



DEVELOPMENT VARIANCE PERMIT NO. DVP00240

MS. SUSAN LIDDY

Name of Owner(s) of Land (Permittee)

Civic Address: 615 KENNEDY STREET

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:

**SECTION A, OF LOT 9, BLOCK U, SECTION 1, NANAIMO DISTRICT,
PLAN 584**

PID No. 008-811-300

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

Section 6.6.3 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", requires a 1.5m rear yard setback for an accessory building abutting a laneway within the Old City Low Density (Fourplex) Residential (R14) zone. The setback is varied to 1.28m, a variance of 0.22m.

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 Variance 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
THE 8TH DAY OF **SEPTEMBER, 2014.**



Corporate Officer
Kristin King

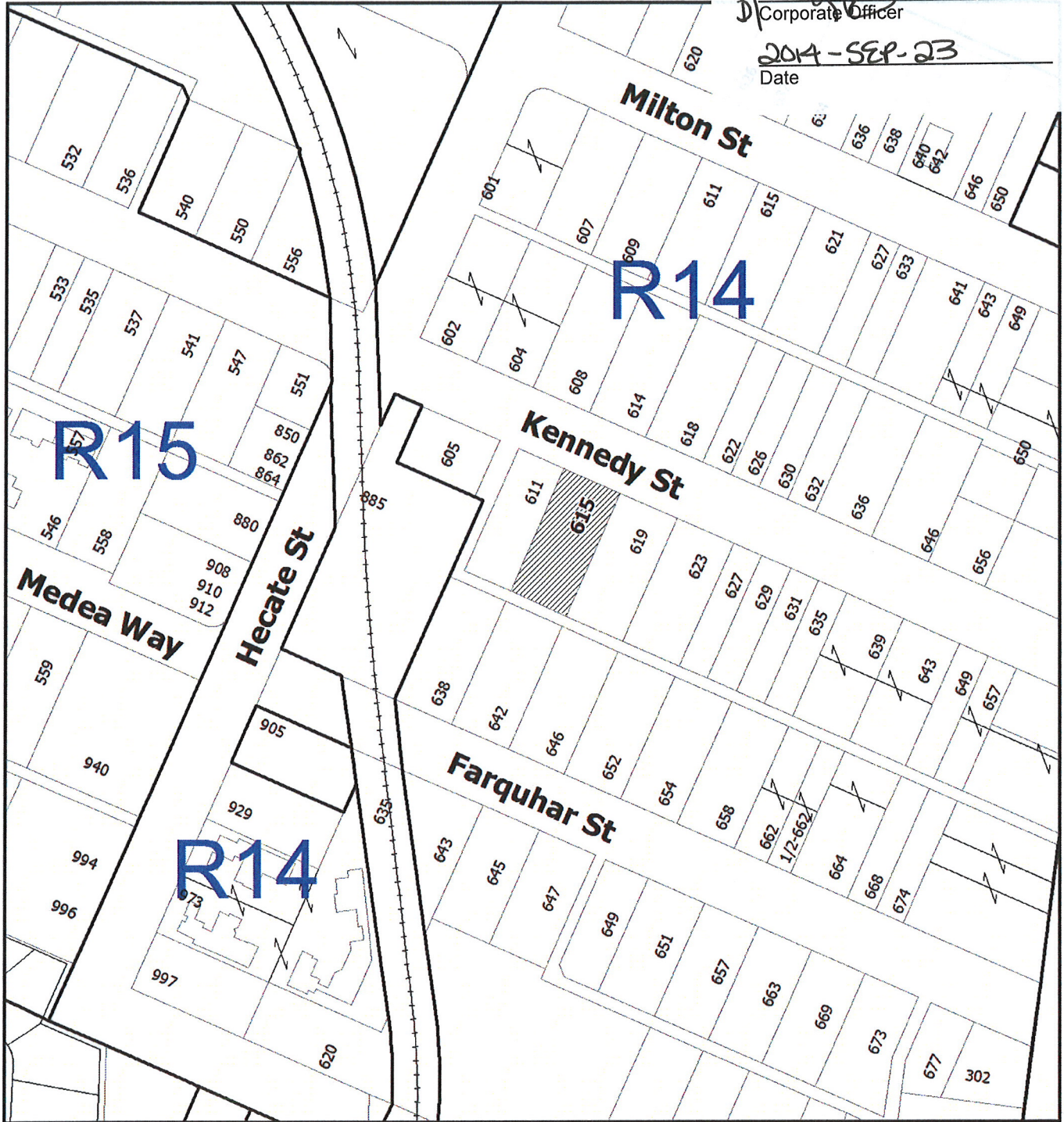
2014-SEP-23
Date

DS/lb

Prospero attachment: DVP00240

SCHEDULE A


KLB
Corporate Officer
2014-SEP-23
Date



DEVELOPMENT VARIANCE PERMIT NO. DVP00240

LOCATION PLAN

Civic: 615 Kennedy Street
Section A of Lot 9, Block U, Section 1,
Nanaimo District, Plan 584

 **Subject Property**

**BRITISH COLUMBIA LAND SURVEYOR'S FOUNDATION LOCATION CERTIFICATE
ON SEC A OF LOT 9, BLOCK U, SECTION 1, NANAIMO DISTRICT, PLAN 584**

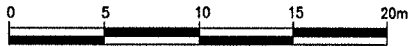
Development Variance Permit DVP00240
615 Kennedy Street

Schedule B

Site Survey

PID 008-811-300

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN
PLOTTED AT A SCALE OF 1:250



(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:
615 KENNEDY STREET
NANAIMO, B.C.

CLIENT: MR. PAUL LIDDY

LEGEND

.50.99 DENOTES GRADE (ELEVATION) DETERMINED BY SURVEY

DIMENSIONS DERIVED FROM REGISTERED PLANS 584 AND VP61844

FOUNDATION TIES TAKEN ON SLAB AT CORNER
ALL BUILDING TIES TAKEN TO EXTERIOR SIDING

ELEVATIONS DERIVED FROM GEODETIC CONTROL MONUMENT 77H5082

AVERAGE DETERMINED GRADE = 50.86
MAXIMUM BUILDING HEIGHT BY BYLAW = 7.00*
MAX. ALLOWABLE ROOF ELEVATION = 57.86

*By-Law No. 4500 Sec 6.6.5.1
If Roof Pitch \leq 6:12 with Secondary Suite

THIS PLAN IS PREPARED SOLELY FOR A LIMITED
CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND
OUR CLIENT.

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. ALL RIGHTS RESERVED. NO PERSON
MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT
IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE
SIGNATORY.

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.

NOT SUITABLE FOR MORTGAGE PURPOSES

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
SUITE 1 - 1351 ESTEVAN ROAD
NANAIMO, B.C.
V9S 3Y3

250.716.3336 (P)
250.716.3339 (F)

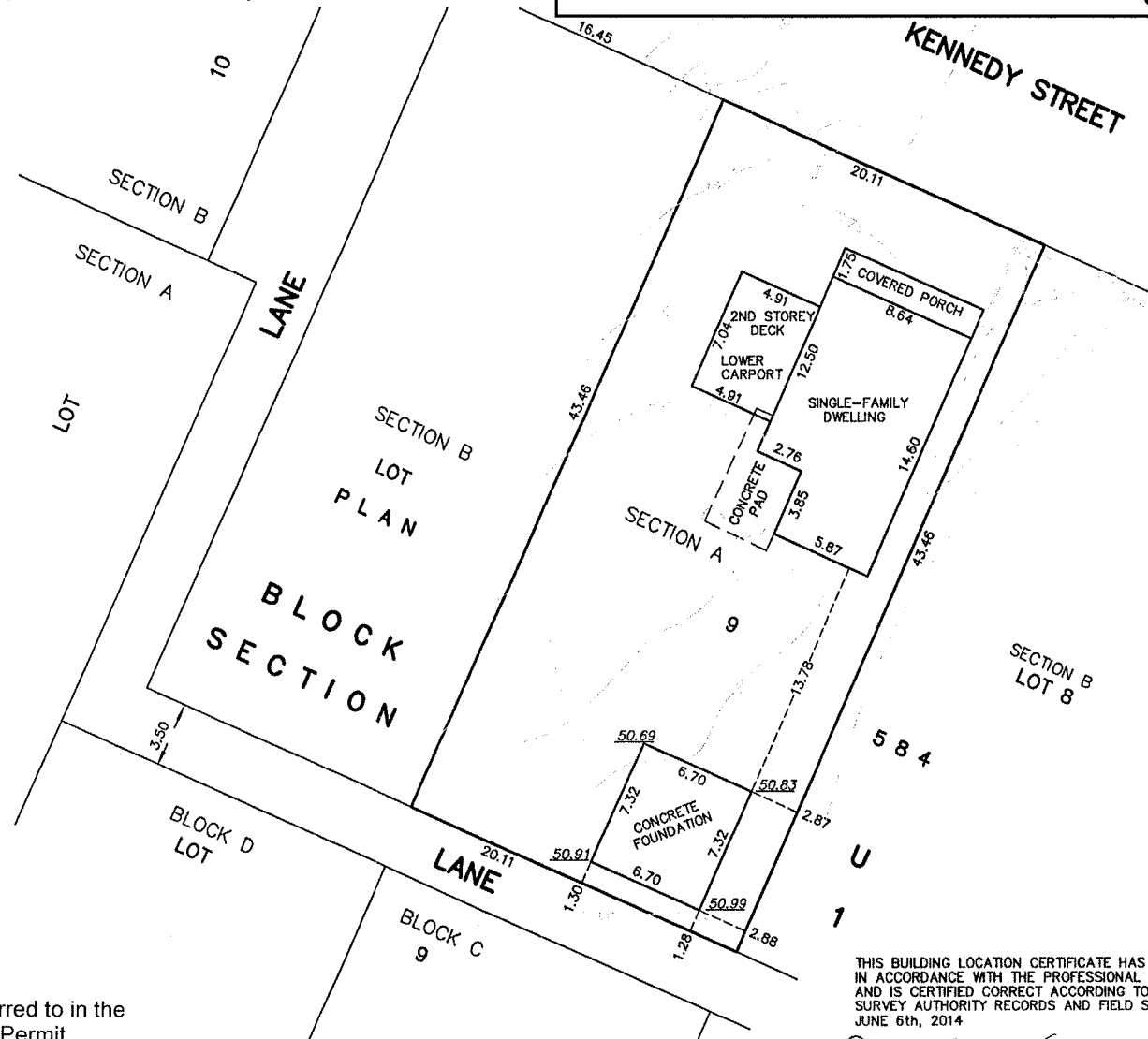
This is Schedule B referred to in the
Development Variance Permit.

OUR FILE NO. 2232-86202-1

[Signature]
D Corporate Officer

2017-SEP-23

Date



THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED
IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND
SURVEY AUTHORITY RECORDS AND FIELD SURVEYS.
JUNE 6th, 2014

© *[Signature]*, B.C.L.S.
BRIAN DAVID WARDROP

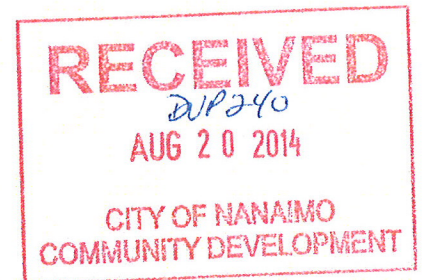
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

Variance Rational


August 15 2014

This variance request is the resulted from a misunderstand on what the new zoning for the residential area of this home would be upon the completion of the zoning changes undertaken by the City of Nanaimo. Our architect in 2010 anticipated that the area would be inside a residential zoning that would have a rear laneway setbacks of 1 M as noted on our submitted building plans. We installed the professional engineered garage pad 1.28 from the rear lane to be well outside the anticipated new setbacks in the future City of Nanaimo rezoning that was in review and process at the time. The property however was included in a different residential zoning that required a 1.5 M setback from the rear lane. This has resulted in the requirement at time of building permit application for a variance of .22 M to obtain the building permit to construct the building on its existing engineered foundation location.

Submitted by Paul Liddy



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



Corporate Officer

2014-SEP-23
Date