



DEVELOPMENT VARIANCE PERMIT NO. DVP00278

MR. DAVID FENGSTAD
Name of Owner(s) of Land (Permittee)

Civic Address: 3001 NEYLAND 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 1, SECTION 5, WELLINGTON DISTRICT, PLAN 23661

PID No. 003-140-610

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

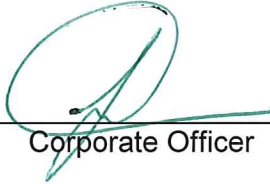
The Zoning Bylaw requires a 7.5m rear yard setback within the R4 zone. Within Section 6.5.1 an open deck is permitted to project an additional 2m into the rear yard setback. The applicant is requesting the open deck projection be increased to 4.33m in order to permit a recently reconstructed open deck 3.17m from the rear property line. This represents a projection variance of 2.33m.

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

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 15TH DAY OF FEBRUARY, 2016.



Corporate Officer

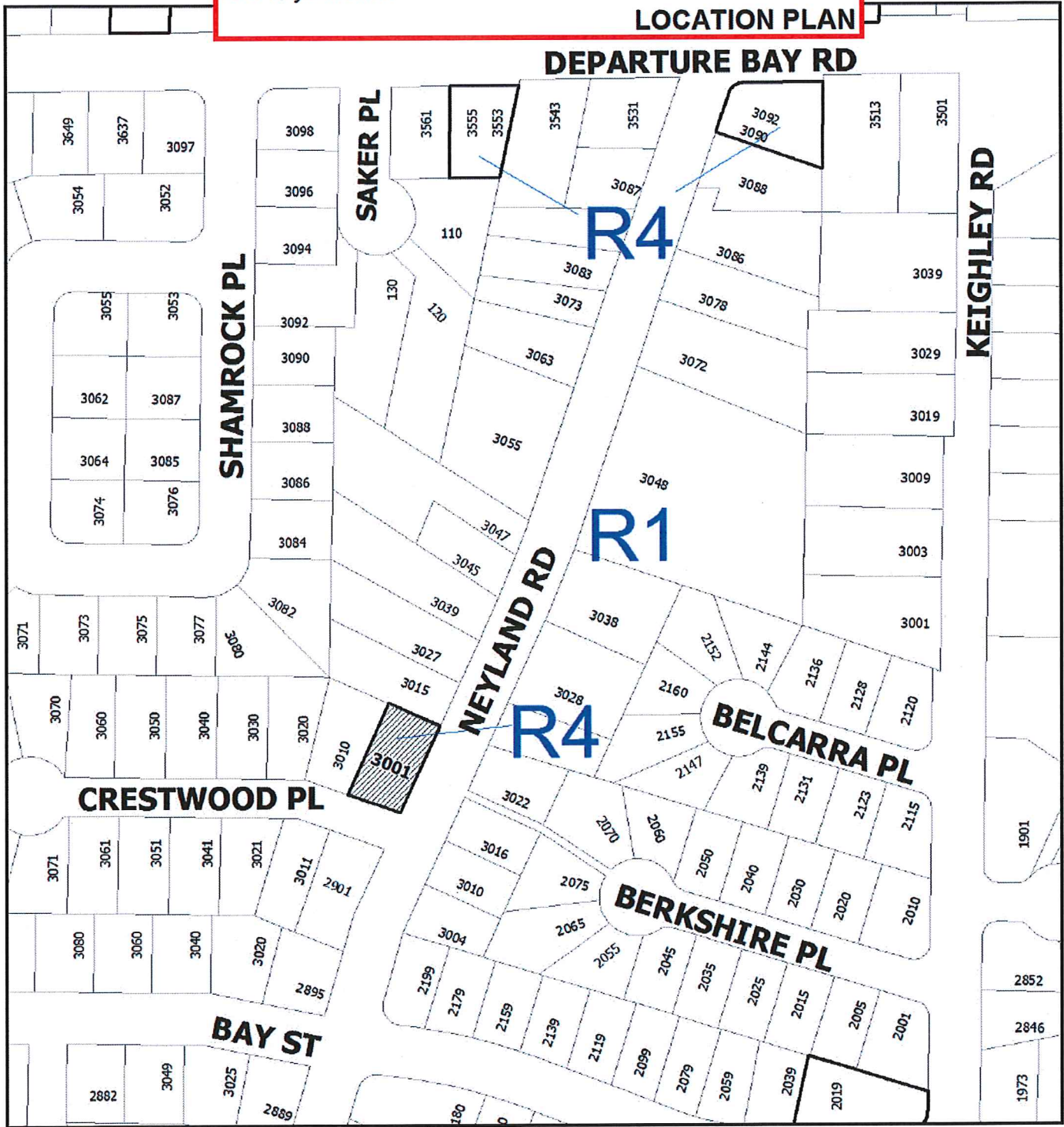
Feb 19 / 2016

Date

DS/ln

Prospero attachment: DVP00278

Development Variance Permit DVP00278 Schedule A
3001 Neyland Road



DEVELOPMENT VARIANCE PERMIT NO. DVP00278

LOCATION PLAN

Civic: 3001 Neyland Road
lot 1, Section 5, Wellington District,
Plan 23661



Subject Property



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE

Development Variance Permit DVP00278
3001 Neyland Road

Schedule B

Site Plan

File: 88407

Civic: 3001 AND 3003 Neyland Drive, Nanaimo

Legal: Lot 1, Section 5, Wellington District, Plan 23661

Dimensions are in metres and are derived from Plan 23661

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 15th day of January, 2016.

This document is not valid unless originally signed and sealed or digitally signed by BCLS


B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. ET60562 (P.I.D. 003-140-610)

Scale 1:250



DEVELOPMENT DATA
REQUIRED SETBACK TO DECK = 5.5m
PROPOSED SETBACK = 3.17
PROPOSED VARIANCE = 2.33

