



DEVELOPMENT VARIANCE PERMIT NO. DVP00216

KEITH BROWN ASSOCIATES LTD
Name of Owner(s) of Land (Permittee)

Civic Address: 1844 MEREDITH ROAD

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 A, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 112176

PID No. 004-980-662

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

Section 7.5.1 of the City Of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires that a rear yard setback of 6 m be provided for lots within the Single Dwelling Residential - Small Lot (R2) zone. The existing covered patio on proposed Lot 3 is 3.78 m from the proposed rear yard lot line. This represents a rear yard setback variance of 2.22 m.

Section 7.5.1 of the City Of Nanaimo "ZONING BYLAW 2011 NO. 4500" also requires a front yard setback of 6 m be provided for all garage and carports within the R2 zone. The existing carport on proposed Lot 3 is 4.37 m away from the proposed front yard line. This represents a front yard setback variance of 1.63 m.

Section 7.4.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a minimum lot depth of 28 m for lots without a lane within the R2 zone. The proposed lot depth for Lot 3 is 25.5 m. This represents a lot depth variance of 2.5 m.

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 Survey

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

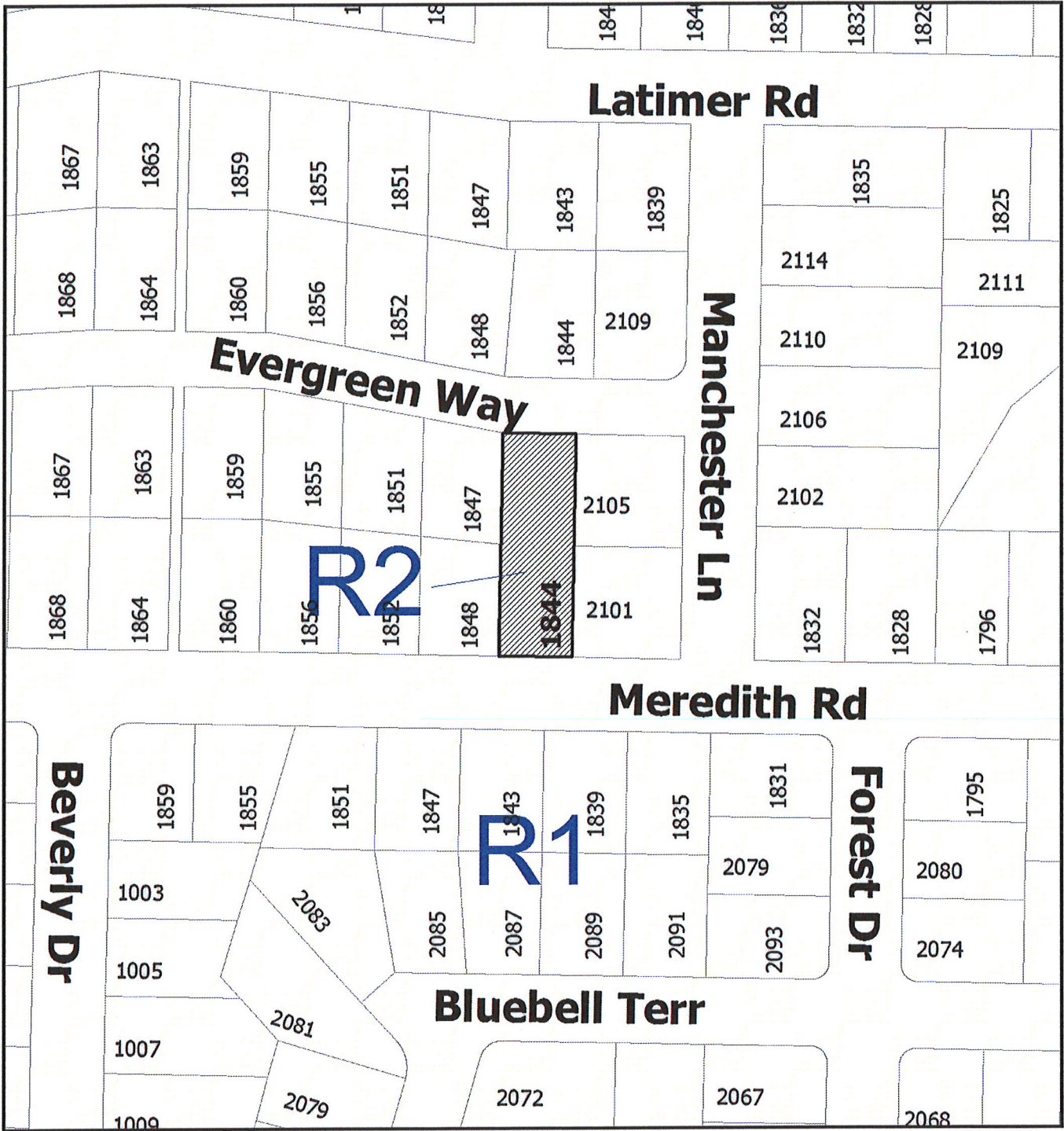
2013-OCT-24

Date

GN/lb

Prospero attachment: DVP00216

SCHEDULE A



DEVELOPMENT VARIANCE PERMIT NO. DVP00216

LOCATION PLAN

Civic: 1844 Meredith Road



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

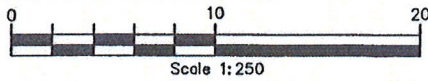
[Signature]
 Corporate Officer

2013-04-24
 Date

 **Subject Property**

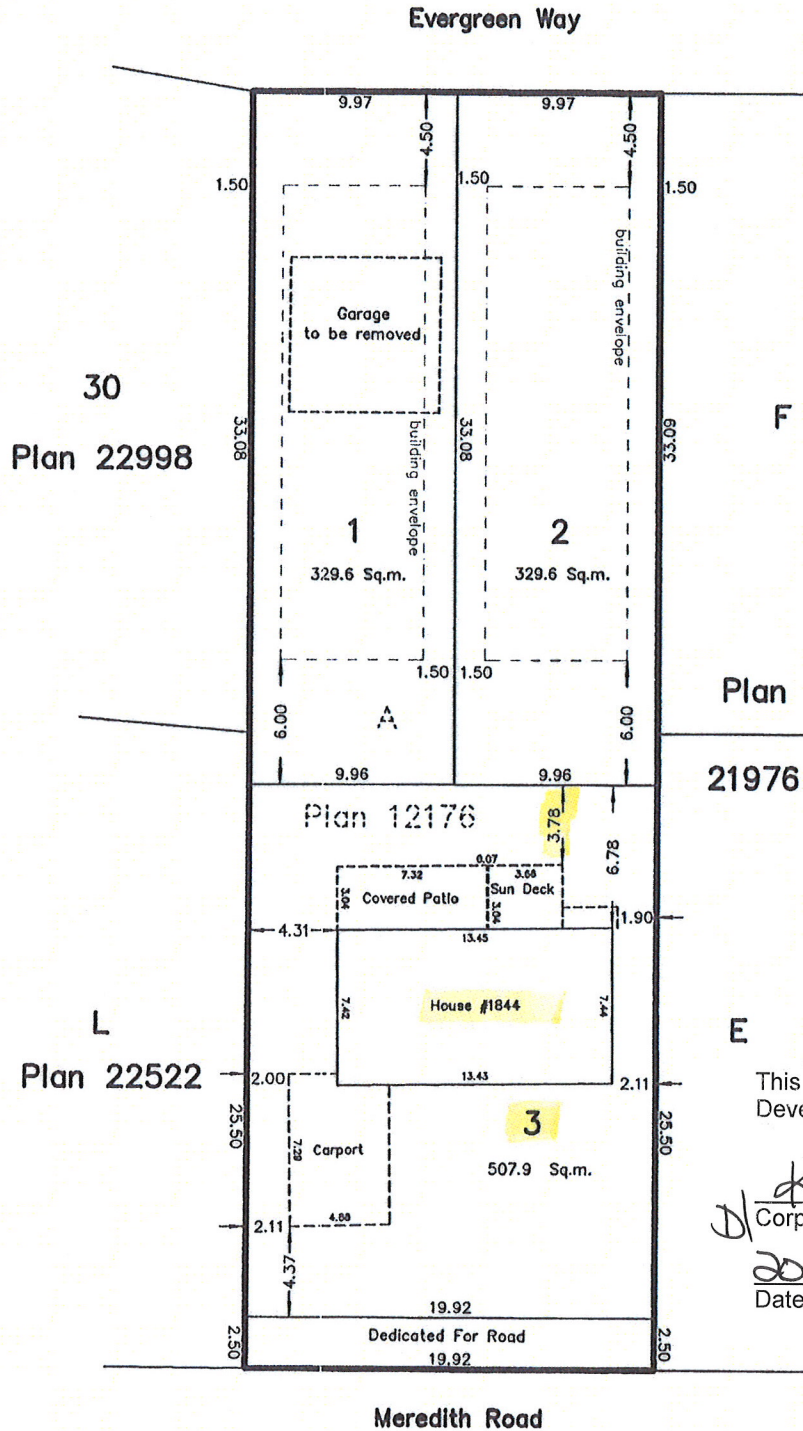
Plan showing proposed subdivision of:
Lot A, Section 17, Range 8,
Mountain District, Plan 12176.

Civic Address: 1844 Meredith Road



Distances shown are in metres.

Dated this 5th day of March, 2013.



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

[Signature]
Corporate Officer
2013-OCT-24
Date

Certified correct this 5th day of March, 2013.