                     | 0.87m                         |
| 9                          | 44.45m                           | 53.45m                        | 45.92m                              | 54.92m                                     | 1.47m                         |
| 10                         | 44.59m                           | 53.59m                        | 46.04m                              | 55.04m                                     | 1.45m                         |
| 11                         | 45.02m                           | 54.02m                        | 46.15m                              | 55.15m                                     | 1.13m                         |

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**

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 7th DAY OF OCTOBER, 2013.

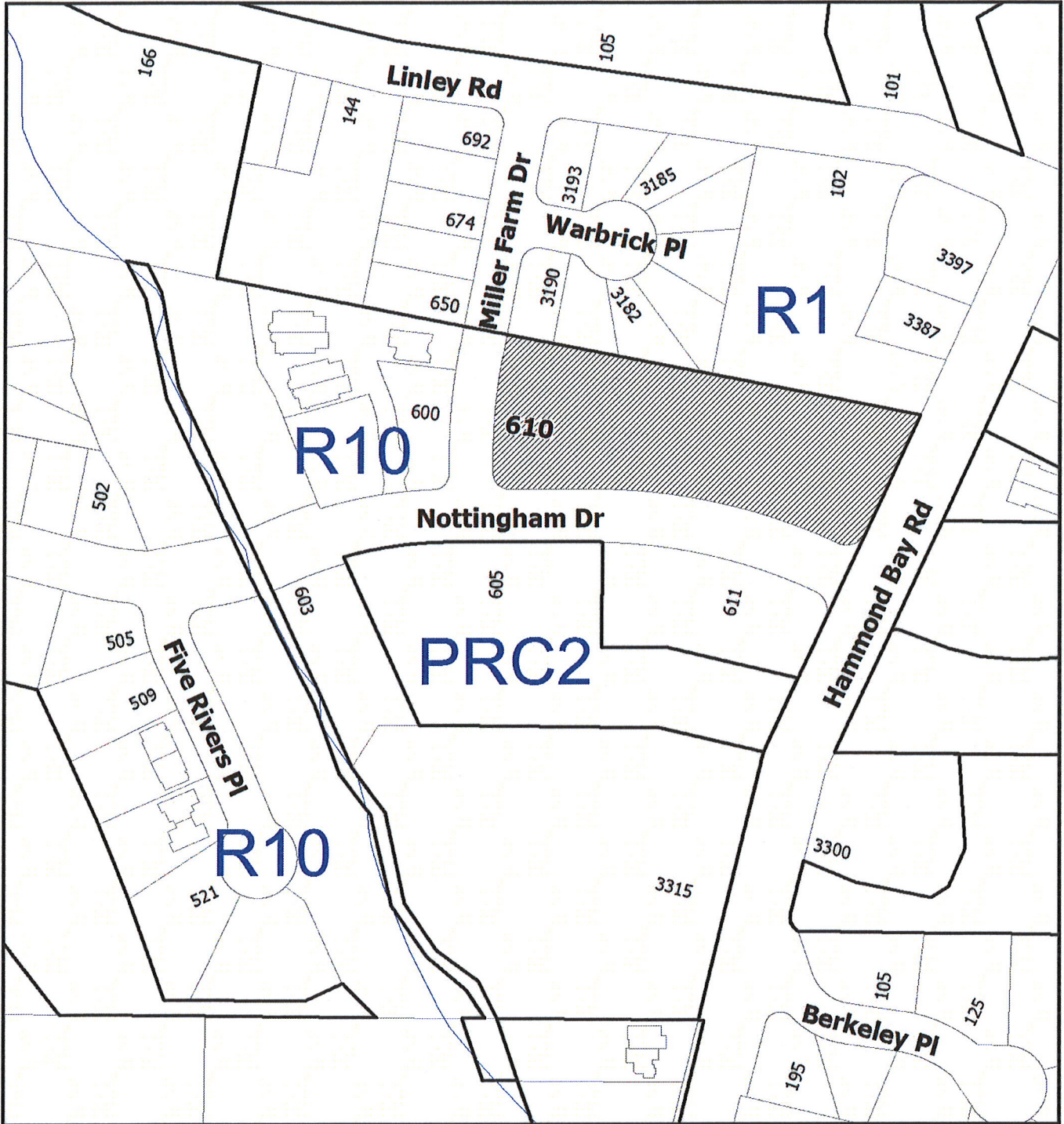
  
\_\_\_\_\_  
D/Corporate Officer  
Kristin King

2013-OCT-24  
Date

GN/b

Prospero attachment: DVP00213

SCHEDULE A




DEVELOPMENT VARIANCE PERMIT NO. DVP00213



### LOCATION PLAN

Civic: 610 Miller Farm Drive

This is Schedule A referred to in the  
Development Variance Permit.

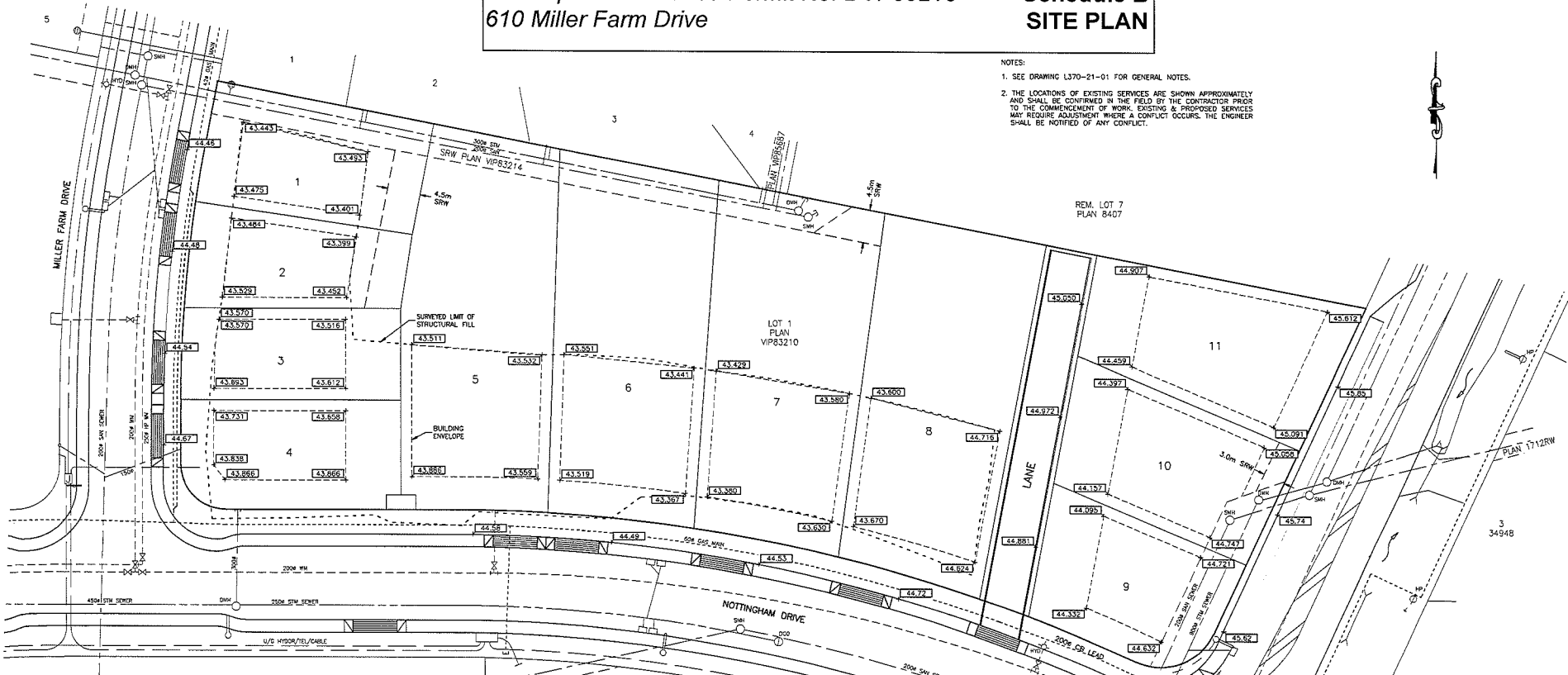
  
\_\_\_\_\_  
Corporate Officer

2013-OCT-24  
Date

 **Subject Property**

Development Variance Permit No. DVP00213  
610 Miller Farm Drive

Schedule B  
SITE PLAN



- NOTES:
- SEE DRAWING L370-21-01 FOR GENERAL NOTES.
  - THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

This is Schedule B referred to in the Development Variance Permit.

*KH*  
 Director Officer  
 2013-OCT-24  
 Date

| ROOF HEIGHT VARIANCE TABLE |                                  |                                     |                                      |  |                                 |
|----------------------------|----------------------------------|-------------------------------------|--------------------------------------|--|---------------------------------|
| LOT No.                    | STRUCTURAL FILL/OG PAD ELEVATION | MAXIMUM ALLOWABLE TOP OF ROOF ELEV. | DESIGN GRADE (BACK OF S/W PLUS 0.3m) | DESIGN GRADE MAXIMUM TOP OF ROOF ELEVATION | VARIANCE REQUESTED (DIFFERENCE) |
| 1                          | 43.45m                           | 52.45m                              | 44.76m                               | 53.76m                                     | 1.31m                           |
| 2                          | 43.47m                           | 52.47m                              | 44.78m                               | 53.78m                                     | 1.31m                           |
| 3                          | 43.60m                           | 52.60m                              | 44.87m                               | 53.87m                                     | 1.27m                           |
| 4                          | 43.79m                           | 52.79m                              | 44.98m                               | 53.98m                                     | 1.19m                           |
| 5                          | 43.62m                           | 52.62m                              | 44.88m                               | 53.88m                                     | 1.26m                           |
| 6                          | 43.47m                           | 52.47m                              | 44.78m                               | 53.78m                                     | 1.32m                           |
| 7                          | 43.91m                           | 52.91m                              | 44.83m                               | 53.83m                                     | 1.32m                           |
| 8                          | 44.15m                           | 53.15m                              | 45.02m                               | 54.02m                                     | 0.87m                           |
| 9                          | 44.45m                           | 53.45m                              | 45.92m                               | 54.92m                                     | 1.47m                           |
| 10                         | 44.59m                           | 53.59m                              | 46.04m                               | 55.04m                                     | 1.45m                           |
| 11                         | 45.02m                           | 54.02m                              | 46.15m                               | 55.15m                                     | 1.13m                           |

DESIGN GRADE AT BACK OF SIDEWALK IS AT CENTER OF LOT



|          |          |    |                                   |     |  |   |  |   |   |                             |
|----------|----------|----|-----------------------------------|-----|--|---|--|---|---|-----------------------------|
| Rev. No. | DATE     | BY | REVISION DESCRIPTION              | ENG | LEGEND   | SITE LEGAL DESCRIPTION  | ENGINEER'S SEAL  | DESIGN  | CLIENT NAME   | DRAWING TITLE               |
| 01       | 07/09/13 | dp | LOT 7 AND 8 STRUCTURAL FILL ADDED | MIW | EXIST: WATERMAIN, SANITARY SEWER, GAS MAIN, ELECTRICAL DUCT, CULVERT & DITCH, OPEN INLET/OUTLET, SWALE, EDGE OF PAVEMENT, DRIVE WAY, LIMIT OF CONSTRUCTION<br>PROP: ABOVE GROUND, BELOW GROUND, FLOODGATE, MANHOLE, CULVERT, GIP, PLUG, STREETLIGHT, FENCE | LOT 1, PLAN VIP83210<br>WELLINGTON LAND DISTRICT<br><br>BENCHMARK DESCRIPTION<br>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 83HG050 LOCATED AT THE INTERSECTION OF LINLEY ROAD AND HAMMOND BAY ROAD. ELEVATION: 49.180m | MIW<br>DRAWN: dp<br>CHECKED:<br>PLOT DATE: 07-09-13<br>PRINT DATE: | NOTTINGHAM PROPERTIES LTD.<br><br>PROPOSED SUBDIVISION<br>610 MILLER FARM DRIVE | PROPOSED BUILDING<br>HEIGHT VARIANCE  | ENG01149 / SUB00945<br><br> |
|          |          |    |                                   |     |  | HORIZONTAL SCALE: 1:250<br>VERTICAL SCALE:  |  |   | PROJECT TYPE: L<br>CLIENT No.: 370<br>PROJECT No.: 21<br>DRAWING No.: 06<br>REVISION No.: 01<br>CITY PLAN FILE No.: |                             |