

2014-JUL-30

Our File: DVP00228

via Email: bhenning.waps@telus.net

Mr. Brian Henning
WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 Barons Road
Nanaimo BC V9T 4B6

Dear Mr. Henning:

**RE: DEVELOPMENT VARIANCE PERMIT NO. DVP00228 - 3476 PACIFIC EDGE
WAY - APPROVED DEVELOPMENT VARIANCE PERMIT**

Attached is a copy of the development variance permit approved by Council on 2014-MAR-14 for the above-noted property.

Please note that the Development Variance Permit is valid for a two year period. In the event that the works, as described within the permit, are not acted upon within this time frame, the permit will lapse.

For your information, the development variance permit will be registered at the Victoria Land Titles Office and will appear on your property title as a legal notation indefinitely. If; however, the permit lapses and the works, as described within the approved permit, are not undertaken, please inform the City so the necessary documentation can be prepared to remove the legal notation from your title.

Please do not hesitate to contact me at (250) 755-4429 if you have any questions regarding this application.

Yours truly,



Dave Stewart, MURP, MCIP
Planner
Planning & Design Section
Community Development

DS/lb

Attach.

ec: Blair McDaniel / Allison McDaniel, E. blair@alairhomes.com
Bruce Munro / Rachel Munro, E. bruce.munro@me.com

\\Tempestdocs\PROSPERO\PLANNING\DEVVARPERMIT\DVP00228\DVP-LETTER FWD APPROVED PERMIT.DOC



DEVELOPMENT VARIANCE PERMIT NO. DVP00228

**BLAIR CARL MCDANIEL / ALLISON MARIE MCDANIEL
BRUCE CECIL MUNRO / RACHEL LEE-ANN MUNRO
Name of Owner(s) of Land (Permittee)**

**Civic Address:
3476 PACIFIC EDGE WAY**

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:

STRATA LOT 9, DISTRICT LOT 31, WELLINGTON DISTRICT, STRATA PLAN EPS1632, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID No. 029-307-228

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 7.5m setback within the Single Dwelling Residential (R1) zone. The applicant has requested a portion of the rear yard setback be reduced to 1.5m as shown on Schedule C, a variance of 6.0m.

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 Survey - Lot 9

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 24TH DAY OF MARCH, 2014.



D Corporate Officer
Kristin King

2014-JUL-30

Date

DS/lb
Prospero attachment: DVP00228

	Subject	Property
1	Mathematics	Abstract
2	Science	Empirical
3	History	Narrative
4	Art	Expressive
5	Music	Emotional
6	Philosophy	Conceptual
7	Law	Normative
8	Medicine	Practical
9	Engineering	Technical
10	Business	Pragmatic
11	Social Sciences	Analytical
12	Humanities	Critical
13	Physical Sciences	Quantitative
14	Life Sciences	Qualitative
15	Earth Sciences	Observational
16	Agriculture	Applied
17	Health Sciences	Interdisciplinary
18	Environmental Sciences	Systemic
19	Psychology	Behavioral
20	Sociology	Structural
21	Anthropology	Cultural
22	Political Science	Policy
23	Economics	Market
24	Education	Pedagogical
25	Communication	Media
26	Journalism	Reporting
27	Public Administration	Management
28	International Relations	Diplomatic
29	Law	Legal
30	Medicine	Medical
31	Engineering	Technical
32	Business	Pragmatic
33	Social Sciences	Analytical
34	Humanities	Critical
35	Physical Sciences	Quantitative
36	Life Sciences	Qualitative
37	Earth Sciences	Observational
38	Agriculture	Applied
39	Health Sciences	Interdisciplinary
40	Environmental Sciences	Systemic
41	Psychology	Behavioral
42	Sociology	Structural
43	Anthropology	Cultural
44	Political Science	Policy
45	Economics	Market
46	Education	Pedagogical
47	Communication	Media
48	Journalism	Reporting
49	Public Administration	Management
50	International Relations	Diplomatic

Development Variance Permit No. DVP228
3500 Hillside Avenue

Schedule B

SURVEY - LOT 9

KB
Corporate Officer *Kristin King*
2014-JUL-30

Date

REFERENCE PLAN OF AMALGAMATION OF STRATA PLAN EPS1074 AND
STRATA PLAN EPS1631, BOTH OF DISTRICT LOT 31, WELLINGTON DISTRICT,
PURSUANT TO SECTION 269 OF THE STRATA PROPERTY ACT.

SHEET 1 OF 1 SHEETS

PLAN EPS1632

BCGS 92F.030

SCALE 1:300

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 844m IN
WIDTH BY 544m IN HEIGHT (D SIZE) WHEN PLOTTED
AT A SCALE OF 1:300

LEGEND

- STANDARD IRON POST FOUND.
- ⊙ CONTROL MONUMENT FOUND.
- ⊙ NON-STANDARD ROUND POST FOUND.
- LEAD PLUS PLACED.
- SL STRATA LOT.
- IPR SHORT IRON POST IN ROCK.

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH
ARE SET ALONG THE PRODUCTION OF THE PROPERTY
BOUNDARY UNLESS OTHERWISE NOTED.

INTEGRATED SURVEY AREA No. 20,
CITY OF NANAIMO, IMHO3C80D

GRID COORDINATES ARE DERIVED FROM
OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS T9H533,
T9H543 AND T9H544.

THIS PLAN SHOWS HORIZONTAL
GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO
COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE
AVERAGE CORRECTION FACTOR OF 0.99955
WHICH HAS BEEN DERIVED FROM AN AVERAGE
OF SURVEY MONUMENTS WITHIN
INTEGRATED SURVEY AREA No. 20.

CIVIC ADDRESS: 3500 HILLSIDE AVENUE
NANAIMO, B.C.

BOOK OF REFERENCE

NEW PARCEL	OLD PARCEL	PLAN
SL 1	SL 11	STRATA PLAN EPS1074
SL 2	SL 2	STRATA PLAN EPS1074
SL 3	SL 3	STRATA PLAN EPS1074
SL 4	SL 4	STRATA PLAN EPS1074
SL 5	SL 5	STRATA PLAN EPS1074
SL 6	SL 6	STRATA PLAN EPS1074
SL 7	SL 7	STRATA PLAN EPS1074
SL 8	SL 8	STRATA PLAN EPS1074
SL 9	SL 3	STRATA PLAN EPS1631
SL 10	SL 4	STRATA PLAN EPS1631
SL 11	SL 5	STRATA PLAN EPS1631
SL 12	SL 6	STRATA PLAN EPS1631
SL 13	SL 7	STRATA PLAN EPS1631
SL 14	SL 1	STRATA PLAN EPS1631
SL 15	SL 2	STRATA PLAN EPS1631

DISTRICT LOT 31

2
PLAN EPP33336

Proposed Lot 9

STRATA PLAN
VIS5731

1
PLAN 39845

RECEIVED

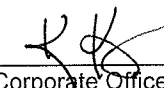
FEB 19 2014
DVP228

CITY OF NANAIMO
COMMUNITY DEVELOPMENT

SITE PLAN

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

FILE: 10077-42
DATE: JAN. 31/14
SCALE: 1: 300


Corporate Officer
2014-Jul-30
Date

Lot 2
(PARK)

