



DEVELOPMENT VARIANCE PERMIT NO. DVP00225

**WHITCOMB BRYAN LEE
WHITCOMB CHRISTIE ANNE
Name of Owner(s) of Land (Permittee)**

Civic Address: 1449 PRINCESS ROYAL AVENUE

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 5, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO
DISTRICT, PLAN 1972**

PID No. 006-615-317

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 a 3.0m side yard setback and a 10.5m rear yard setback within the Medium Density Residential (R8) zone. The applicant requested the side yard setback (both sides) be reduced to 1.5m, a variance of 1.5m; and, the rear yard be reduced to 9.0m, a variance of 1.5m.

Section 7.6 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a maximum allowable building height for a flat roof (< 4:12 pitch) single family residential dwelling of 7m. The proposed dwelling will have a height of 10.3m, a variance of 3.3m.

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 Concept Drawing

Schedule D Building Height Variance

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 27TH DAY OF JANUARY, 2014.



Corporate Officer

Jan 31/14

Date

GN/lb

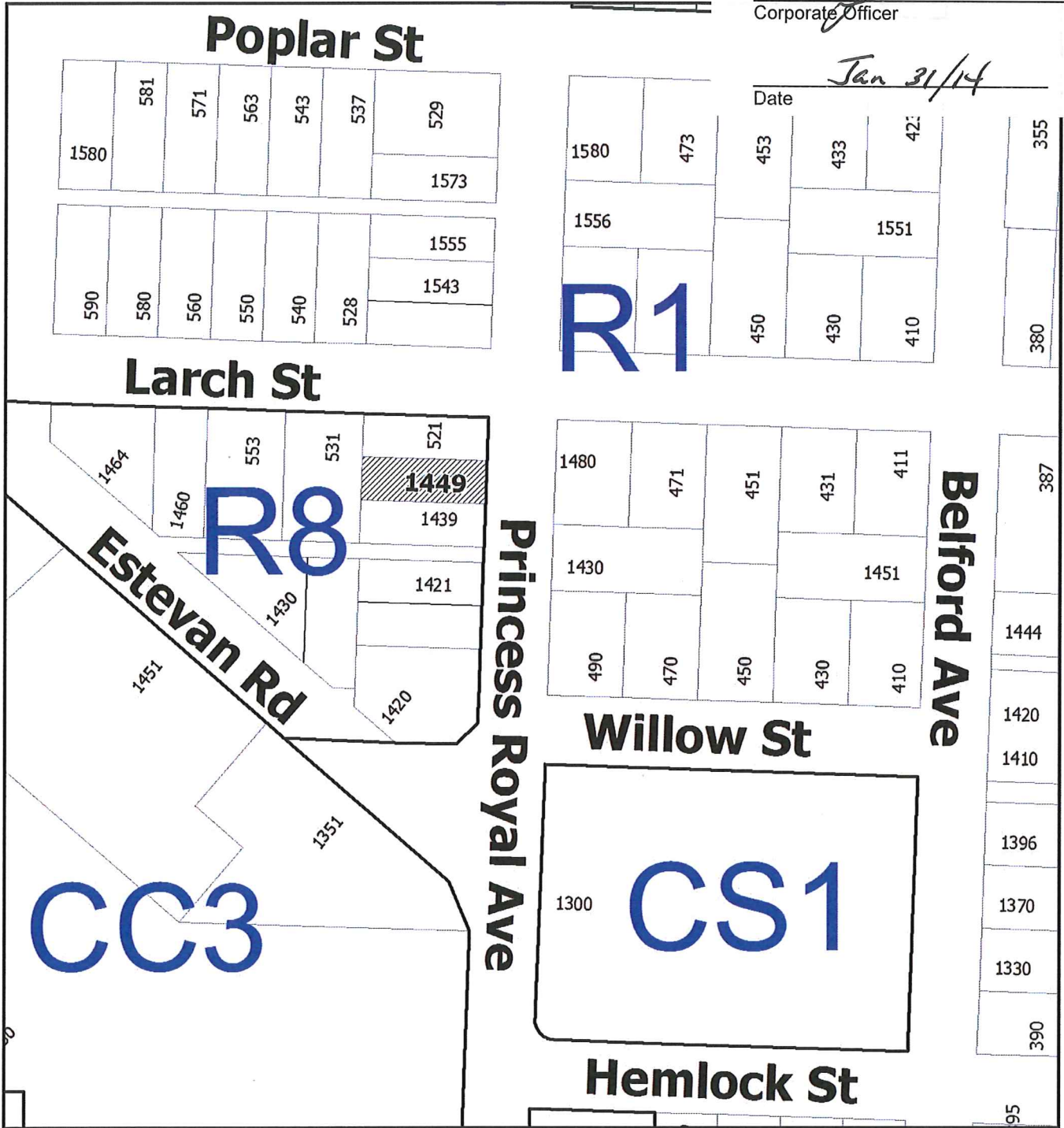
Prospero attachment: DVP00225

SCHEDULE A

Corporate Officer

Date

Jan 31/14



DEVELOPMENT VARIANCE PERMIT NO. DVP00225

LOCATION PLAN

Civic: 1449 Princess Royal Avenue
Lot 5, Block 8, Newcastle Reserve, Section 1,
Nanaimo District, Plan 1972



 Subject Property

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

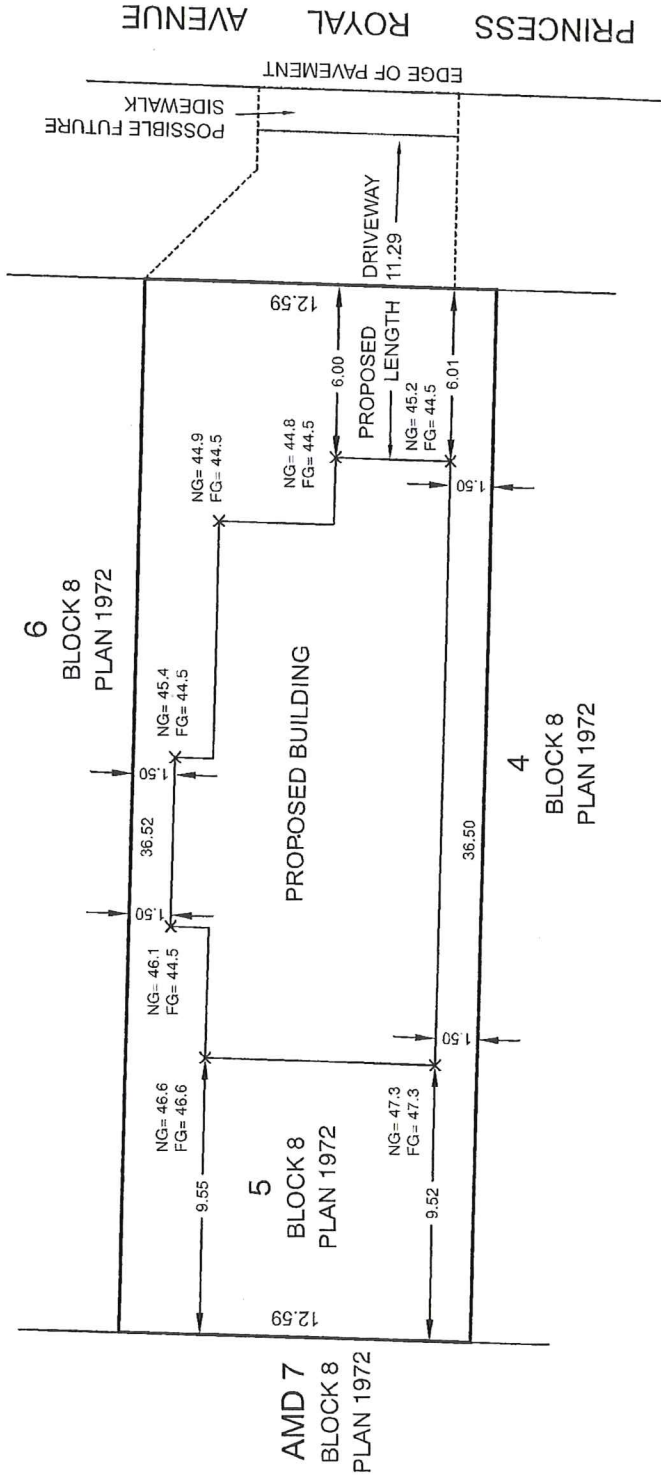
Corporate Officer

Jan 31/14

Date

Schedule B
SITE SURVEY

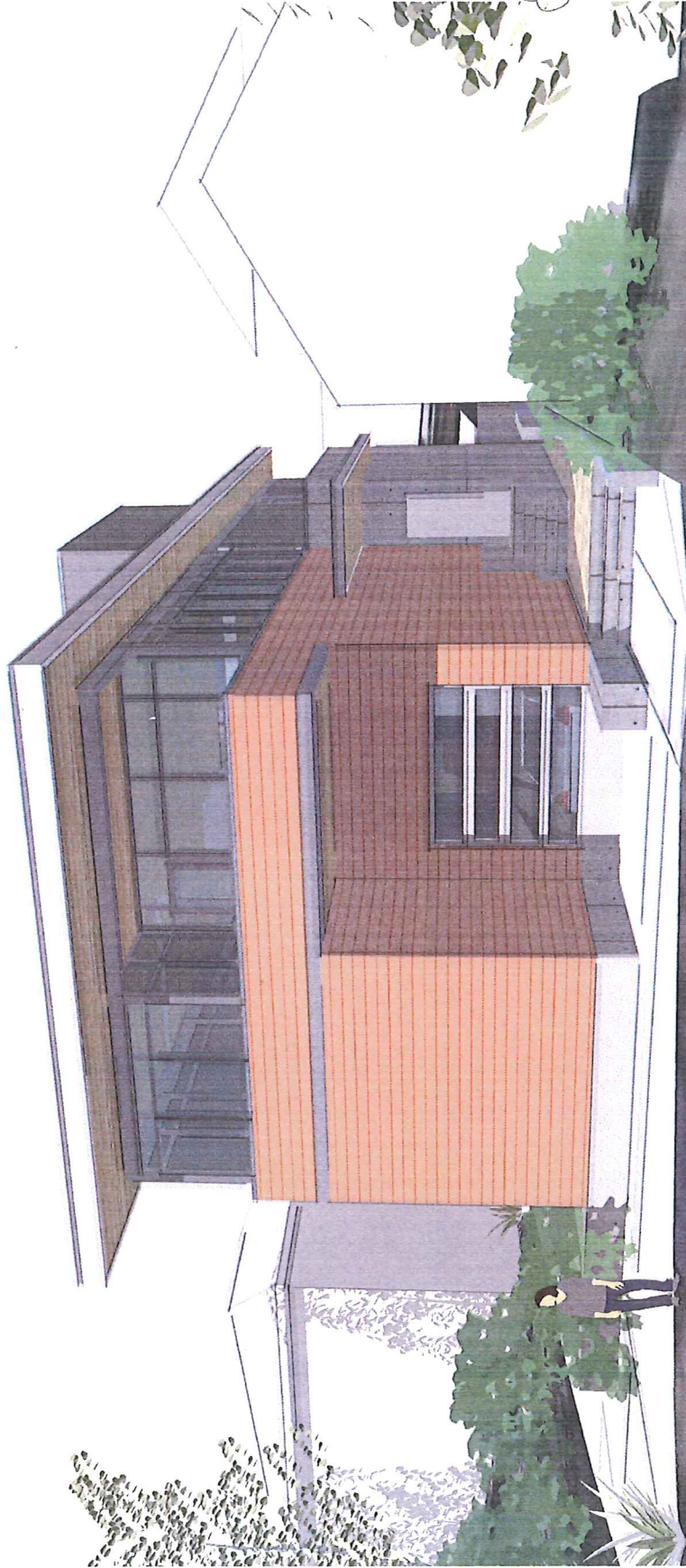
Development Variance Permit DVP00225
 1449 Princess Royal Avenue



Development Variance Permit DVP00225
 1449 Princess Royal Avenue
Schedule C
CONCEPT DRAWING

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

[Signature]
 Corporate Officer
 Date Jan 14/31



Issue:

Schematic Design	January 09, 2013

Whitcomb Residence
 1449 Princess Royal Ave.
 Nanaimo, B.C.

A4.1

architecture & design
Middleton
 web: <http://nemiddleton.webplus.net>
 email: nemiddle@telus.net
 ph: 250 753 4160

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

Corporate Officer

[Signature]
Jan 31/14

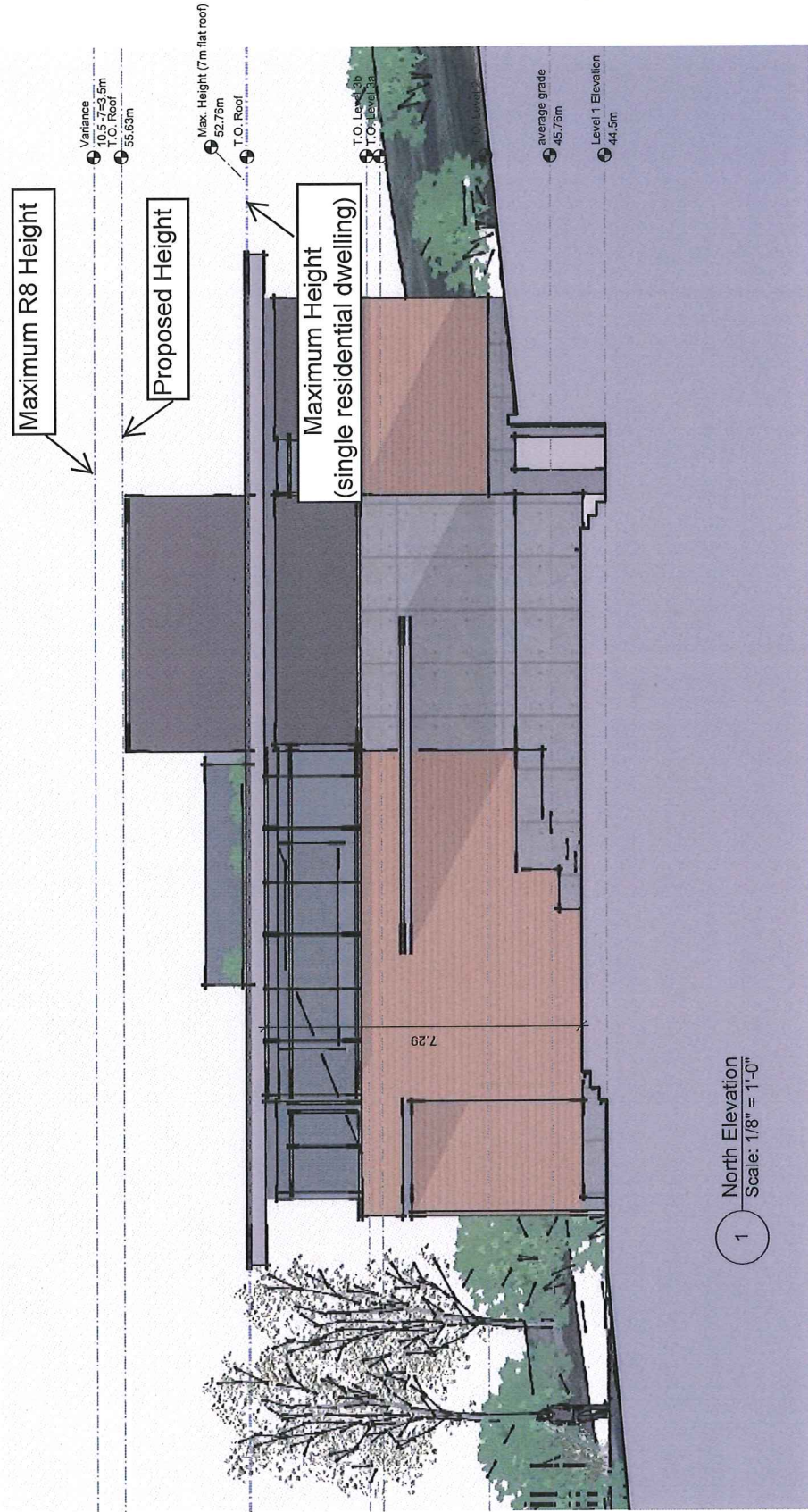
Date

Development Variance Permit DVP00225
1449 Princess Royal Avenue
Schedule D
BUILDING HEIGHT VARIANCE

A3.3

Whitcomb Residence
1449 Princess Royal Ave.
Nanaimo, B.C.

Issue: Schematic Design January 06, 2013



architecture & design
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