



DEVELOPMENT VARIANCE PERMIT NO. DVP00264

MICHAEL JOHN ALDER
Name of Owner(s) of Land (Permittee)

Civic Address: 1601 CORMORANT 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: _____

LOT 29, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 21136

PID No. 003-520-854

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

Section 6.6.5 – Accessory Uses: Buildings and Structures

The maximum height of an accessory building may vary depending on the roof pitch, but shall not exceed 4.5m in height for a roof pitch of less than 6:12. The increase in height is to 4.8m for the accessory building, a variance of 0.3m.

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.

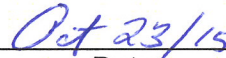
Schedule A Location Map
Schedule B Site Plan
Schedule C Elevation Map
Schedule D Height Survey

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

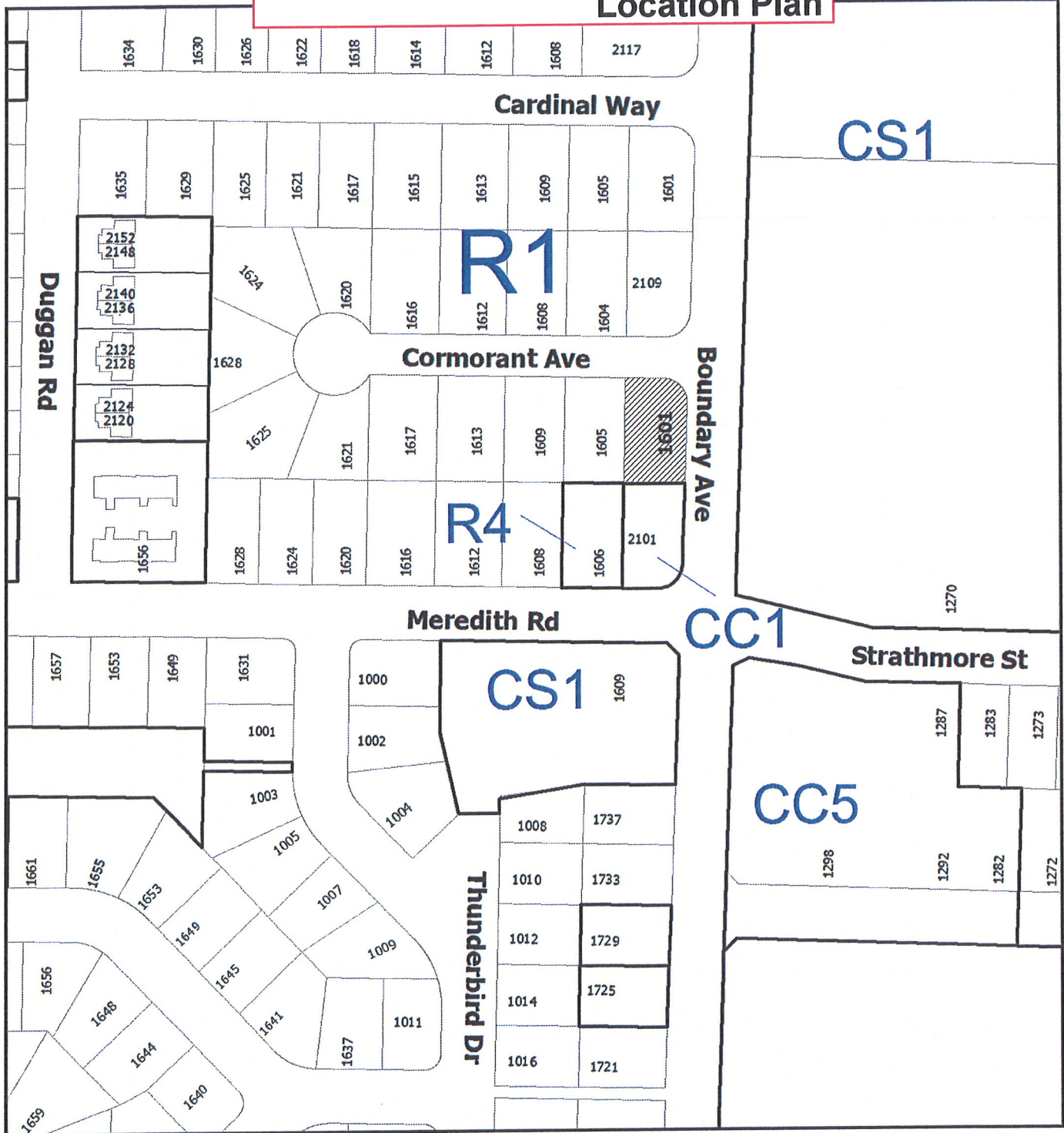
GN/In

Prospero attachment: DVP00264

Development Variance Permit DVP00264
1601 Cormorant Avenue

Schedule A

Location Plan



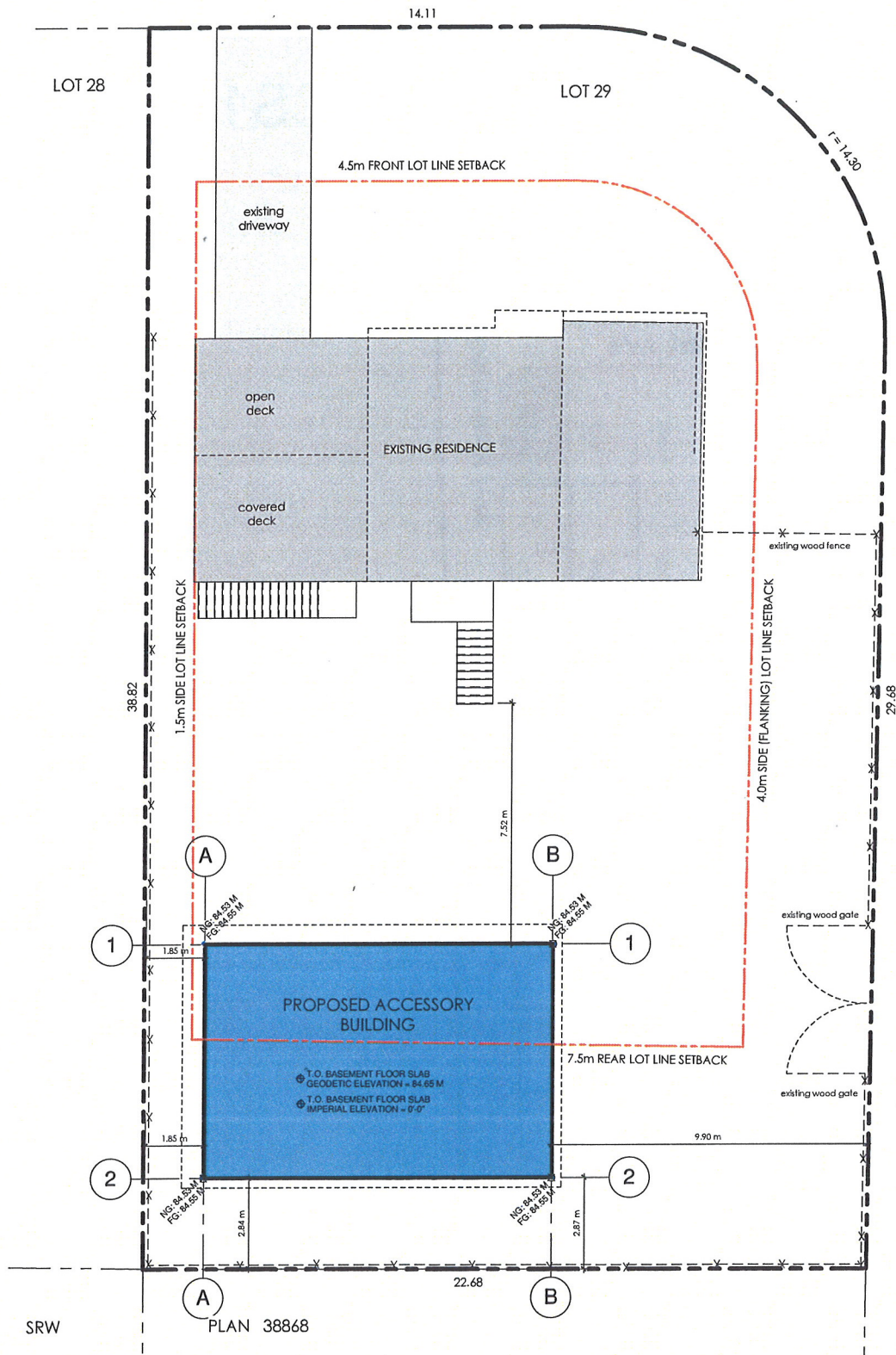
DEVELOPMENT VARIANCE PERMIT NO. DVP00264

LOCATION PLAN

Civic: 1601 Cormorant Avenue



Subject Property



VARIANCE NOTE:
 ALLOWABLE MAX. BUILDING HEIGHT (FROM AVERAGE NATURAL GRADE) = 84.53 M + 4.5 M = 89.03 M
 PROPOSED BUILDING HEIGHT (FROM T.O. SLAB) = 84.65 M + 4.68 M = 89.33 M
 HEIGHT RELAXATION (INCREASE) = 0.30 M [0.98']

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Schedule B

Site Plan

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Schedule C
Elevations



161-5170 Dunbar Road
Suite 2254
Nashville, TN 37215
1-738-447-3786
E mail: info@datapoint.ca
www.datapoint.ca

ASTIBC
REGISTERED PROFESSIONALS



ENGINEER SEAL

CLIENT

4	Planning Review 1	2016 03 02
3	Permit	2016 08 16
2	Concur Approval	2016 08 04
1	Concept Review 1	2016 02 16

- BUILDING PERMIT
- CLIENT APPROVAL
- CLIENT REVIEW

ISSUED DATE: 2016 06 17

PROJECT NO: 1612 DRAWN: AW
SCALE: As Indicated CHECKED: SW
PROJECT

Residential
Accessory
Building

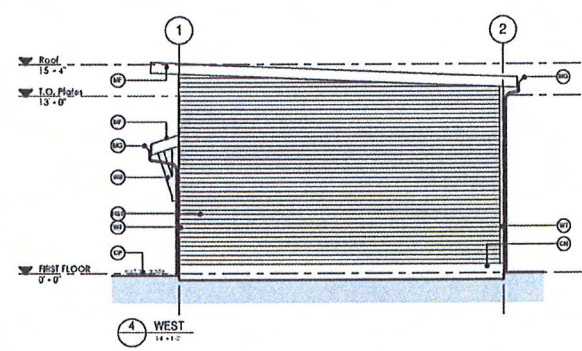
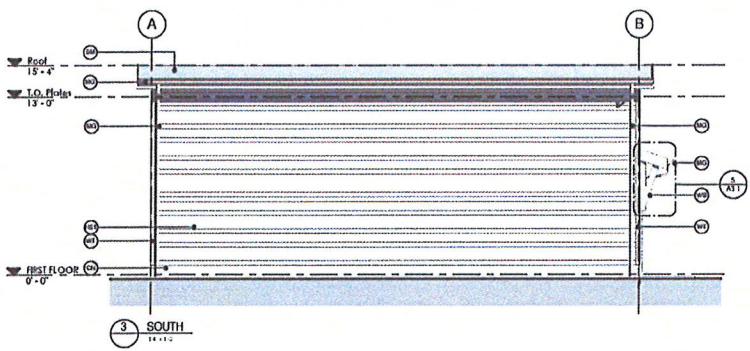
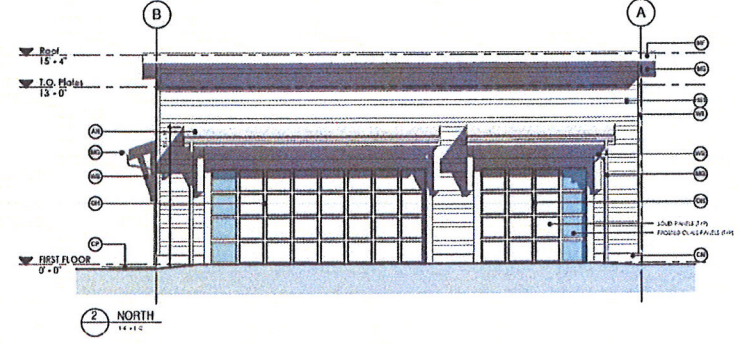
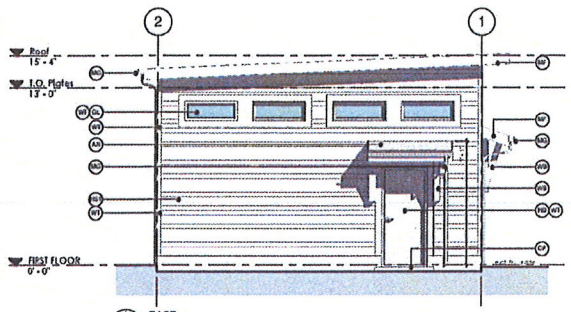
1601 Cormorant Avenue, Nashville, TN
SHEET TITLE

Building
Elevations

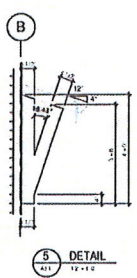
SHEET NUMBER

RECEIVED
By Planning & Design Section at 2:07 pm, Sep 23, 2015

A3.1



- EXTERIOR FINISH LEGEND**
- EXPANSION-FINISH CONCRETE
 - EXPOSED CONCRETE FIN
 - FINISHED BRICK FINISHING
 - FINISHED METAL CLUTER & SCOURING
 - MISCELLANEOUS 3-DIMENSIONAL OBJECTS
 - ADVANCE BRICKLE BOARDS
 - FINISHED FAN METAL ROOF
 - SHIELD BRACKET (OPTIONAL) - SHED OF FAN SHED
 - WOOD TRIM - PAINT FINISH
 - RAMP BRIDGE (OPTIONAL LIFT)
 - EXTERIOR DOOR - METAL FOAM-CORE SHED
 - EXTERIOR MICROFILM OVERHEAD DOOR
 - EXTERIOR GLASSING SHED (OPTION)



DATE: 09/23/15
DRAWN: AW

Site Plan showing proposed accessory building location on:
 Lot 29, Section 17, Range 8,
 Mountain District, Plan 21136.

Client: Michael Alder

Civic Address: 1601 Cormorant Avenue

File: 15-101

Date: October 6, 2015

Scale: 1:200

Drawn by: DRW

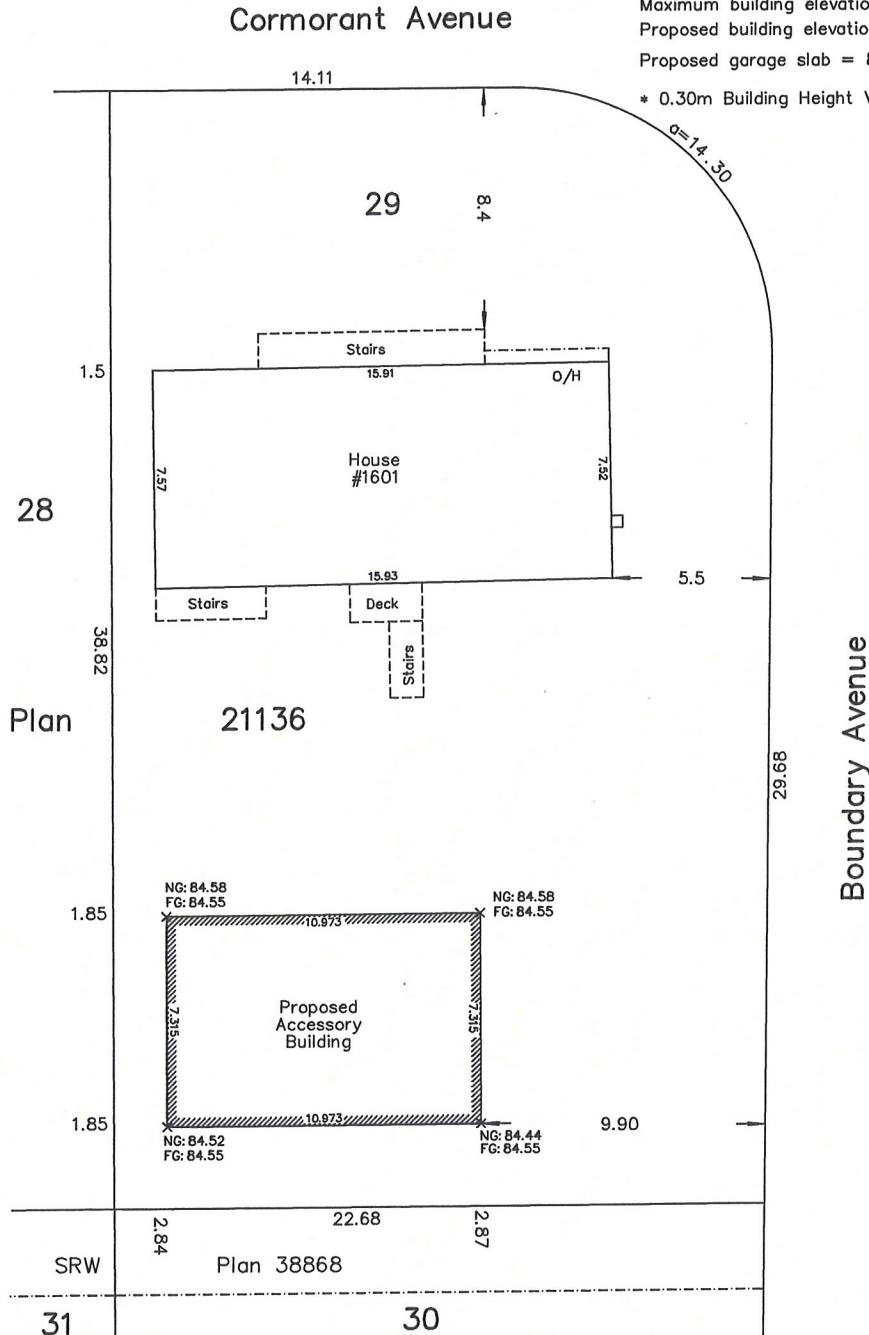
Proposed Building Height

Average natural grade = 84.53
 Average finished grade = 84.55

Allowable building height = 4.50
 Maximum building elevation = 89.03
 Proposed building elevation = 89.33

Proposed garage slab = 84.65

* 0.30m Building Height Variance Required



Note:
 This property is affected by
 the following registered document:
 M76301.

Distances and elevations are in metres.
 Geodetic elevations are derived from control
 monument 77H5140.

Turner & land surveying™

250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4

Certified correct this 6th day of October, 2015.

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Schedule D

Height Survey