



DEVELOPMENT VARIANCE PERMIT NO. DVP00236

**CYRIL BUBALO, DRAGO SUMINO, PAULINE MANNING
and the ESTATE OF GILBERT MANNING**
Name of Owner(s) of Land (Permittee)

Civic Address: 3650 COTTLEVIEW DRIVE

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:

THE WESTERLY 5 CHAINS OF DISTRICT LOT 31, WELLINGTON DISTRICT, EXCEPT THAT PART IN PLANS 28995, 31558 AND 31860

PID No. 009-432-728

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

Section 7.4.1 – Minimum Lot Frontage

Section 7.4.1 requires a minimum lot frontage of 15.0m. The minimum lot frontage requirement is 11.4m from 15.0m for Lots A and B, a variance of 3.6m for each lot.

Parcel	Proposed Frontage (m)	Required Frontage (m)	Variance (m)
Lot A	11.4	15.0	3.6
Lot B	11.4	15.0	3.6

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 Plan

Schedule C – Letter of Rationale

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
14TH THE DAY OF JULY, 2014



Corporate Officer

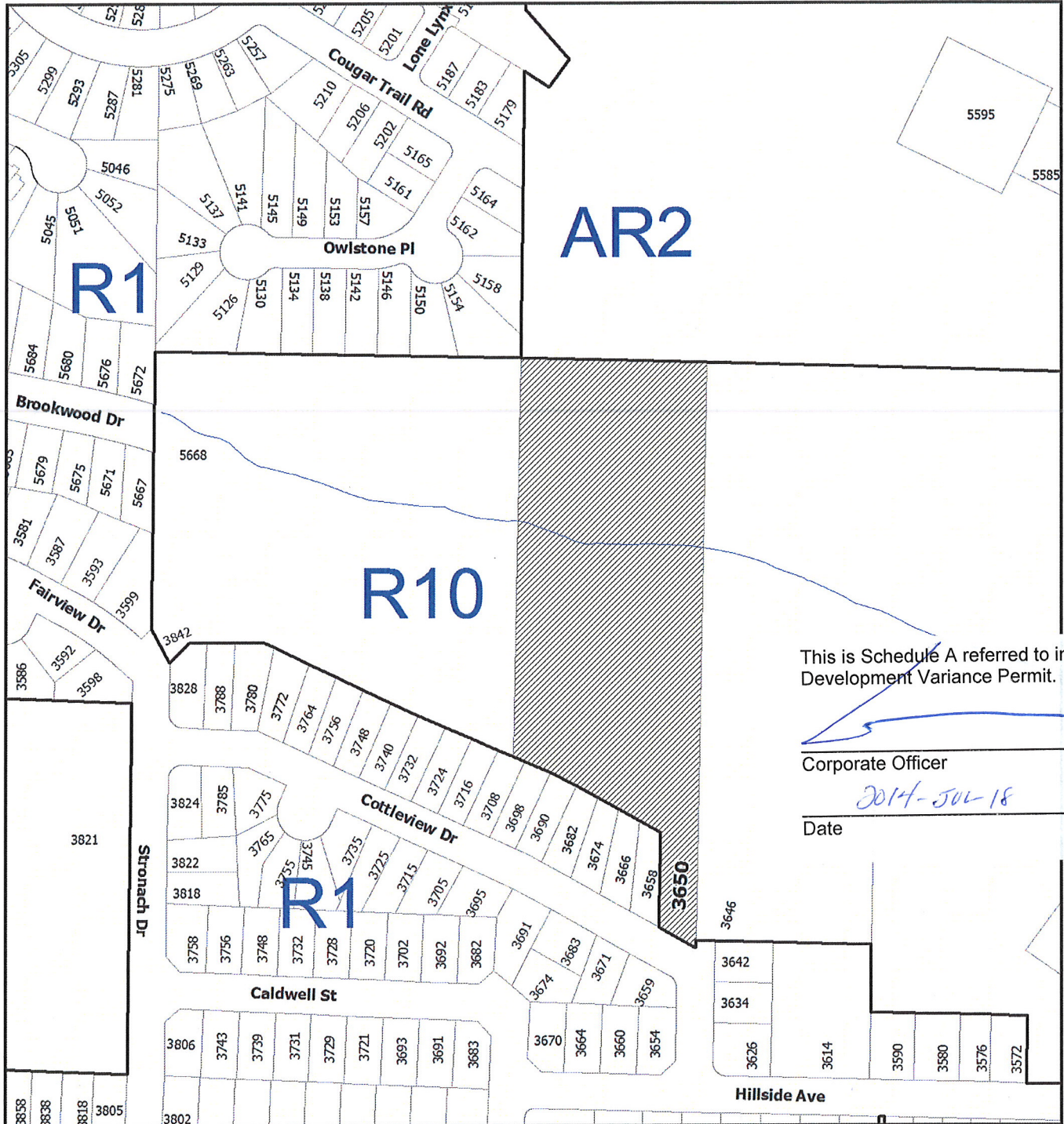
07/18/2014

Date

GN/b

Prospero attachment: DVP00236

SCHEDULE A



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

Corporate Officer

Date

2014-JUL-18

DEVELOPMENT VARIANCE PERMIT NO. DVP00236

LOCATION PLAN

Civic: 3650 Cottlevue Drive
The Westerly 5 Chains of District Lot 31,
Wellington District, Except that Part in
Plans 28995, 31558 and 31860

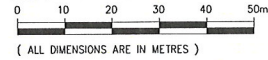


**Subject
Property**

Site Plan

SKETCH PLAN OF PROPOSED
SUBDIVISION OF THE WESTERLY
5 CHAINS OF DISTRICT LOT 31,
WELLINGTON DISTRICT, EXCEPT
PART IN PLANS 28995, 31558
AND 31860.

SCALE : 1:750



NOTE:

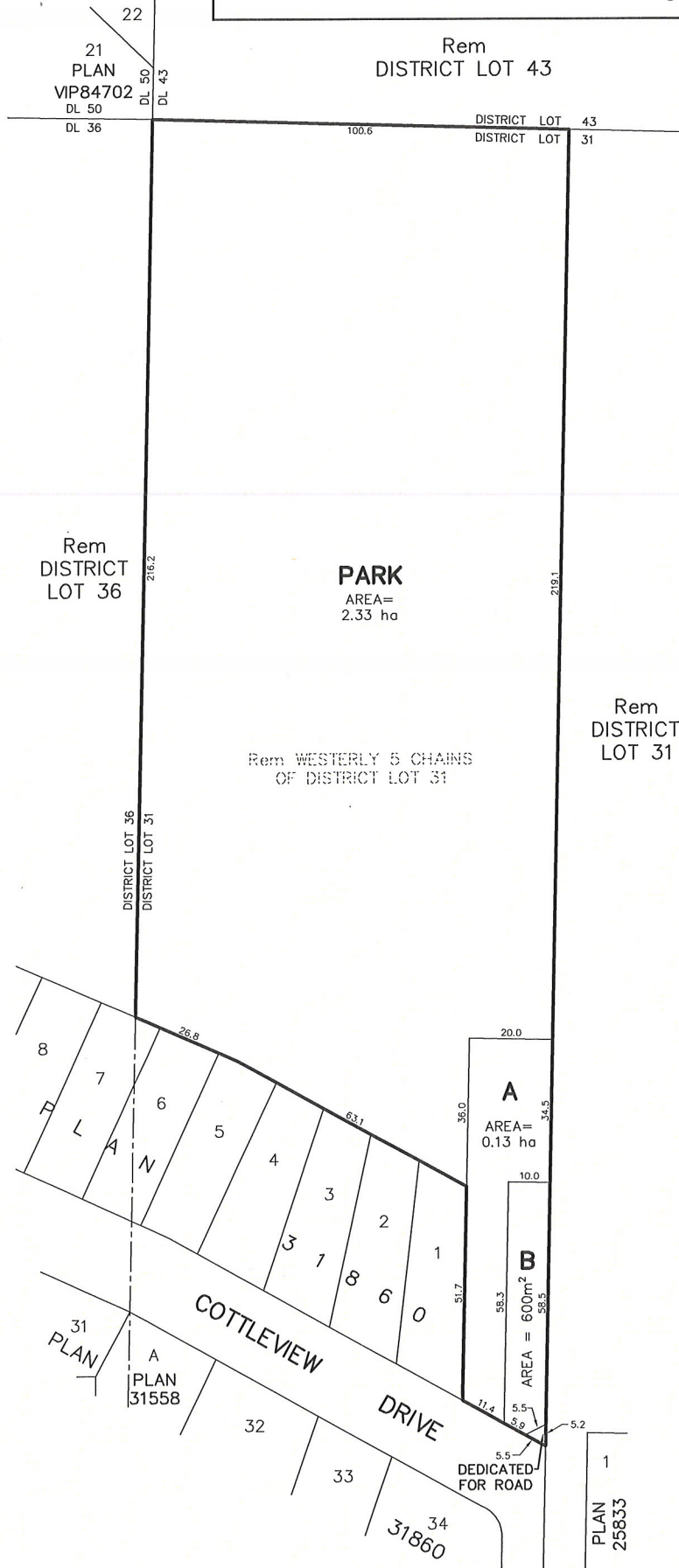
ALL DISTANCES ARE SUBJECT TO CHANGE UPON FINAL SURVEY.

PROPOSED VARIANCES				
PROPOSED LOT	TYPE OF VARIANCE	REQUIRED DIMENSION	PROPOSED DIMENSION	PROPOSED VARIANCE
A	FRONTAGE	15.0	11.4	3.6
B	FRONTAGE	15.0	11.4	3.6

CIVIC ADDRESS: 3650 COTTELVUE DRIVE, NANAIMO, BC

PID: 009-432-728


NOTE: TITLE SUBJECT TO:
STATUTORY RIGHT OF WAY EF48148



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

Corporate Officer

Date

		McElhanney	
McElhanney Consulting Services Ltd.		PH (250) 716-3336	
SUITE 1, 1351 ESTEVAN ROAD NANAIMO, BC V9S 3Y3			
CITY OF NANAIMO Client			
SKETCH PLAN OF PROPOSED SUBDIVISION Title			
Date:	JULY 3, 2014	MCSL Project No.	2232-71646-1
Scale:	1:750	Drawn:	VS
Checked:	BDW	Drawing No.	71646-1-V-PS1



June 30, 2014

City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC V9R 0E4
Attention: Subdivision Section

Re: 3650 Cottlevue Drive, Nanaimo – Development Variance Application

Please find enclosed a subdivision PLA plan and a Development Variance Permit application with respect to a proposed subdivision at 3650 Cottlevue Drive.

City Staff have been working with the owners of 3650 Cottlevue Drive to acquire part of this property for parkland within the Linley Valley. As part of this acquisition the property will be subdivided into two fee simple lots with the remainder of the property being dedicated for park.

To facilitate the subdivision application two variances to relax zoning requirements in Section 7.4.1 of the City of Nanaimo Zoning Bylaw No. 4500 are required. Proposed Lots A and B require variances for minimum lot frontage from (15.0 meters to 11.4 meters), representing a 3.6 meter variance for each lot.

We appreciate your consideration of this matter.

Thank you,

Bill Corsan MCIP, RPP, R.I.(BC)
Manager, Real Estate
Community Development Department

/on behalf of Cyril Bubalo, Drago Sumina,
Pauline Manning and Wendy Hiller

Enc.

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

Corporate Officer

Date

2014-JUL-18