



08 July 2013

Planning Department
City of Nanaimo
455 Wallace Street
Nanaimo, B.C.
V9R 5J6

Dear Sirs:

Re. Development Variance Permit Application-3105 Uplands Drive

Please find enclosed an application for a Development Variance Permit for the above noted property.

The owners of this property wish to subdivide the rear (Northern) portion of this property, in order to create two lots fronting Uplands Drive. In order to accommodate this, required 3 variances to be approved in order to allow a two-lot subdivision to occur.

Existing Lot A – Lot Depth

Existing Lot A –Rear of house to lot line

Proposed Lot 1 – Lot Depth

The subject parcel is an odd shape corner lot at the corner of Uplands Drive and Departure Bay Rd. Due to the age of the existing dwelling the current lot setbacks are non-conforming with today's' standards.

Although the layouts of the proposed lots do not meet the depth requirement within current zoning, the frontage of both of these lots make up for that area due to its shape.

The configuration on the lot of the existing dwelling provided excess land that is not being utilized to its full potential. The total size of this lot is 1017.5 square meters which when subdivided into two lots fully meets the size requirement within R1 zoning.

The parcel is located in an established family neighbourhood, is on multiple bus routes and is within walking distance to schools.

By having these variances approved would allow the potential subdivision of this parcel, following the OCP by creating higher density and community development.

The following documentation is submitted in support of this application:

- Completed Development Variance Permit application form
- Application Fee-\$500
- Appointment of Agent form
- Certificate of Title
- Survey indicating existing house, requested variances and proposed lots

We look forward to working with you through this application process, and Thank you for your consideration.

Sincerely,



Hans McFarlane
(250)885-4267