



**DEVELOPMENT VARIANCE PERMIT NO. DVP00275**

**LEROY T. FLEMING AND KATHLEEN J. FLEMING**

**Name of Owner(s) of Land (Permittee)**

**Civic Address: 263 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:

**LOT 2, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 40511**

**PID No. 000-168-921**

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

Section 7.5.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires Single Dwelling Residential – (R1a) lots to have a flanking yard depth of 4.0m. The applicant is requesting to vary the minimum lot requirement as follows:

- Lot 1 – to 1.9m, a variance of 2.1m.

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 Detailed Lot Design**

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 18th DAY OF JANUARY, 2016.

Donna Smith  
Dep./ Corporate Officer

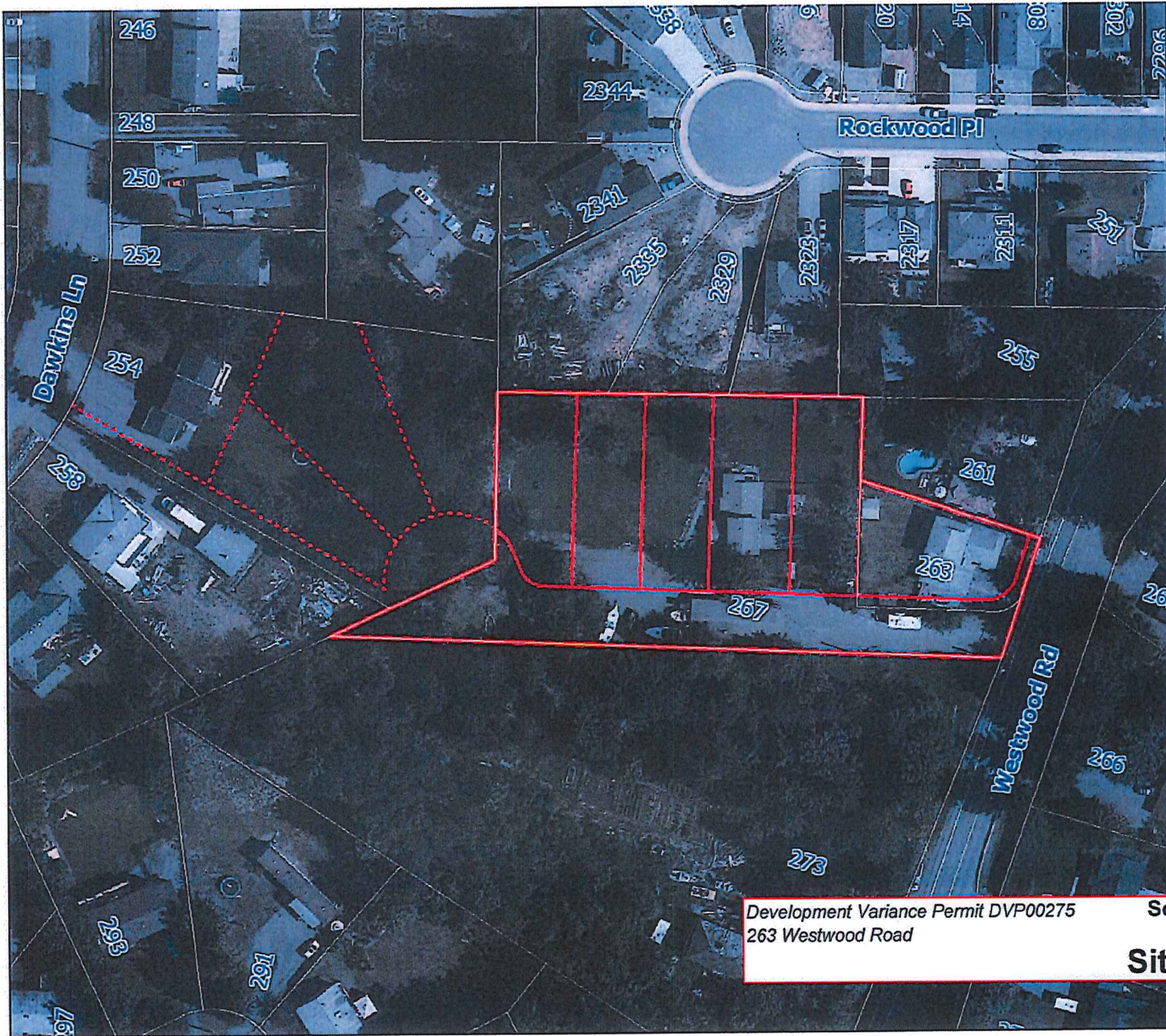
2016 Feb 02  
Date

BZ/ln

Prospero attachment: DVP00275





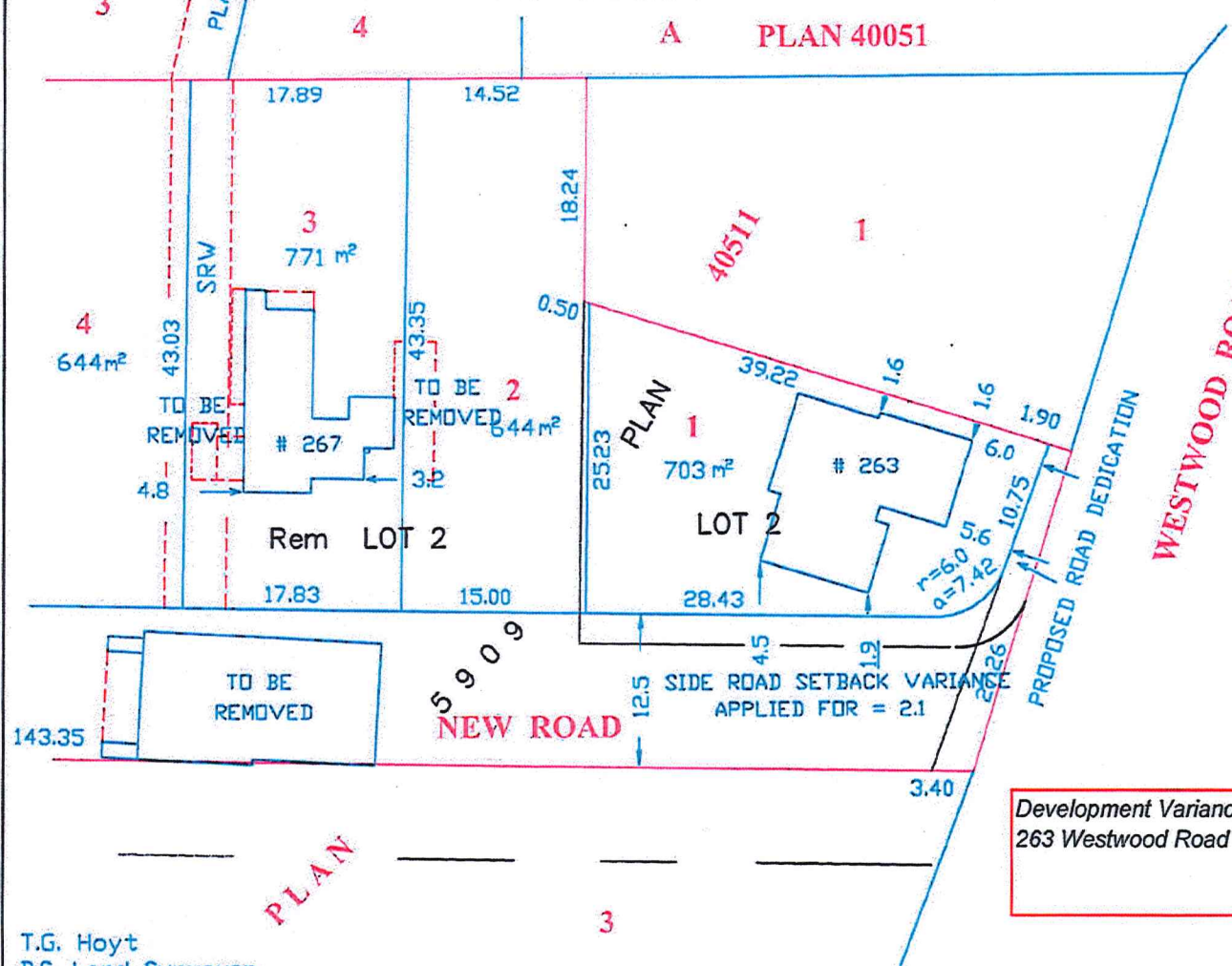


Development Variance Permit DVP00275  
263 Westwood Road

Schedule A  
**Site Plan**



**SITE PLAN ON NEW LOT 1 OF A PLAN OF PROPOSED SUBDIVISION OF:  
LOT 2, PLAN 5909 EXCEPT PART IN PLAN 40511 AND LOT 2,  
PLAN 40511, BOTH IN SECTION 11, RANGE 7, MOUNTAIN DISTRICT**



SCALE 1:500  
distances are in metres

Development Variance Permit DVP00275 Schedule B  
263 Westwood Road  
**Detailed Lot Design**

T.G. Hoyt  
B.C. Land Surveyor  
2275 Godfrey Road  
Nanaimo, B.C.  
V9X 1E7  
250-753-2921

Certified Correct  
This 30th day of December, 2015.

B. C. L. S.

Mou11-2 FB 351/68 & 72