



**DEVELOPMENT VARIANCE PERMIT NO. DVP00252**

**KENCO ENTERPRISES (1982) LTD**  
**Name of Owner(s) of Land (Permittee)**

**Civic Address: 614 LAMBERT AVENUE**

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 WEST HALF SECTION OF 22, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT THOSE PARTS IN PLANS 30991 & 31940**

**PID No. 008-744-301**

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

Section 7.4.1 requires Single Dwelling Residential (R1) lots to have a minimum frontage of 15.0m. The minimum lot frontages permitted are varied from 15.0m as follows:

Lot Number(s)	Lot Frontage	Minimum Lot Frontage Requirement	Variance
1	11.37m	15.0m	3.63m
2	13.90m	15.0m	1.10m
3	11.64m	15.0m	3.36m
4 through 10	14.38m	15.0m	0.62m

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  
THE 16TH DAY OF FEBRUARY, 2015.

  
\_\_\_\_\_  
D/ Corporate Officer  
Guillermo Ferrero

FEB 18-14 2015  
\_\_\_\_\_  
Date

GN/b

Prospero attachment: DVP00252

# Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00252

## LOCATION PLAN

Civic: 614 Lambert Avenue  
 The West 1/2 of Section 22, Range 6, Section 1,  
 Nanaimo District, Plan 630, Except those parts in  
 Plans 30991 and 31940

 **Subject Property**

Corporate Officer

FEB 18th 2015

Date

Development Variance Permit DVP00252  
614 Lambert Avenue

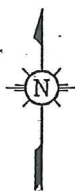
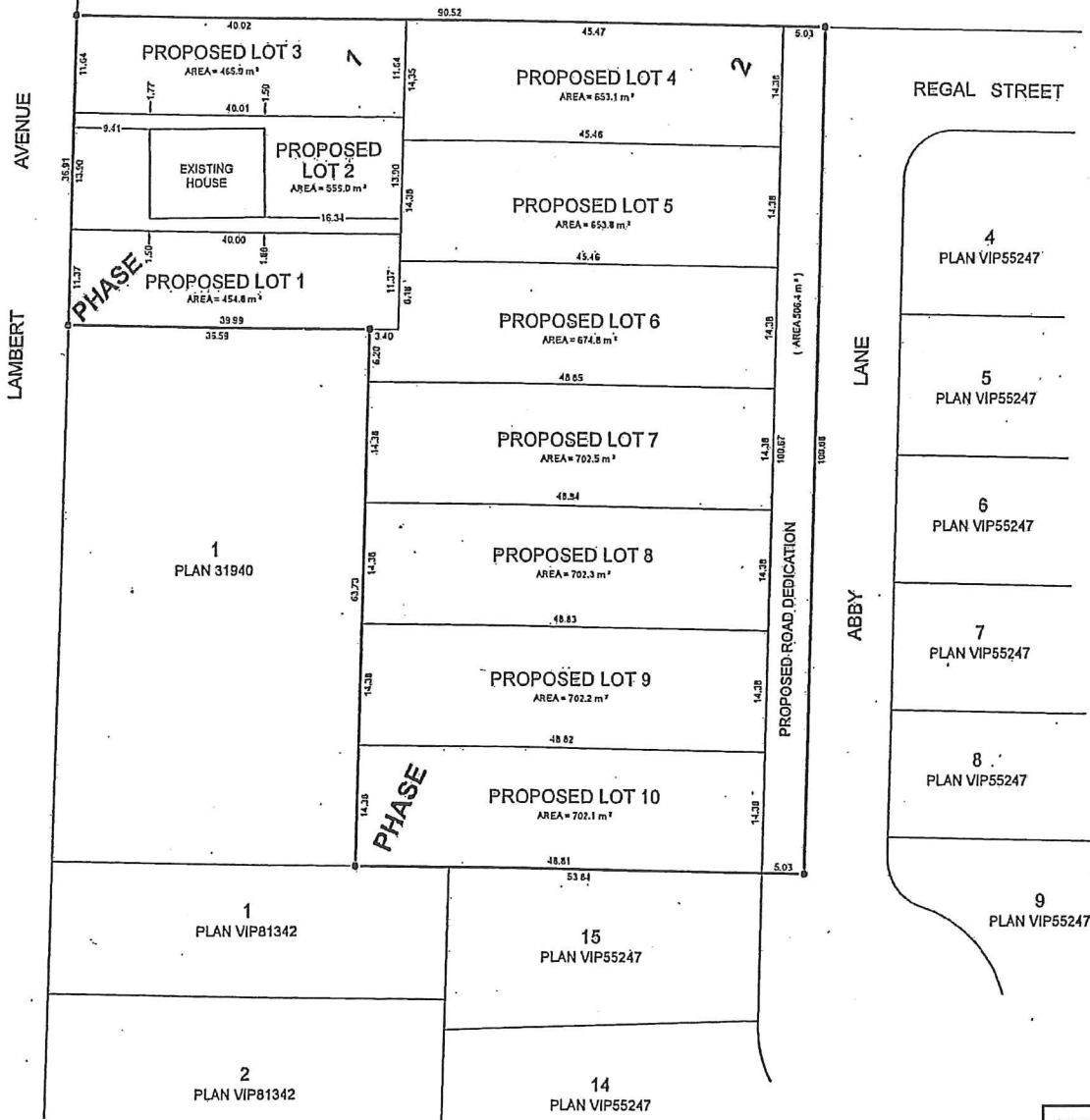
Schedule B  
Site Plan

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

Corporate Officer

*Feb 18 2015*

Date



SITE STATISTICS		
PARENT PROPERTY	CIVIC ADDRESS	ZONING
WEST 1/4 OF SECTION 22, RANGE 6, SECTION 11, NANAIMO DISTRICT, PLAN 630, EXCEPT PARTS III PLANS 30991 AND 31940.	614 LAMBERT AVENUE	R-1
PHASED FEE SIMPLE SUBDIVISION		
PHASE 1: CREATE LOTS 1 TO 3		
PHASE 2: CREATE LOTS 4 TO 10		
CITY OF NANAIMO FILE NO: _____		



LEGEND:  
● DENOTES LEGAL POST FOUND

<b>HARBOUR CITY LAND SURVEYING LTD.</b> 1825 LATIMER ROAD NANAIMO BC V1S 5H2 PHONE 250-754-4110 FAX 250-753-4181 EMAIL HCCLS@SHAW.CA			NOTES: ALL DISTANCES ARE IN METRES LOT ALIQUOT/DIVIDED AREAS ARE DERIVED FROM A FIELD SURVEY AND LEGAL PLANS FIELD SURVEY REFERENCED ON AUGUST 31, 2013
PROJECT: 614 LAMBERT AVENUE, NANAIMO			
CLIENT: KEIICO ENTERPRISES 1932 LTD.			
SIZE C	DRAWN BY: AJM	DWG NO. 13055-PR-SUBDIVISION_REV_4.DWG	
SCALE 1:400	DATE: JANUARY 18, 2015.	SHEET 1 OF 1 REV. 4	

## Letter of Rationale

**KEITH BROWN ASSOCIATES LTD.**  
5102 Somerset Drive Nanaimo, BC V9T 2K6  
Tel. 250-758-6033 Cel. 250-741-4776  
[keithbrown@shaw.ca](mailto:keithbrown@shaw.ca)

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**SUBJECT: DEVELOPMENT VARIANCE PERMIT (DVP) APPLICATION.  
LOCATED AT 614 LAMBERT AVENUE, NANAIMO, BC.**

### Design Rationale

The subject land area represents.....6771 m. sq.  
Less required road dedication..... 506 m sq.  
Net developable lands.....6265 m sq.

The property is zoned Residential 1 under Zoning Bylaw 4500 which requires a minimum lot size of 500 m. sq.

**The proposed 10 lots average 626.5 m. sq. in area.**

The surrounding areas represent a mix of old and new housing. Much of the older housing is located on larger residential lots. The current residential development in this general area of Harewood and represents a mix of lot sizes providing for a broader range of housing opportunities.

**This Development Variance Application supports a mix of housing providing affordability in-keeping with the intent of the Harewood Neighbourhood Plan.**

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

  
Corporate Officer

FEB 18th 2015

Date