



DEVELOPMENT VARIANCE PERMIT NO. DVP00246

**THE BRITISH COLUMBIA SOCIETY FOR THE PREVENTION
OF CRUELTY TO ANIMALS**

Name of Owner(s) of Land (Permittee)

Civic Address: 154 WESTWOOD ROAD

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 12.042 CHAINS OF SECTION 13, RANGE 8, MOUNTAIN
DISTRICT EXCEPT PART IN PLAN VIP61247 AND VIP81292**

PID No. 008-977-402

3. The City of Nanaimo "BUILDING BYLAW 2003 NO. 5693" is hereby varied in order to exempt the requirement to construct frontage works and services.

Section 24 of the City of Nanaimo "BUILDING BYLAW 2003 NO. 5693" identifies the required works and services related to development for which a building permit is required.

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 Rationale Letter
Schedule C Overall 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 19TH DAY OF OCTOBER, 2015.



Corporate Officer



Date

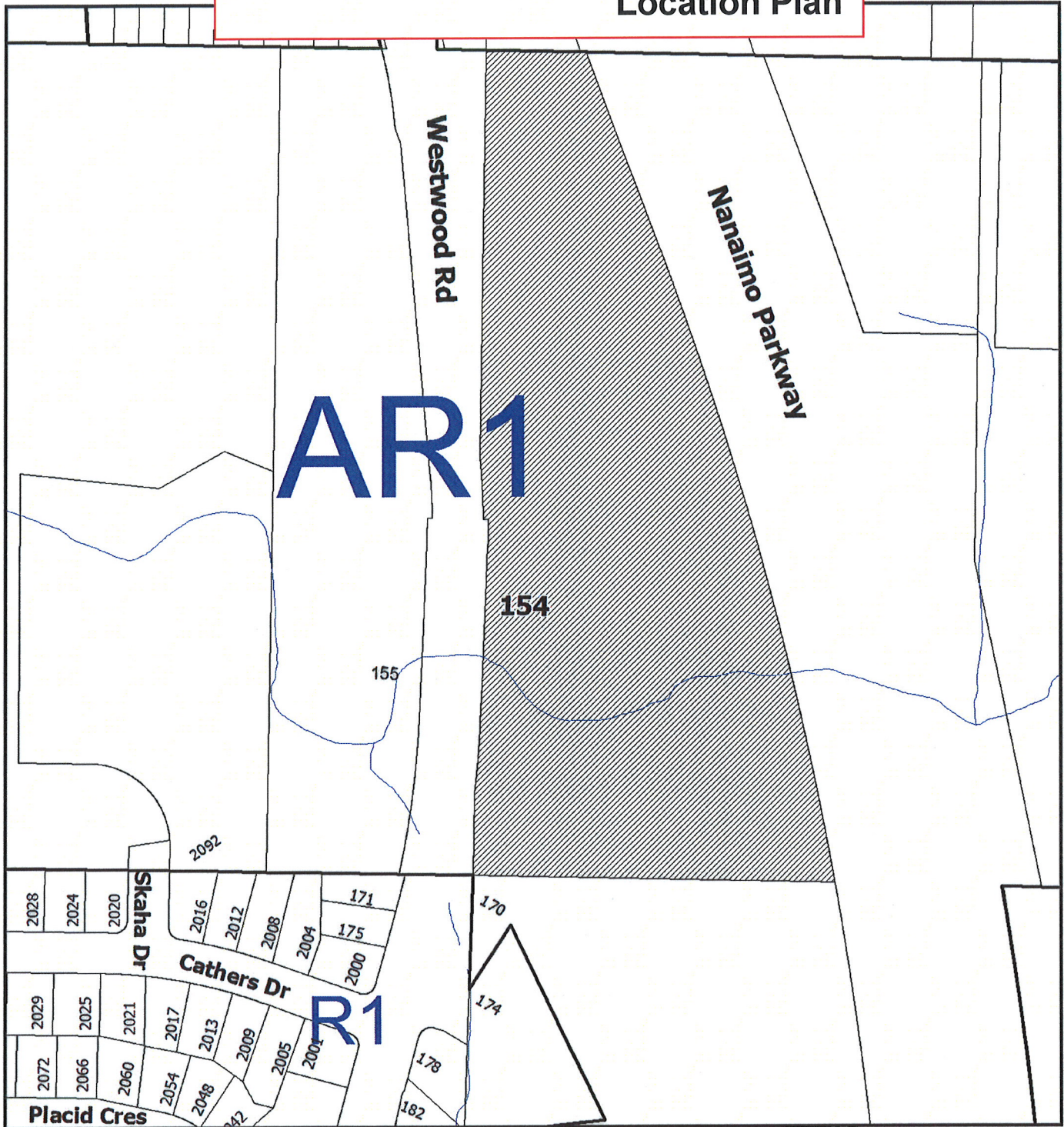
GN/in

Prospero attachment: DVP00246

Development Variance Permit DVP00246
154 Westwood Road

Schedule A

Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00246



LOCATION PLAN



**Subject
Property**

Civic: 154 Westwood Road
The Westerly 12.042 Chains of Section 13, Range 8, Mountain District,
Except Part in Plans VIP61247 and VIP81292

Rationale Letter



VARIANCE RATIONALE

The BC SPCA is hereby applying for a variance in the City Building Control Bylaw for Frontage Works and Services.

The BC SPCA has to move from its current location on Labieux Road due to the City requirement for the land for future roadworks. This has placed the SPCA in an undue hardship situation as the City could not renew our lease due to the future roadworks.

As a not for profit organization, the move to a new location and building of a new animal shelter represents a large expenditure of donor dollars. A capital campaign feasibility study in 2013 revealed that it would be unrealistic to expect a significant volume of donations from local citizens for a new shelter. A large portion of the \$2.7MM budget must therefore come from limited internal SPCA reserves.

It is estimated that offsite works would add another \$300,000 to the project cost, an additional sum that simply is not available to the SPCA.

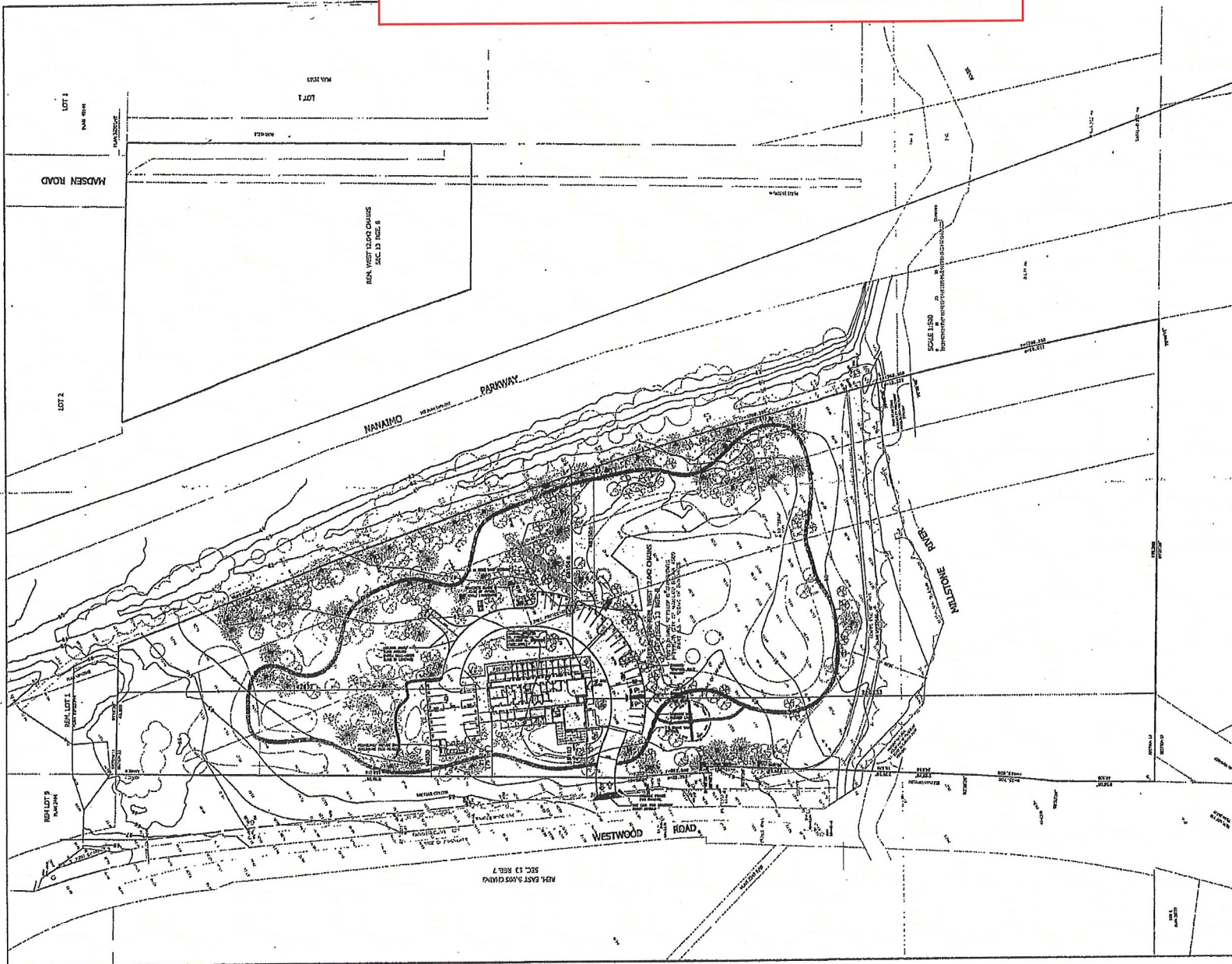
The SPCA has requested funding from the City already, and would have to request more if required to undertake the works and services.

Finally, the site on Westwood Road is surrounded by ALR lands with limited development potential. Therefore the works and services would not be in keeping with the semirural cross section. Offsite improvements might actually detract from the utility and character of the site, potentially creating issues of light trespass, ongoing maintenance costs, etc.

Development Variance Permit DVP00246
154 Westwood Road

Schedule C

Overall Site Plan



REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL CIVIL ENGINEER (WATER RESOURCES)
REGISTERED PROFESSIONAL CIVIL ENGINEER (TRANSPORTATION)
REGISTERED PROFESSIONAL CIVIL ENGINEER (WATER SUPPLY)
REGISTERED PROFESSIONAL CIVIL ENGINEER (WASTEWATER TREATMENT)
REGISTERED PROFESSIONAL CIVIL ENGINEER (INDUSTRIAL PROCESS)



2014-09-29

RECEIVED
OCT 08 2014
City of Nanaimo
PLANNING & DESIGN

TRUE NORTH

NO.	DATE	BY	REVISION

NANAIMO
SPCA
154 WESTWOOD ROAD, NANAIMO B.C.
Project Number

A2.01

OVERALL
SITE PLAN
scale: 1:500

DATE	
SCALE	