



DEVELOPMENT VARIANCE PERMIT NO. DVP00222

ROUTLEDGE FLOORS LTD.

Name of Owner(s) of Land (Permittee)

**Civic Address: 6010 TWEEDSMUIR CRESCENT
6016 TWEEDSMUIR CRESCENT**

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 7, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VIP89486
PID No. 028-986-261**

and

**LOT 6, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VIP89486
PID No. 028-986-253**

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

Lot Size and Dimensions

Part 7.4.1. of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a minimum lot depth of 28m for lots without a lane and requires a minimum lot depth of 24m for lots with a lane. The lot depth variances are as follows:

- *Proposed Lots 1 and 4, without lanes*
 - The proposed lot depth of Lot 1 is 21.1m, a variance of 6.9m.
 - The proposed lot depth of Lot 4 is 19.4m, a variance of 8.6m.

- *Proposed Lot 2, with a lane*
The proposed lot depth of Lot 2 is 22m, a variance of 2m.

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 - Variance Rationale

Schedule C - 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 18TH DAY OF NOVEMBER, 2013.



D/Corporate Officer
Kristin King



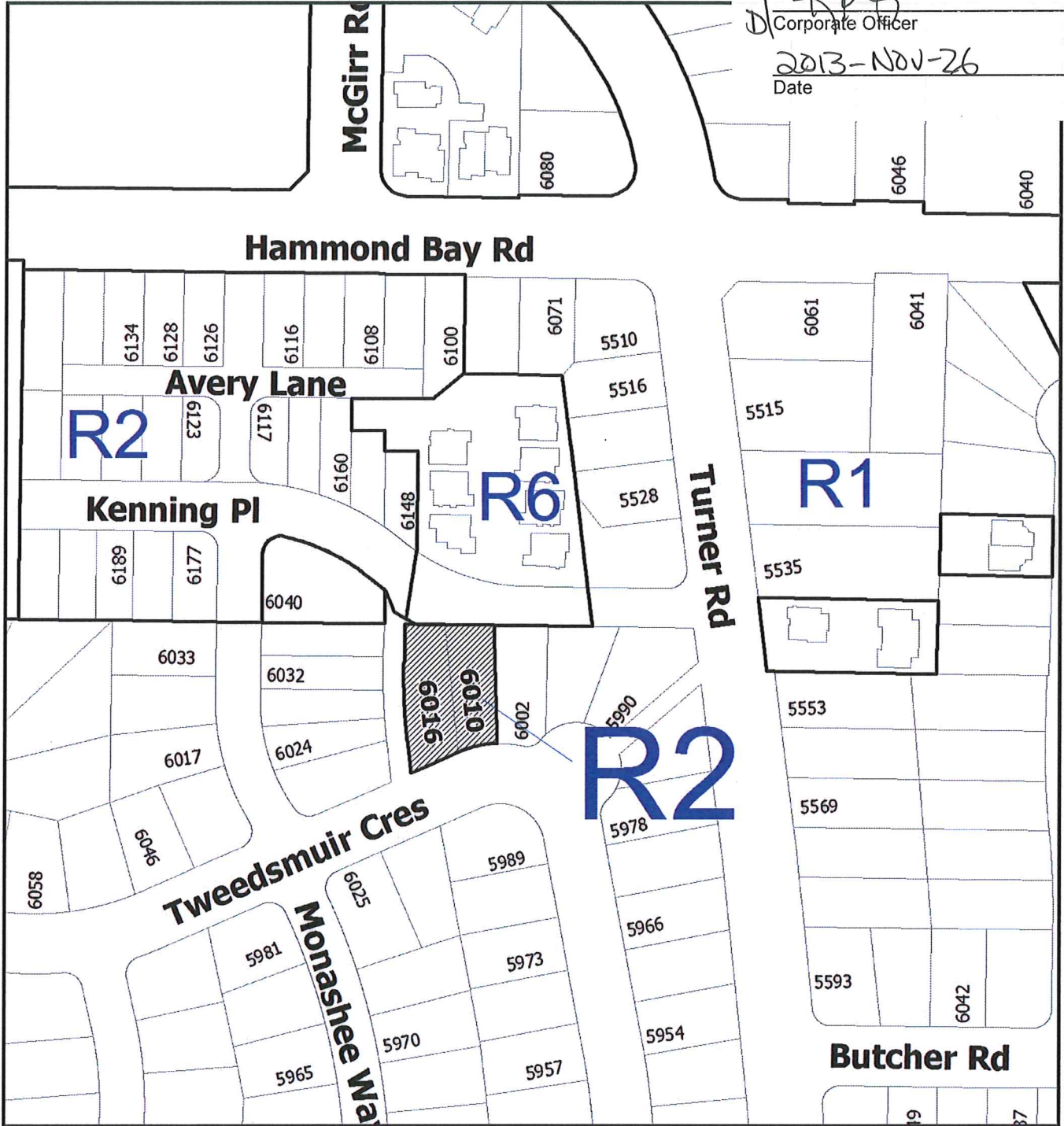
Date

GN/lb

Prospero attachment: DVP00222

SCHEDULE A

KKS
Corporate Officer
2013-NOV-26
Date



DEVELOPMENT VARIANCE PERMIT NO. DVP00222

LOCATION PLAN

Civic: 6010 and 6016 Tweedsmuir Crescent
Lot 6 and 7, District Lot 20, Wellington District,
Plan VIP89486




 **Subject Properties**

Variance Rationale

**VARIANCE RATIONALE
6010 & 6016 TWEEDSMUIR CRESCENT**

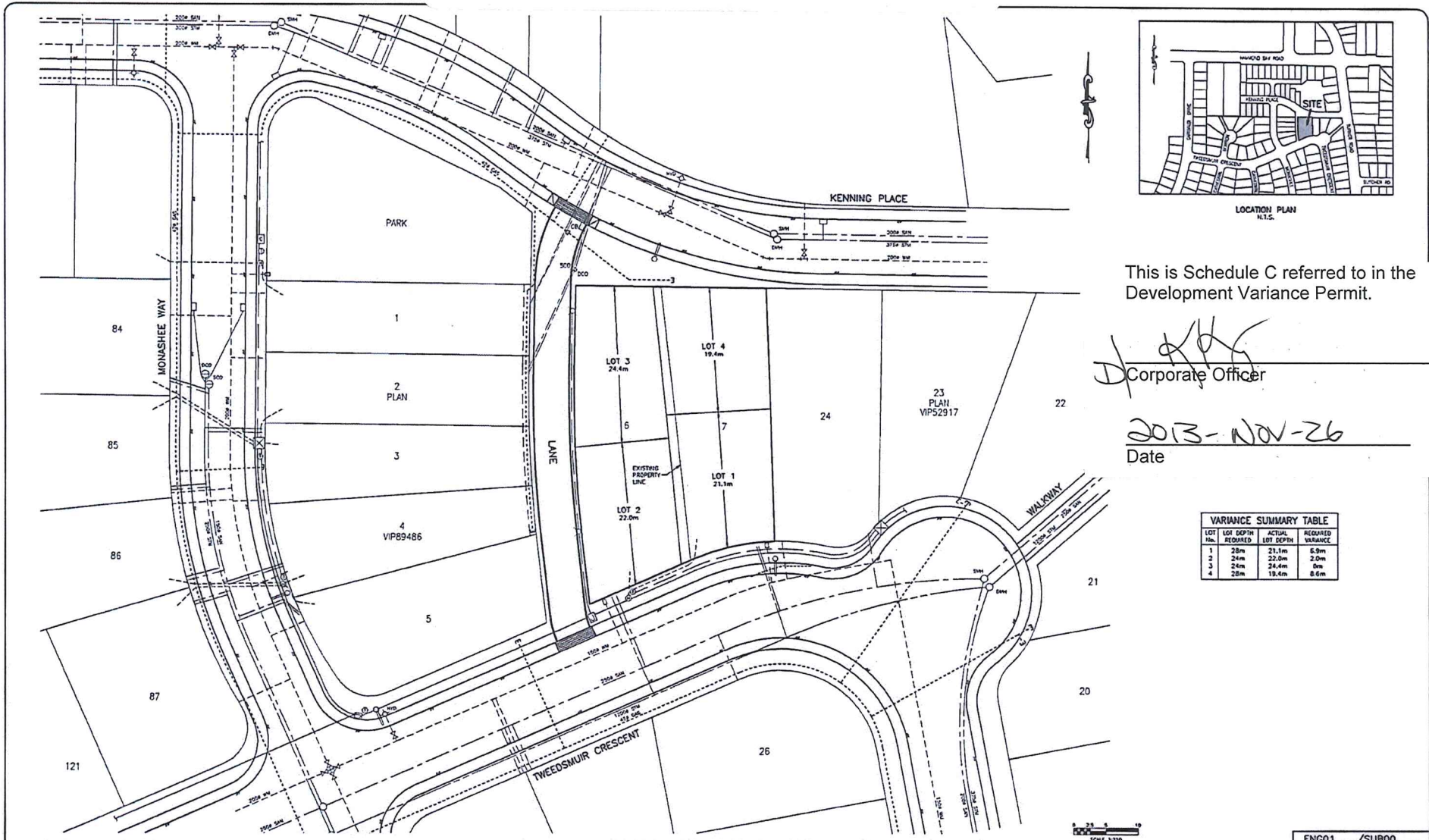
A shorter lot depth variance is necessary in this case to facilitate creation of 4 building lots. The lots meet size requirements, variance is only with respect to depth. The development would respond to not meeting the regular requirement by utilizing innovative and interesting home design. Creative and efficient planning will be applied to ensure full functionality and maintain a high standard of form and character.

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



Corporate Officer
2013-NOV-26

Date



LOCATION PLAN
N.T.C.

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

[Signature]
 Corporate Officer

2013-NOV-26
 Date

VARIANCE SUMMARY TABLE			
LOT No.	LOT DEPTH REQUIRED	ACTUAL LOT DEPTH	REQUIRED VARIANCE
1	28m	21.1m	6.9m
2	24m	22.0m	2.0m
3	24m	24.4m	0m
4	28m	19.4m	8.6m

<table border="1"> <thead> <tr> <th>SYM. NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		SYM. NO.	DATE	BY	REVISION DESCRIPTION					LEGEND [Symbol] WATER MAIN [Symbol] STORM SEWER [Symbol] SANITARY SEWER [Symbol] GAS MAIN [Symbol] ELECTRICAL RACE [Symbol] PLASTER & BRICK [Symbol] BRICK HALF/PURPLE [Symbol] GRAVEL [Symbol] EDGE OF PAVEMENT [Symbol] WALK WAY [Symbol] LIMIT OF CONSTRUCTION [Symbol] MOUND [Symbol] HOLE [Symbol] FLOODGATE [Symbol] FLOODGATE [Symbol] FLOODGATE [Symbol] FLOODGATE [Symbol] MANHOLE [Symbol] CLEANOUT [Symbol] CLEANOUT [Symbol] MISC. POLE [Symbol] SUP. [Symbol] PLUG [Symbol] STREETLIGHT [Symbol] FENCE		SITE LEGAL DESCRIPTION LOT 6 & 7, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VP89486 BENCHMARK DESCRIPTION ELEVATIONS ARE CEODIC AND ARE REFERRED TO MONUMENT 0350078 LOCATED AT THE INTERSECTION OF PARKWOOD DRIVE AND GLACIER WAY, ELEVATION 97.683m		ENGINEER'S SEAL DESIGN: RMS DRAWN: dp CHECKED: PLOT DATE: 09-30-13 PRINT DATE: PROJECT NAME: SUBDIVISION 6010-6016 TWEEDSMUIR CRESCENT		CLIENT NAME ROUTLEDGE FLOORS LTD. DRAWING TITLE PROPOSED DEVELOPMENT VARIANCE SCALE 1:250 ENG01 / SUB00		NEWCASTLE ENGINEERING LTD. PROJECT TYPE: L CLIENT No.: 607 PROJECT No.: 03 DRAWING No.: DVP REVISION No.: 00 CITY PLAN FILE No.:	
SYM. NO.	DATE	BY	REVISION DESCRIPTION																

DVP0222