CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT VARIANCE PERMIT NO. DVP00234

WILLIAM MACEY AND SARAH-LYNNE MACEY
Name of Owner(s) of Land (Permittee)

Civic Address: 2558 NADELY 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 29, SECTION 18, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP53920

   PID No. 017-708-702

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

   - *Maximum Height Variance*
     Section 6.6.5 – The maximum height of an accessory building with a roof pitch greater than or equal to 8:12 is 5.5m. The proposed height is 5.73m, a variance of 0.23m.

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 Letter of Rationale
Schedule C Height Survey
Schedule D Building Elevations
Schedule E Illustration of Proposed 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 **23RD** DAY OF **JUNE**, **2014**.

Corporate Officer

JUNE 26/14
Date

GN/lb

Prospero attachment: DVP00234 – 2558 Nadely Crescent

Development Variance Permit No. DVP000234 **Schedule A**
2558 Nadely Crescent

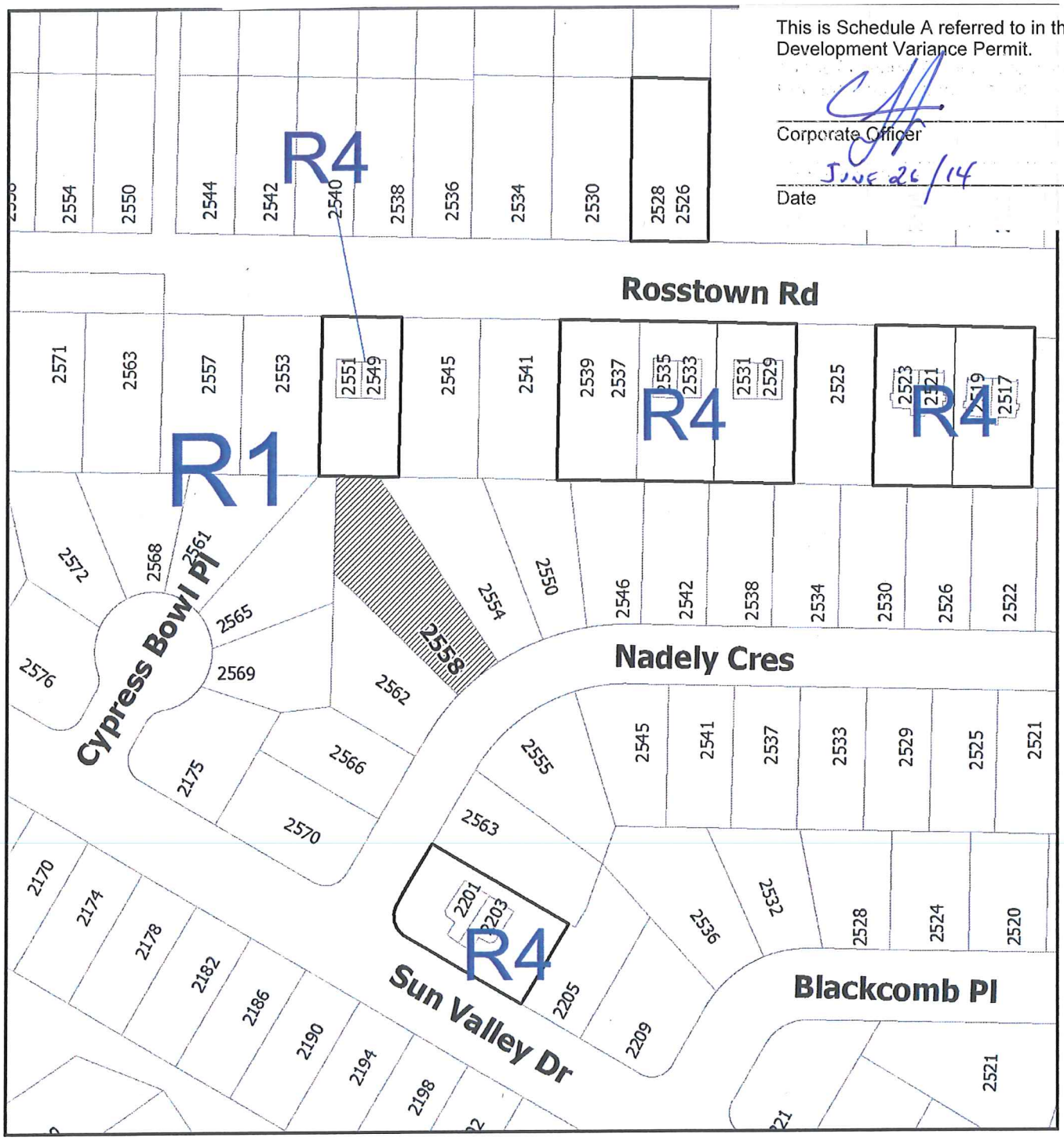
LOCATION PLAN

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

Corporate Officer

June 26/14

Date



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DEVELOPMENT VARIANCE PERMIT NO. DVP00234

LOCATION PLAN

Civic: 2558 Nadely Crescent
Lot 29, Section 18, Range 6,
Mountain District, Plan VIP53920

Subject Property

Development Variance Permit No. DVP000234 **Schedule B**
2558 Nadely Crescent
LETTER OF RATIONALE

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

Corporate Officer

JUNE 26/14
Date

Monday, May 26, 2014

Regarding the Development Variance Application for:

2558 Nadely Crescent, Nanaimo.

A carriage house is under construction at the above address, being built by Sean Smith of Island Red Cedar Construction Ltd.

The site in question has drainage issues, meaning that it is a damp area that sits on top of clay and retains water very readily. Lewkowich Engineering Geotech Assc. Ltd. was hired due to a covenant that is attached to the property, due to mining. While on site the drainage issues were discussed and the Geotech was happy with the plans made by Island Red Cedar Construction Ltd. to alleviate the problem.

Island Red Cedar Construction Ltd. plans to put in a custom drainage field to help take much of the sitting water away. Along with this field they will also be bringing the grade of the property up with a layer of sand to aid with drainage as well as new topsoil. The property is a low point for the backyards surrounding it and these steps will help to improve the drainage of not only this property but also the neighboring ones.

Due to the fact that the grade of the property will be raised, Island Red Cedar Construction Ltd. had to raise the height of the foundation walls to keep them 8" above final grade, conforming to the BC Building Code.

Island Red Cedar Construction Ltd. had Turner Land Surveying

Island Red Cedar Construction Ltd.
1211-A Bush St.
Nanaimo, Bc
Telephone: 250-668-6234 Email: sean@islandredcedar.com

Inc. pin the corners of the building before forming the foundation to make sure that the property setbacks weren't encroached upon and at that time there was also a reference pin placed inside the foundation walls to aid in determining the final height of the building.

There may have been a miscommunication at this time or the pin may have moved somewhat because at the time of pinning, the final height was calculated and the building was to be under height.

The issue of the building being over height has been further exacerbated by the fact that the truss supplier, Slegg Truss, delivered trusses with a heel height 5" taller than what was originally specified, further raising the overall height of the building. This was not confirmed until the truss heights were checked, after the surveyors confirmed the building height from original grade.

Slegg Truss has been contacted in regards to cutting the top of the trusses down, to allow the building to conform to the height regulations, and has stated that doing so would not be advisable due to the type of truss being used. Cutting down the peak of the truss would not allow the truss to perform as designed according to Slegg Truss.

It would appear that the building is now a total of roughly 8" over height from the original grade.

The carriage house is the shortest house in the neighborhood and well over 150' away from it's nearest neighbor. It isn't blocking

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any neighboring house views as there aren't any views to be had such as ocean, mountain, pasture or otherwise. The impact of the carriage house on the neighborhood is minimal as it's location, at the back of the property, has it hidden almost entirely from view from the road.

Island Red Cedar Construction Ltd. plans on bringing up the overall grade of the property by approximately one foot. If the height of the carriage house were to be taken from the final grade height it would end up approximately 4" under the maximum allowable height.

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Nanaimo, Bc
Telephone: 250-668-6234 Email: sean@islandredcedar.com

B.C. Land Surveyor's Building Location Certificate on:

Lot 29, Section 18, Range 6, Mountain District, Plan VIP53920.
P.I.D. 017-708-702
Civic Address: 2558 Nadely Crescent

This document was prepared for municipal and mortgage purposes and is for the exclusive use of our client, Linda Macey.
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.
R.J. Turner Land Surveying inc. accept no responsibility for and hereby disclaim all obligations and liabilities for damages arising out of or in connection with any direct or indirect use or reliance upon the plan beyond it's intended use.

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

Corporate Officer

June 26/14
Date

Certified correct this 13th day of May, 2014.

R. J. Turner, B.C.L.S.
(This document is not valid unless originally signed and sealed.)

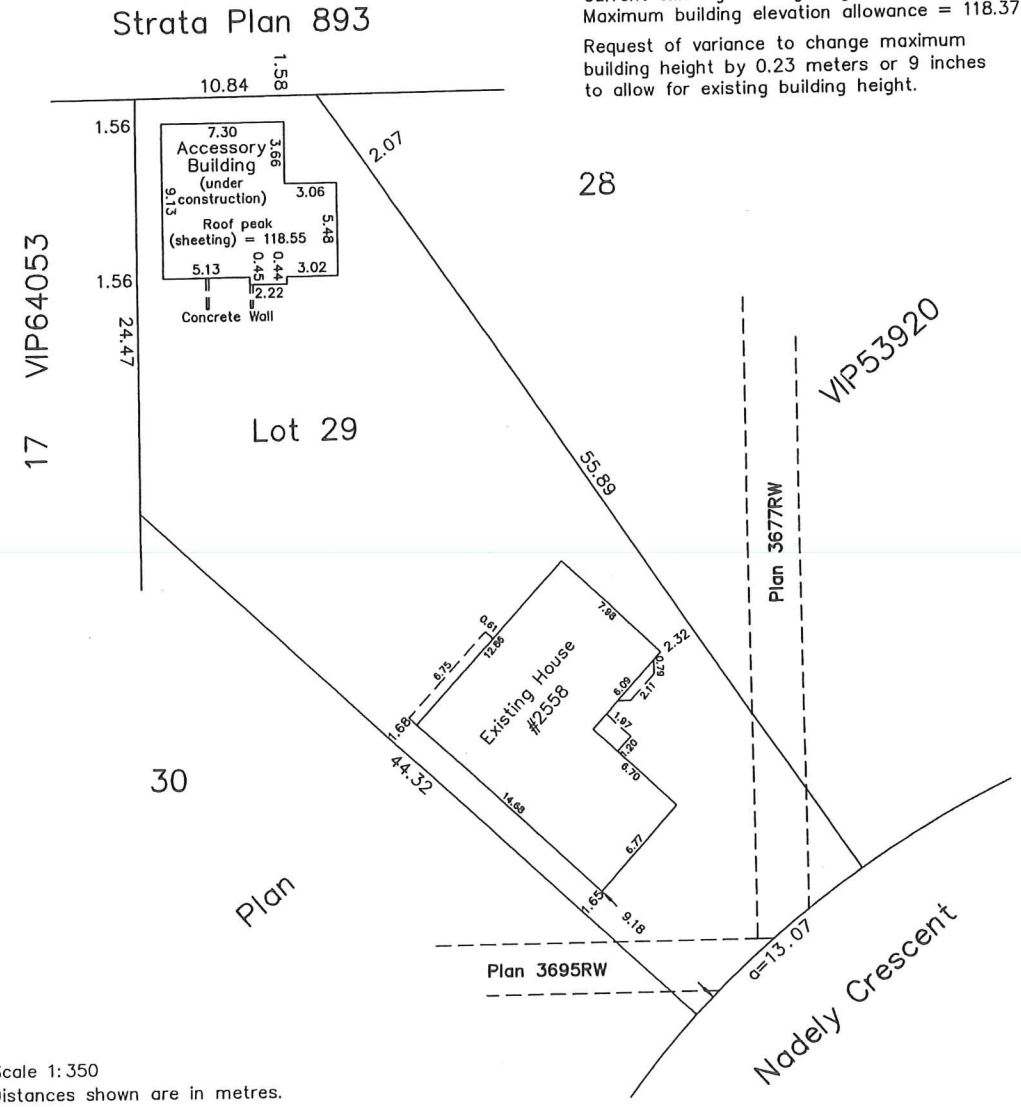
Proposed Building Height

Average natural grade = 112.87
Average finished grade = 113.18
Allowable building height = 5.50 [8:12 roof pitch]
Maximum building elevation = 118.37

Proposed Variance

Current existing building height = 118.6
Maximum building elevation allowance = 118.37

Request of variance to change maximum building height by 0.23 meters or 9 inches to allow for existing building height.



Scale 1: 350
Distances shown are in metres.

Turner Land Surveying Inc
605 Comox Road
Nanaimo, B.C.
V9R 3J4
250-753-9778
File: 13-074

Note:
This property is affected by the following registered documents:
CA2349326, EB80976, EF24195 & M76301.

Development Variance Permit No. DVP000234 Schedule C
2558 Nadely Crescent
HEIGHT SURVEY

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

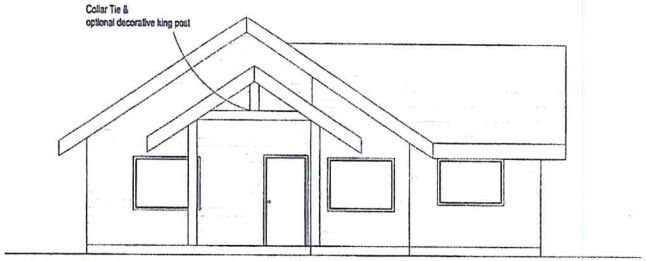
Corporate Officer

June 26/14

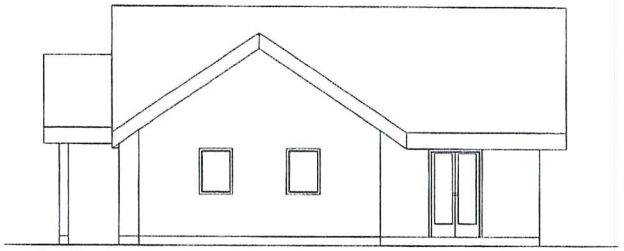
Date

Development Variance Permit No. DVP000234 **Schedule D**
2558 Nadely Crescent

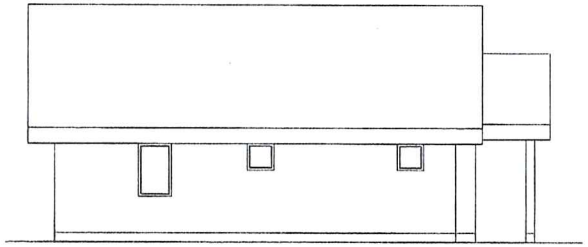
BUILDING ELEVATIONS



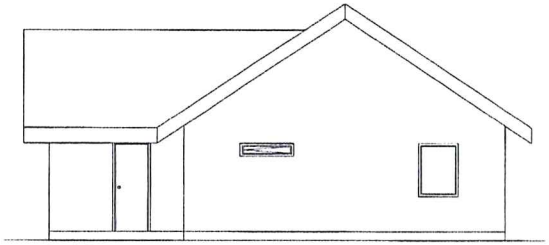
South Elevation



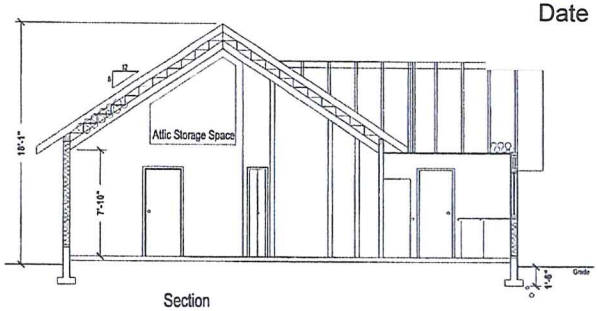
East Elevation



West Elevation



North Elevation



Section

Building Specifications

1. Foundation
- Min. 6" x 16" concrete footing 18" below grade, bearing on undisturbed soil
- 8" concrete wall to 8" above grade
- Provide ½" anchor bolts max 7'-8" o.c.
- Provide sill gasket under bottom plate
- 24" x 24" x 8" footing under point loads to max. of one storey unless otherwise noted by eng. beam supplier or structural engineer
- Consult owners regarding optional rebar placement in strip footings and walls
- Concrete damp proofed below grade

2. Perimeter Drains
- 4" perforated drain pipe with 6" drain rock over
- Slope drain line away from building, ensure top of pipe below bottom of slab floor
- 3" solid drains to connect rainwater leads to 4" drain pipe min. 10' from building and drain as per rock pit or drainage course to sea

3. Slab Floor
- 4" concrete slab on grade over compacted granular base & poly vapor barrier with opt. R12 rigid insulation for min. 2' perimeter
- Contractor to consult with owners regarding optional mesh in slab and stamp or color finish on surface

4. Exterior Walls
- 2x6 studs @ 16" o.c. OR 2x4 studs @ 12" o.c. staggered on a 2x6 plate - consult owner
- Consult owners regarding exterior finishing
- Tyvec building paper or equivalent over min. 1/2" wall sheathing or over shear walls (See p.3/3)
- Rainscreen to meet code per BCBC 9.27.2
- R-20 insulation and 6 mil poly v.b.
- ½" gypsum board or opt. feature finish

5. Interior Walls
- 2x4 studs at 16" o.c.
- Bearing points to be min. 3 ply studs
- ½" gypsum board each side unless otherwise noted on p.3/3 Lateral Load
- See owner for feature walls and custom cabinetry, shelves and nooks

6. Beams and Columns
- Structural column to ensure min. 6x6 post bears through to 8x8 concrete pedestal to min. 8" above grade
- Engineered beams and hangers to be sized by supplier

7. Roof
- 7/16" roof sheathing w/ H-clips over 2x4 cross perlins at 24" o.c. on engineered members
- Consult owners regarding roof finish material (min. 3:12 - metal, 4:12 - asphalt shingles)
- R-28 min. insulation in roof or R-40 where space permits
- Attic storage space to be accessed by min. 34" x 28" attic hatch
- Eng. truss layout to take precedence where in conflict with these drawings
- Truss supplier to ensure facia boards align

8. Eaves
- Protection to 12" inside exterior walls
- Consult owners regarding choice of hidden gutter or standard gutter
- 2' roof overhangs or as noted
- Soffits vented and screened with insulation stops

9. Windows
- Vinyl, thermal pane, Low-E windows - consult owners for style and location of opening windows
- Windows to 6'-8" or as noted on plans
- See owners for opt. feature windows
- Flash over all non-protected windows

10. Doors
- Provide doors as noted
- Consult owners for door styles and finish
- Consult owners for final direction of door swings

11. Utilities and Notes
- Contractor to consult with owners regarding optional wiring for multiple stereo speaker locations, security system and computer network linkages
- See owners for location of outside water service taps

Macey Family
Carriage Home

Greenplan
1655 Cedar Road
Nanaimo, BC
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Designed	Drawn	Checked

Date: March 2014
Project: 1308-MCY
Drawing #: 1308-W-0317-11-ka
Scale: 1/4" = 1'
Sheet Title: Elevations, Section & Specs
Sheet #: **A-2 / 3**

Development Variance Permit No. DVP000234 **Schedule E**
2558 Nadely Crescent

ILLUSTRATION OF PROPOSED HEIGHT VARIANCE

This is Schedule E referred to in the Development Variance Permit

Corporate Officer

Date JUNE 26/14