



**DEVELOPMENT VARIANCE PERMIT NO. DVP00224**

**PAUL DOUGLAS HASSELBACK  
HELEN-ROSA WILDING  
Name of Owner(s) of Land (Permittee)**

**Civic Address: 6337 DESMOND 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 13, DISTRICT LOT 47, WELLINGTON DISTRICT, PLAN 44218**

**PID No. 004-973-861**

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

*Section 7.5.1 – Siting of Buildings:*

The required front yard is 4.5m, the proposed front yard is 3.3m, a front yard setback variance of 1.2m.

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 Site Survey  
Schedule C Elevations**

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 13TH DAY OF JANUARY, 2014.



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

*FEBRUARY 24/14*  
\_\_\_\_\_  
Date

GN/b

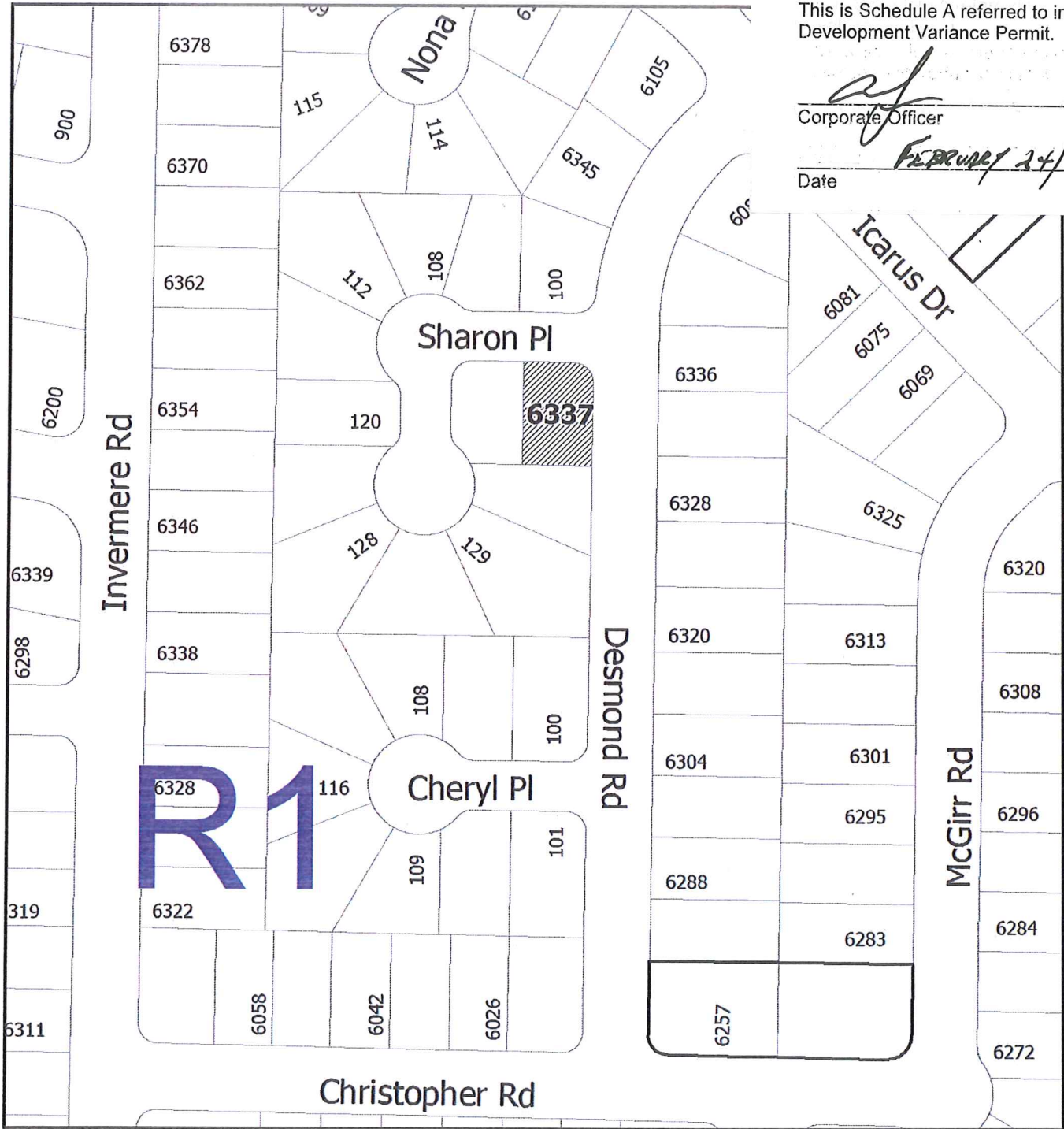
*Prospero attachment: DVP00224 – 6337 Desmond Road*

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

*[Signature]*  
Corporate Officer

Date

*February 24/14*



DEVELOPMENT VARIANCE PERMIT NO. DVP00224

### LOCATION PLAN

Civic: 6337 Desmond Road  
Lot 13, District Lot 47, Wellington District, Plan 44218



**Subject  
Property**

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

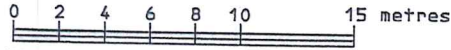
  
Corporate Officer

Date

*FEBRUARY 24/14*

**B. C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED DECK LOCATION ON:  
LOT 13, PLAN 44218, DISTRICT LOT 47, WELLINGTON DISTRICT.**

SCALE 1: 250



DISTANCES AND ELEVATIONS ARE IN METRES.

**NOTES:**

CIVIC ADDRESS: 6337 DESMOND ROAD

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

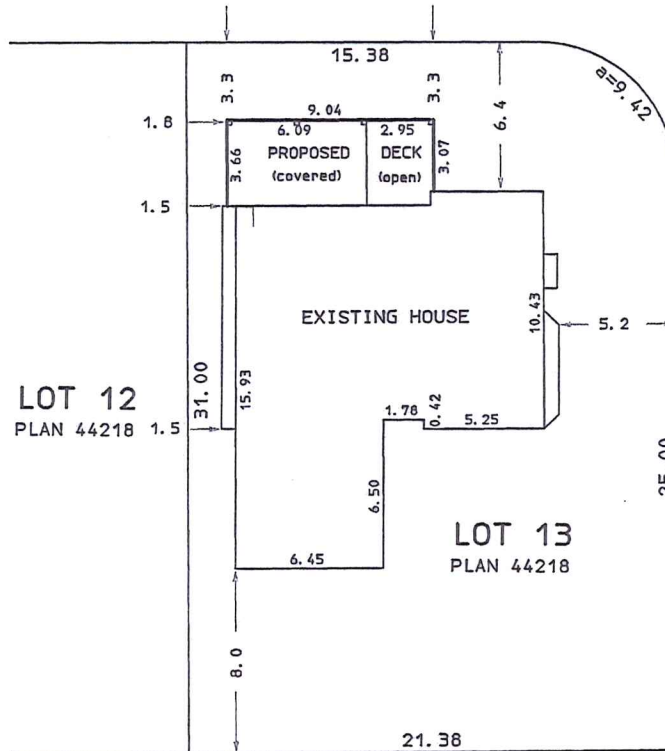
HOUSE DESIGN FROM SWANSON HOUSE PLANS  
DRAWINGS DATED / RECEIVED SEPTEMBER 03, 2013.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL  
AND/OR PROPOSED IMPROVEMENT (S) SHOWN RELATIVE  
TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT  
TO THE ABOVE DESCRIBED PARCEL (S).  
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION  
WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY  
OTHER ACTUAL OR PROPOSED IMPROVEMENT (S) RELATIVE  
TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE  
DESCRIBED PARCEL (S).  
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH  
BOUNDARY LINES.



**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS © 2013  
3088 BARONS ROAD NANAIMO B. C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WAPS@TELUS.NET  
FILE: 13103-1

**SHARON PLACE**




**DESMOND ROAD**

BYLAW 4500 SETBACK = 4.5  
PROPOSED SETBACK = 3.3  
VARIANCE REQUESTED = 1.2

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR  
LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED  
BY A THIRD PARTY AS A RESULT OF ANY DECISIONS  
MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN  
PREPARED IN ACCORDANCE WITH THE MANUAL OF  
STANDARD PRACTICE AND IS CERTIFIED CORRECT  
THIS DATE OF: SEPTEMBER 18, 2013.

  
Brian S. Henning B. C. L. S.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

REVISION 1  
NOV. 29/13

LOT 11  
PLAN 44218

LOT 12  
PLAN 44218

LOT 13  
PLAN 44218

Development Variance Permit No. DVP00224  
6337 Desmond Road

**Schedule C**  
**Elevations, Details and Notes**

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

*[Signature]*  
Corporate Officer

Date **FEBRUARY 24/14**

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE BUILDING CODE OF THE PROVINCE OF B.C. RESIDENTIAL STANDARDS, EXCEPT WHERE LOCAL BYLAWS TAKE PRECEDENCE.
  - THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL AND LOCAL REGULATIONS.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE CONSTRUCTION.
  - THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
  - EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FOUNDATION.
  - DIMENSIONS TAKE PRECEDENCE OVER SCALE.
  - BUILDING HEIGHTS MUST BE VERIFIED TO MEET MUNICIPAL REQUIREMENTS.
  - CONTRACTOR TO VERIFY WITH CLIENT ALL WINDOWS, DOORS AND FINISHING PRIOR TO CONSTRUCTION [ EXTERIOR / INTERIOR ].
  - ANY STRUCTURAL DESIGN REQUIRED MUST BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER.
  - IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR ACQUIRE THE SERVICES OF A PROFESSIONAL ENGINEER.
  - PLUMBING AND ELECTRICAL TO BE DONE BY A QUALIFIED TRADESMAN AND TO MEET NATIONAL, B.C. AND MUNICIPAL CODES [ INFORMATION NOT SUPPLIED BY DESIGNER ].

**LIABILITY DISCLAIMER**

THE ATTACHED DRAWINGS HAVE BEEN DRAWN FOR CONSTRUCTION PURPOSES AND EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE PLANS ARE ACCURATE AND AUTHORITATIVE. THE DESIGNER OF THESE PLANS DOES NOT WARRANT RESPONSIBILITY [ FINANCIAL OR OTHERWISE ] FOR ITS ACCURACY OR COMPLETENESS. THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THE ATTACHED PLANS. ANY ERRORS OR OMISSIONS OR CHANGES TO THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

THE ATTACHED PLAN HAS BEEN DESIGNED TO MEET THE CLIENTS REQUIREMENTS AND ADHERE TO THE ENGINEERING GUIDE FOR WOOD FRAME CONSTRUCTION (CWC) IF IN QUESTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THIS WITH A STRUCTURAL ENGINEER AND ADJUST ACCORDINGLY. THIS PLAN IS CONSIDERED A GUIDE ONLY AND MAY BE SUBJECT TO CHANGE AT ANY TIME, DUE TO BUILDING CODES, MUNICIPAL BYLAWS AND RESTRICTIONS, NATURAL SURROUNDINGS, ENGINEERING REQUIREMENTS, CONSTRUCTION PRACTICES AND REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE END USERS TO APPLY THEIR PROFESSIONAL KNOWLEDGE IN THE USE OF THE INFORMATION PROVIDED AND TO CONSULT ADDITIONAL SUPPORT, SEEK EXPERT AND PROFESSIONAL ADVICE AS NECESSARY.

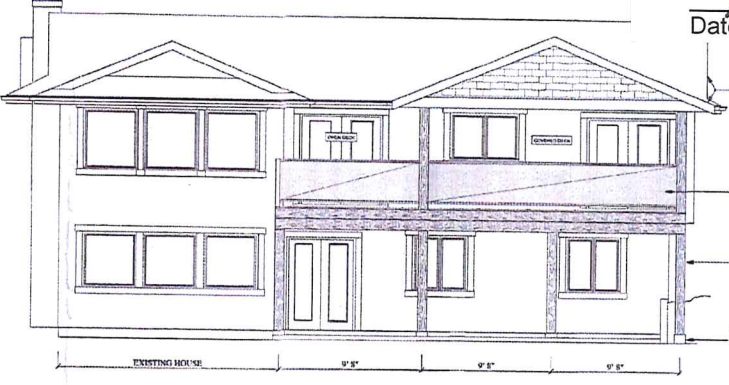
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION COMPLIES TO THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ALL NATIONAL AND LOCAL MUNICIPAL REGULATIONS. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR ACQUIRE THE SERVICES OF A PROFESSIONAL ENGINEER. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY STRUCTURAL INTEGRITY, DIMENSIONS, MATERIALS AND EQUIPMENT PRIOR TO CONSTRUCTION.

COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL IMPLY ACCEPTANCE OF RESPONSIBILITY OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE WORK.

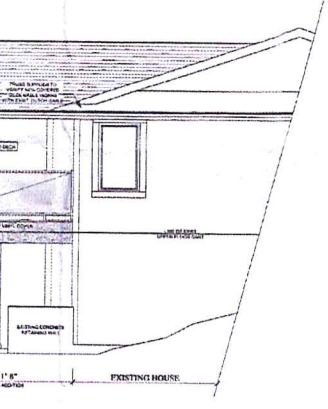
THE ATTACHED PLAN IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE RE-USED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM THE DESIGNER WHEN APPROPRIATE.

- GENERAL CONSTRUCTION NOTES**
- STAIRS AND HANDRAILS SHALL COMPLY WITH BCBC 2012.
  - BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 1/2" LENGTH OF BEARING AT END SUPPORTS.
  - INDIVIDUAL MEMBERS OF A BUILT-UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILED 3/4" X 1/2" IN LENGTH, SPACED NOT MORE THAN 18" APART IN EACH ROW WITH THE END NAILS LOCATED 2" TO 6" FROM THE END OF EACH PIECE.
  - FLOOR JOISTS SHALL HAVE BRIDGING AS REQUIRED BY MANUFACTURER.
  - ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2X10S U.N.O.
  - THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
  - FLOOR AREAS FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.
  - FRAMING MEMBERS SHALL BE SPP NUMBER 2 AND BETTER.
  - SUB FLOORS TO BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSBNAILED AND GLUED TO SUPPORTING JOISTS.
  - WALL SHEATHING SHALL BE EITHER EXTERIOR GRADE PLYWOOD OR O.S.B.
  - ARTIFICIAL STONE SHALL HAVE A 10MM AIR SPACE WHEN APPLIED OVER WOOD FRAME WALLS TO A MAXIMUM HEIGHT OF 3 METERS.
  - KNOTCHING OR DRILLING OF WOOD FRAMING SHALL COMPLY WITH THE BCBC 2012. FLOOR JOISTS MAY NOT HAVE LESS THAN 1/2" OF BEARING SUPPORT.
  - ALL STRUCTURAL MEMBERS BEYOND PART 8 OF THE BUILDING CODE.
  - [ EX - MANUFACTURED ROOF & TRUSSES, LVL BEAMS, SUPPORTING HANGERS ] MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
  - WINDOWS, DOORS, SIDING, ROOFING & FLASHING ARE TO ADHERE TO BCBC 2012.
  - EXTERIOR WALLS TO HAVE AIR BARRIER OF TYVEK ORS LAYERS OF 30" MIN. BUILDING PAPER. VAPOR BARRIER MUST BE INSTALLED ON TOP OF AND AT THE END OF WALLS & OVER BEAMS AGAINST EXTERIOR WALLS AND ATTIC SPACES. FLASHING IS REQUIRED TO CURRENT CODE AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING WITH CAULKING.
  - TIMBERFRAMING [ IF APPLICABLE ] TO BE DESIGNED BY OTHERS.
  - INTERIOR RAILINGS ARE TO BE 100mm IN HEIGHT AND EXTERIOR RAILINGS ARE TO BE 1067mm [ SAFETY GLASS IF APPLICABLE ].
  - ENGINEERED JOIST [ IF APPLICABLE ] FLOOR SYSTEMS [ LABD MIN. DESIGN ].
  - STAIRS AND HANDRAILS SHALL COMPLY WITH LOCAL GUIDELINES.
  - EXTERIOR DECKS TO HAVE 2% SLOPE AWAY FROM DWELLINGS.
  - HOT WATER TANK TO HAVE A DRAIN PAN AND SEISMIC STRAPPING.
  - EXTERIOR DOORS ARE TO BE SOLID CORE AND WEATHER STRIPPED.
  - EXTERIOR GLASS DOORS SHALL HAVE TEMPERED GLASS.

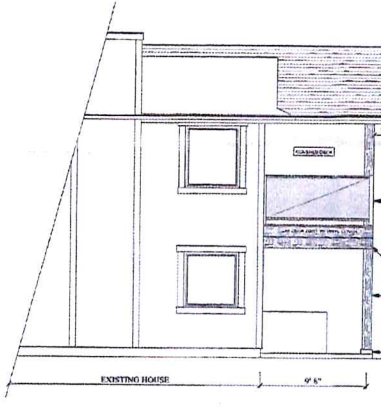
- GENERAL FOUNDATION AND EXCAVATION NOTES**
- STRUCTURAL CONCRETE TO DEVELOP 25MPa COMPRESSIVE STRENGTH WITHIN 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OR 32MPa AT 28 DAYS.
  - WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 45-LB TAR-SATURATED FELT OR POLYETHYLENE GEL GASKET.
  - EXCAVATION FOR FOOTING STRUCTURE SHALL EXTEND TO UNDISTURBED SOIL AND SHALL BE KEPT FREE OF STANDING WATER.
  - BUILDING GRADES ARE TO BE SLOPED A MIN. OF 2% AWAY FROM DWELLING AND STRUCTURES.
  - RETAINING WALLS ARE TO BE BUILT ACCORDING TO GOOD CONST. PRACTICES AND MAY REQUIRE A STRUCTURAL ENGINEER.
  - FOOTINGS ARE ASSUMED TO BE CONSTRUCTED ON A SOIL BEARING CAPACITY OF 2000 kN/m<sup>2</sup> OR GREATER.
  - FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL AT AN ELEVATION BELOW THE FROST LINE (MINIMUM 4"00 BELOW GRADE).
  - FOOTINGS BEING STEPPED DOWN MUST HAVE A VERTICAL RISE BETWEEN HORIZONTAL PORTIONS THAT DOES NOT EXCEED 2"00.
  - REINFORCING OF CONCRETE MUST BE DESIGNED BY A STRUCTURAL ENGINEER.
  - WATERPROOFING AND DAMPROOFING AS PER BCBC 2012.
  - CONCRETE SHALL CONFORM TO BCBC 2012.
  - CONCRETE STOODS CAN NOT BE POUNED AGAINST WOOD FRAMING, A CORBELLED OR TOP HUNG JOIST SYSTEM IS REQUIRED.
  - MAX. HEIGHT OF BACKFILL AGAINST A 8" THICK CONCRETE WALL IF LATERALLY SUPPORTED AT TOP [ 7'4" ], AND IF LATERALLY UNSUPPORTED [ 4'0" ].
  - A STRUCTURAL REVIEW BY A PROFESSIONAL ENGINEER IF BACKFILL HEIGHT EXCEEDS SUPPORTS OR IF THE TOTAL HEIGHT OF THE WALL IS MORE THAN 10'00.
  - DAMP-PROOFING OF CONCRETE WALLS BELOW GRADE.
  - MOISTURE BARRIER BETWEEN EXTERIOR WALL AND MUD SEAL.
  - PERMETER DRAINS REQUIRED AS PER MUNICIPAL BUILDING CODES.
  - GRADES ON PLANS ARE ESTIMATES DETERMINED BY CONTRACTOR UNLESS INDICATED BY A DOCUMENT PROVIDED BY A B.C. PROPERTY OWNER.
  - FOUNDATION IS TO BE APPROVED BY A LOCAL BUILDING DEP. AUTHORITY OR BY A STRUCTURAL ENGINEER.



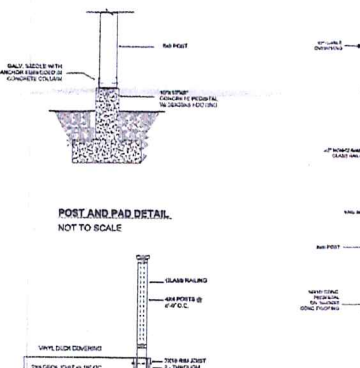
REAR ELEVATION



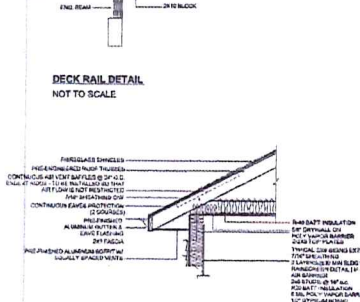
LEFT ELEVATION



RIGHT ELEVATION



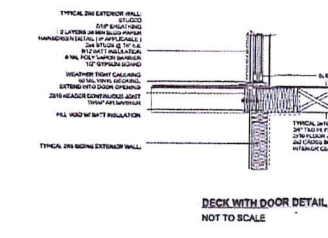
PORT AND PAD DETAIL  
NOT TO SCALE



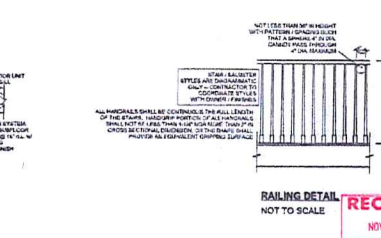
DECK RAIL DETAIL  
NOT TO SCALE



EAVE DETAIL  
NOT TO SCALE



DECK WITH DOOR DETAIL  
NOT TO SCALE



RAILING DETAIL  
NOT TO SCALE



SWANSON HOUSE  
CORPORATE OFFICE  
1000 AVENUE  
VANANAM, BC V9V 0A1  
PHONE: 250-742-9400  
EMAIL: info@swansonhouseplans.com

REVIEWS

NO.	DATE	BY	REVISION

PROJECT:  
**DESMOND ROAD RENOVATION (PALLADIAN DEV.)**

PROJECT ADDRESS:  
6337 DESMOND ROAD  
VANANAM, BC  
V9V 1C5

PROJECT NO. **SHR-2013-08**  
DRAWN BY **SHAWAN SWANSON**  
APPROVED BY **CLIENT**  
DATE **10-AUG-2013**  
SCALE **1/4" = 1'-0" U.N.O.**

TITLE **ELEVATIONS DETAILS & NOTES**

SHEET NUMBER

**NOV 7 3 2013**  
DEVELOPMENT SERVICES  
CITY OF VANANAM

**NOTE: CONSTRUCTION PRACTISES, DETAILS, NOTATIONS AND SECTIONS ON THIS PAGE ARE GENERAL TYPICAL CONSTRUCTION PRACTISES. THEY MAY NOT BE RELEVANT TO THE ACTUAL DESIGNED PLAN. PLEASE USE ACCORDINGLY.**